

FIELD NOTES for a tract of land in Coryell County Texas part of the J P Fudge Survey Abstract No 1412 and the land herein described being all of that certain 1 188 acre tract of land described in a Deed from Wrangler Estates, Inc to Jack K. Cole and wife Kathleen B. Cole being of Record in Volume 356 Page 854 Deed Records of Coryell County Texas, all of that certain 1 438 acre tract of land described Exhibit "B" in a Deed from Wrangler Estates, Inc to Jack Cole and wife Kathleen Cole being of Record in Volume 493 Page 681 Deed Records of Coryell County Texas, being all of that certain 3 202 acre tract of land described in a Deed from Wrangler Estates, Inc to Jack Cole and wife Kathleen Cole, being of Record in Volume 472, Page 109 Deed records of Coryell County Texas, being all of that certain 5 054 acre tract of land described in a Deed from Wrangler Estates, Inc to Jack Cole and wife Kathleen B. Cole, being of Record in Volume 381 Page 607 Deed Records of Coryell County Texas, and being part of that certain 2 072 acre tract of land described in a Deed from Wrangler Estates, Inc to Jack Cole and wife, Kathleen B. Cole, being of Record in Volume 381 Page 607 Deed Records of Coryell County Texas

BEGINNING at a 3/8" iron rod found in the north RIGHT OF WAY of F M 1113 and in the east RIGHT OF WAY of Summers Road being the southwest corner of said 5 054 acre tract, for the southwest corner of this

THENCE with the east RIGHT OF WAY of Summers Road, N 18° 56' 32" E 810.65 feet to a 3/8" iron rod set, for the northwest corner of this

THENCE S 78° 59' 04" E 314.70 feet to a 3/8" iron rod found being the northeast corner of said 2 072 acre tract and being the northwest corner of said 3 202 acre tract, and being in the south line of a 4 479 acre tract of land described as exhibit A in a Deed to Jack Cole and wife, Kathleen Cole being of Record in Volume 493 Page 681 Deed Record of Coryell County Texas, for a corner of this

THENCE with the north line of said 3 202 acre tract and the south line of said 4 479 acre tract, S 62° 57' 36" E 326.26 feet to a 3/8" iron rod found being the northwest corner of Western Hills Estates, Section Seven, an addition to the City of Copperas Cove, Texas, being of Record in Cabinet A, Slide 357 Plat Records of Coryell County Texas, being a corner of said 4 479 acre tract, and being the northeast corner of said 3 202 acre tract, for the northeast corner of this

THENCE with the east line of said 3 202 acre tract and the west line of said Western Hills Estates, Section Seven, S 26° 02' 37" W 316.25 feet to a 3/8" iron rod found, being a corner of said addition, being the southeast corner of said 3 202 acre tract, and being the northeast corner of said 1 438 acre tract, for a corner of this

THENCE with the east line of said 1 438 acre tract and continuing with the west line of said Western Hills Estates, Section Seven, S 19° 59' 06" W 651.79 feet to a 3/8" iron rod found in the north RIGHT OF WAY of F M 1113 being the southwest corner of said addition and being the southeast corner of said 1 438 acre tract, for the southeast corner of this

THENCE with said north RIGHT OF WAY N 55° 57' 56" W 604.60 feet to the PLACE OF BEGINNING containing 12 549 acres of land

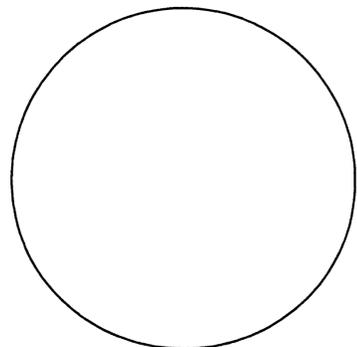
The bearings for the above description are based on the west line of Western Hills Estates, Section Seven, being of Record in Cabinet A, Slide 357 Plat Records of Coryell County Texas

STATE OF TEXAS COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS, that I, Gale E. Mitchell, Registered Professional Land Surveyor do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct

IN WITNESS THEREOF my hand and seal this 27th day of February 1998, A D



Gale E. Mitchell
Registered Professional
Land Surveyor No 1602



VICINITY MAP



CURVE DATA

CURVE	DELTA	RAD US	ARC	TANGENT	BEAR NG	CHORD
C1	87°24'43"	50.00	78.28	47.78	N 62°36'54" E	89.10
C2	87°24'43"	75.00	114.42	71.89	N 62°36'54" E	103.64
C3	87°24'43"	100.00	152.56	95.58	N 62°36'54" E	138.19
C4	92°35'17"	50.00	80.80	52.31	S 27°21'06" E	72.29
C5	92°35'17"	75.00	121.20	78.47	S 27°21'06" E	108.43
C6	92°35'17"	100.00	161.60	104.62	S 27°21'06" E	144.58
C7	12°15'15"	673.68	144.08	72.32	S 12°48'55" W	143.81
C8	12°15'15"	888.68	149.43	75.00	S 12°48'55" W	149.14
C9	12°15'15"	723.68	154.77	77.88	S 12°48'55" W	154.48
C10	13°17'48"	616.44	143.52	72.09	S 13°20'12" W	143.20
C11	13°17'48"	845.44	149.33	75.00	S 13°20'12" W	148.99
C12	13°17'48"	886.44	155.13	77.81	S 13°20'12" W	154.78

KNOW ALL MEN BY THESE PRESENTS, that CMC PARTNERSHIP whose address is 2210 E. Center Expressway Killeen, Texas 76543 being the sole owner of that certain 12.549 acre tract of land in Coryell County Texas, part of the J P Fudge Survey Abstract No. 1412, which is more fully described in the dedication of WESTERN HILLS ESTATES, PHASE TEN as shown by the plat hereto, attached hereto, and made a part hereon, and approved by the City Council of the City of Copperas Cove, Coryell County Texas, and CMC PARTNERSHIP does hereby adopt and WESTERN HILLS ESTATES, PHASE TEN, 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 CMC PARTNERSHIP
JAMES W. CLARK II PARTNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES W. CLARK II, 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 CMC PARTNERSHIP and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of September, 1997 AD



Rutime Mitchell
Notary Public
STATE OF TEXAS
NOTARY PUBLIC STATE OF TEXAS

APPROVED this 24th day of November, 1997, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County Texas

Chairman
Vice - CHAIRMAN PLANNING COMMISSION

Secretary
SECRETARY PLANNING COMMISSION

APPROVED this 2nd day of December, 1997, by the City Council of the City of Copperas Cove, Coryell County Texas

Mayor
MAYOR CITY OF COPPERAS COVE

Attest
ATTEST CITY SECRETARY

FILED FOR RECORD this 25th day of March, 1998 A.D., in Cabinet B, Slide 456, 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 measurements shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Copperas Cove, Texas, and that the subdivision is within the City Limits of Copperas Cove, Texas



Gale E. Mitchell
Registered Professional
Land Surveyor No 1602

Filed For Record
AT 10 O'CLOCK AM
10/10
MAR 25 1998

Barbara Simpson
County Clerk Coryell Co. Texas

THE STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County Texas, do hereby certify that this instrument was filed for record in the volume of page of Coryell County Plat Records and at the time and date stamped hereon by me
BARBARA SIMPSON, CLERK
CORYELL COUNTY TEXAS

FINAL PLAT

WESTERN HILLS ESTATES
SECTION TEN
COPPERAS COVE, CORYELL COUNTY, TEXAS

DWG No	DN BY	SCALE	DATE	REF	No. LOTS	AREA
11687-D	C.C.B.	1" = 100'	12/9/96	**	48	12,549 AC

REVISIONS

No.	DATE	RELOCATE	PH. 10.	RAD.	LOT	CR.	REMARKS
1	7/12						

MITCHELL & ASSOCIATES, INC
ENGINEERING & SURVEYING
KILLEEN, TEXAS