

COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK

BEING A

AMENDED REPLAT OF COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE ONE - PER CABINET A, SLIDE 377

PLAT RECORDS OF CORYELL COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that WALMART STORES INC., whose address is 701 South Walton Blvd., Bentonville, Arkansas, 72716, being the sole owners of that certain 24.327 acre tract of land out of the W.P. Hardeman Survey, Abstract No. 454, and being more fully described by the REPLAT OF COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE ONE, a subdivision of record in Cabinet A, Slide 377 of the Real Property Records of Coryell County, Texas, does hereby amend said subdivision plat, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and WALMART STORES INC., does hereby adopt said AMENDED REPLAT OF COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE ONE, 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.

Anthony L. Fuller
 Vice-President
 WALMART STORES INC.
 Anthony L. Fuller

BEFORE ME, the undersigned authority, on this day personally appeared *Anthony L. Fuller*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of June, 1997.

Viola B. White
 Notary Public
 State of Arkansas
 Benton County
 My Commission Expires 01/26/00

Viola B. White
 NOTARY PUBLIC STATE OF ARKANSAS

APPROVED this the 9th day of June, 1997 A.D. by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.
John F. Haller
 CHAIRMAN, PLANNING COMMISSION SECRETARY, PLANNING COMMISSION

APPROVED this the 11 day of June, 1997 A.D. by the City Council of the City of Copperas Cove, Coryell County, Texas.
Carol Sandau
 MAYOR, CITY OF COPPERAS COVE ATTEST CITY SECRETARY

FILED FOR RECORD this 16 day of June, 1997 A.D. in Cabinet 12, Slide 377, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS.

That I, Larry E. Grayson, 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 existed or were placed under my supervision in accordance with the subdivision regulations of the City of Copperas Cove, Texas.



Larry E. Grayson 5-21-97
 Larry E. Grayson, R.P.L.S.
 Registered Professional Land Surveyor, No. 5071

LAND DESCRIPTION OF TWO TRACTS OF LAND, BEING A PART OF LOTS 1, 2, AND 3, AS CREATED BY THAT CERTAIN SUBDIVISION PLAT ENTITLED "REPLAT OF COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE ONE", AS RECORDED IN CABINET A, SLIDE 377, OF THE REAL PROPERTY RECORDS OF CORYELL COUNTY, TEXAS, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON SAID RECORDED PLAT:

LOT 1

COMMENCING at a 1/2 inch iron rod found and accepted as the northeast corner of Lot 3 of said recorded subdivision, same being in the southerly Right-of-way line of U.S. Highway 190, and the westerly Right-of-way line of Constitution Drive;

THENCE, South 08° 10' 39" East, 250.84 feet to an ϵ inch iron rod found for the corner common to said Lot 3, and Lot 1 of said recorded subdivision, and being the POINT OF BEGINNING for LOT 1 hereof

THENCE, along said westerly Right-of-way line, and the easterly line of said LOT 1 for the following six (6) courses:

- 1 South 08° 10' 39" East 15.50 feet to a point of curvature of a curve to the right,
- 2 528.89 feet along the arc of said curve to the right, having a radius of 1173.41 feet and through a central angle of 25° 43' 37", whose chord bears South 04° 41' 10" West, 522.47 feet to a point of tangency;
- 3 South 17° 32' 58" West, 142.34 feet to a point of curvature of a curve to the right,
- 4 140.40 feet along the arc of said curve to the right, having a radius of 500.00 feet and through a central angle of 16° 05' 17", whose chord bears South 25° 35' 37" West, 139.93 feet to a point of tangency;
- 5 South 33° 8' 18" West, 342.10 feet to a point of curvature of a curve to the right,
- 6 314.2 feet along the arc of said curve to the right, having a radius of 20.00 feet and through a central angle of 90° 00' 00", whose chord bears South 78° 38' 18" West, 28.28 feet to a point of tangency, being the southeasterly corner of herein described tract and being the northerly Right-of-way line of M.L. King, Jr. Drive;

THENCE, along said northerly Right-of-way line, and the southerly line of said LOT 1 the following three (3) courses:

- 1 North 56° 21' 44" West, 115.93 feet to a point of curvature of a curve to the left,
- 2 122.87 feet along the arc of said curve to the left, having a radius of 430.00 feet and through a central angle of 16° 20' 44", whose chord bears North 64° 32' 06" West, 122.26 feet to a point of tangency;
- 3 North 72° 42' 28" West, 560.82 feet to an iron pipe found for the corner common to said recorded subdivision, the said northerly Right-of-way line, and the easterly line of Cove Park Subdivision, a subdivision of record in Book 1, Page 16 of Plat Records of Coryell County;

THENCE, North 17° 20' 14" East, 1043.24 feet to an ϵ inch iron rod found for the corner common to said Cove Park Subdivision, the Replat of Copperas Cove Business & Industrial Park, Phase One, and the southerly Right-of-way line of Highway 190, said point also being the most northwesterly corner of herein described tract,

THENCE, North 86° 38' 44" East, 301.32 feet to the corner common to said Lots 1, and 2,

THENCE, South 17° 32' 55" West, 131.12 feet leaving said southerly Right-of-way line to an interior angle of the herein described LOT 1, and the southwesterly corner of said Lot 2,

THENCE, along the northerly line of the herein described LOT 1 the following five (5) courses:

- 1 South 72° 27' 05" East, 413.76 feet to a point of curvature of a curve to the left,
- 2 27.93 feet along the arc of said curve to the left, having a radius of 35.00 feet and through a central angle of 45° 43' 09", whose chord bears North 84° 41' 19" East, 27.19 feet to a point of tangency;
- 3 North 61° 49' 48" East, 41.62 feet to a point of curvature of a curve to the right,
- 4 49.38 feet along the arc of said curve to the right, having a radius of 141.51 feet and through a central angle of 19° 59' 35", whose chord bears North 71° 49' 33" East, 49.13 feet to a point of tangency;
- 5 North 81° 49' 21" East, 26.43 feet to the POINT OF BEGINNING and containing 21.877 acres of land, more or less within these metes and bounds

LOT 2

BEGINNING at a 1/2 inch iron rod found and accepted as the northeast corner of Lot 3 of said recorded subdivision, same being in the southerly Right-of-way line of U.S. Highway 190, and the westerly Right-of-way line of Constitution Drive, and being the northeast corner of herein described tract,

THENCE, South 08° 10' 39" East, 250.84 feet along said westerly Right-of-way line to an ϵ inch iron rod found for the corner common to said Lot 3, and Lot 1 of said recorded subdivision, same being the southeasterly corner of herein described tract:

THENCE, leaving said westerly Right-of-way line, and along the line common to said Lots 1, 2, and 3 of said recorded subdivision, same being the northerly line of the previously described LOT 1, and the southerly line of the herein described LOT 2 for the following five (5) courses:

- 1 South 81° 49' 21" West, 26.43 feet to a point of curvature of a curve to the left,
- 2 49.38 feet along the arc of said curve to the left, having a radius of 141.51 feet and through a central angle of 19° 59' 35", whose chord bears South 71° 49' 33" West, 49.13 feet to a point of tangency;
- 3 South 61° 49' 48" West, 41.62 feet to a point of curvature of a curve to the right;
- 4 27.93 feet along the arc of said curve to the right, having a radius of 35.00 feet and through a central angle of 45° 43' 09", whose chord bears South 84° 41' 19" West, 27.19 feet to a point of tangency;
- 5 North 72° 27' 05" West, 413.76 feet to an interior angle of said Lot 1, and the southwest corner of herein described tract;

THENCE, North 17° 32' 55" East, 131.12 feet to the northwest corner of herein described tract, and being in the said southerly Right-of-way line Highway 190;

THENCE, easterly along said common line the following two (2) courses:

- 1 North 86° 38' 44" East, 303.14 feet to a concrete Highway monument found for an angle point;
- 2 North 81° 49' 21" East, 154.85 feet to the POINT OF BEGINNING and containing 2.450 acres of land, more or less, within these metes and bounds.

1106122

DRAWN BY CTM	FIELD BOOK:
DRAWING FILE: 00122PLT	COGO: 0000
PROJECT NO : 00122	DATE: 5/21/97
	Approved by <i>L.G.</i>
 ACCU SURVE, INC. PROFESSIONAL LAND SURVEYING 4201 BEE CAVES ROAD, SUITE B-200 AUSTIN, TX 78746 PHONE: (512) 329-6743 FAX: (512) 329-6754	SHEET
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