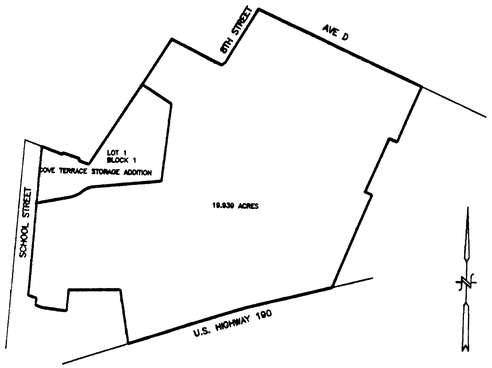
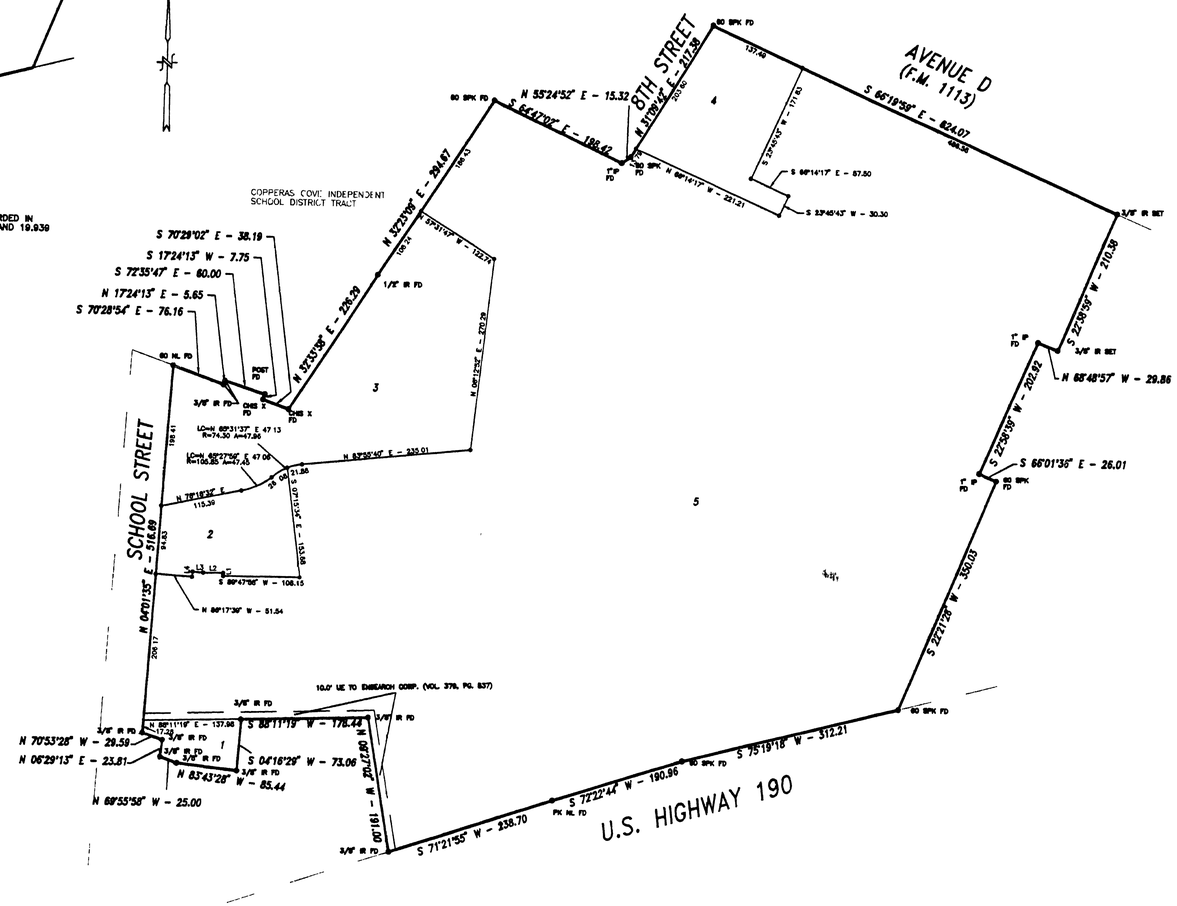
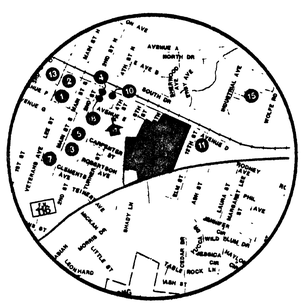


LOT 1, BLOCK 1, COVE TERRACE STORAGE ADDITION, AS RECORDED IN CAB. A, SLIDE 364, PLAT RECORDS OF BELL COUNTY, TEXAS. AND 19.939 ACRES PART OF THE J. ANDERSON SURVEY A# 11.





VICINITY MAP
N.T.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°12'02" W	4.20
L2	S 89°47'58" W	28.52
L3	N 86°17'39" W	15.11
L4	S 03°42'21" W	7.21

KNOW ALL MEN BY THESE PRESENTS, that CTE Shopping Centers, LTD, being the sole owner of that certain 22.034 acre tract of land in Coryell County, Texas, part of the James Anderson Survey, Abstract No. 11, which is more fully described in the dedication of COVE TERRACE STORAGE ADDITION - PHASE TWO, being a replat of Lot 1, Block 1, Cove Terrace Storage Addition, & 19.939 acres, part of the J. Anderson Survey, A#11, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and CTE Shopping Centers, LTD, does hereby adopt said COVE TERRACE STORAGE ADDITION - PHASE TWO, being a replat of Lot 1, Block 1, Cove Terrace Storage Addition, & 19.939 acres, part of the J. Anderson Survey, A#11, as an addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Copperas Cove. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

For CTE Shopping Centers, LTD:

Reliable Roofing, Inc., General Partner
Harry Merson, President

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Harry Merson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said CTE Shopping Centers, LTD and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of October, 1996 A.D.

NOTARY PUBLIC STATE OF ~~TEXAS~~ Oklahoma
Canadian County

APPROVED this the 7th day of October, 1996, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this the 15th day of October, 1996 by the City Council of the City of Copperas Cove, Coryell County, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY (Acting)

FILED FOR RECORD this 31st day of October, 1996 A.D., in Cabinet A Slide 410 Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Copperas Cove, Texas, and the subdivision is within the City Limits of Copperas Cove, Texas.

STATE OF TEXAS REGISTERED GALE E. MITCHELL 1602 PROFESSIONAL LAND SURVEYOR

Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602

THE STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryel County Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Filed For Record
AT 9:30 O'CLOCK A M
OCT 31 1996

County Clerk, Coryell Co., Texas

101066

No.	DATE	REMARKS / REVISIONS	BY

FINAL PLAT

COVE TERRACE STORAGE ADDITION – PHASE TWO

BEING A REPLAT OF LOT 1, BLOCK 1, COVE TERRACE STORAGE ADDITION, & 19.939 ACRES, PART OF THE J. ANDERSON SURVEY, A# 11 COPPERAS COVE, CORYELL COUNTY, TEXAS.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS

DWG No.	DGN BY	FB/LB:	SCALE:	DATE:	5-LOTS	REF: 11141-D, 3672-DAE
11707-D	SD	1086/70	1"=100'	09/23/96	22.034 AC.	11707-B, 11385-D

11707-D

C:\SURVEY\DUNE\CTS42 Tue Sep 24 15:32:32 1996 Mitchell & Associates, Inc.