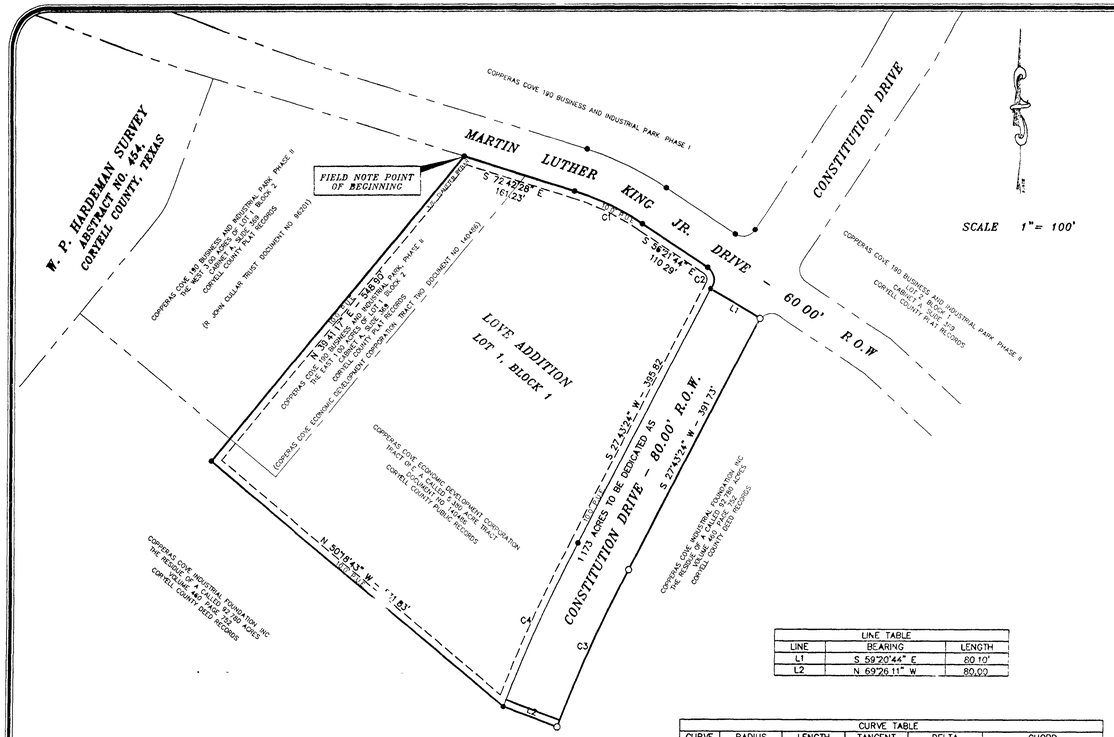

● = FOUND 1/2" DIAMETER REBAR UNLESS NOTED
○ = PLACED 1/2" DIAMETER REBAR UNLESS NOTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 59°20'44" E	80.10'
L2	N 69°26.11" W	80.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	370.01'	105.56'	53.14'	16°20.44"	S 64°32'06" E – 105.20'
C2	20.00'	33.53'	22.23'	96°03'01"	S 08°20'13" E – 29.74'
C3	1920.50'	239.99'	120.15'	7°09'35"	S 24°08'36" W – 239.83'
C4	2000.50'	249.98'	125.15'	7°09'35"	S 24°08'36" W – 249.82'

LOVE ADDITION, LOT 1, BLOCK 1
TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

Field notes for a 7.553 acre tract of land located in the W P Hardeman Survey, Abstract No 454, Coryell County, Texas The 1.173 acres being part of the residue of a called 92.780 acre tract of land as described in a deed to the Copperas Cove Industrial Foundation, Inc, of record in Volume 460, Page 752 of the Deed Records of Coryell County, Texas Also being all of Tract One, a called 5.380 acre tract of land and Tract Two, a called 1.00 acre tract of land as described in a deed to the Copperas Cove Economic Development Corporation, recorded as Document No 140486 of the Public Records of Coryell County, Texas Said 7.553 acres is more particularly shown on the attached plat which is made a part hereof and described by metes and bounds with the bearings based on the Copperas Cove 190 Business and Industrial Park, Phase II, of record in Cabinet A, Slide 369 of the Plat Records of Coryell County as follows

BEGINNING at a found 3/8" diameter rebar in the south margin of Martin Luther King Jr Drive, being the northeast corner of the west 3.000 acres of Lot 1, Block 2 of the above mentioned Copperas Cove 190 Business and Industrial Park, Phase II as described in a deed to the R John Cullar Trust recorded as Document No 96201 of the above mentioned Public Records Also being the northwest corner of the above mentioned Tract One and marking the northwest corner of the herein described tract and the POINT OF BEGINNING,

THENCE S 72 42' 28" E – 161.23 feet along the south margin of Martin Luther King Jr Drive and the north line of said Tract One and the above mentioned Tract Two to a found ½" diameter rebar at the beginning of a curve to the right, being a corner in the north line of said Tract Two and marking a corner in the north line of the herein described tract

THENCE following the south margin of Martin Luther King Jr Drive and the north line of said Tract Two along a curve to the right with a radius of 370.01 feet, an arc length of 105.56 feet, and a long chord of S 64° 32' 06" E – 105.20 feet to a found ½" diameter rebar, being a corner in the north line of said Tract Two and marking a corner in the north line of the herein described tract,

THENCE S 56 21' 44" E – 110.29 feet along the south margin of Martin Luther King Jr Drive and the north line of said Tract Two to a found ½" diameter rebar at the beginning of a curve to the right being the most northerly northeast corner of said Tract Two and marking a corner in the north line of the herein described tract,

THENCE following the south margin of Martin Luther King Jr Drive and the north line of said Tract Two along a curve to the right with a radius of 20.00 feet, an arc length of 33.53 feet, and a long chord of S 8 20' 13" E – 29.74 feet to a found ½" diameter rebar being the most easterly northeast corner of said Tract Two, a corner in the north line of the above mentioned residue of 92.780 acres and marking a corner in the north line of the herein described tract,

THENCE S 59° 20' 44" E – 80.10 feet along the south margin of Martin Luther King Jr Drive and the north line of the said residue of 92.780 acres to a placed ½" diameter rebar being a corner in the north line of the said residue of the 91.780 acres and marking the northeast corner of the herein described tract, from which a found 1/2" diameter rebar at the beginning of a curve in the south margin of said Martin Luther King Drive bears S 59 20' 44" E – 0.90 feet

THENCE S 27° 43' 24" W – 391.73 feet to placed ½" diameter rebar at the beginning of a curve to the left, marking a corner in the east line of the herein described tract,

THENCE following a curve to the left with a radius of 1920.50 feet, an arc length of 239.99 feet, and a long chord of S 24° 08' 36" W – 239.83 feet to a placed ½" diameter rebar, marking the southwest corner of the herein described tract,

THENCE N 69 26' 11" W – 80.00 feet to a found ½" diameter rebar being the southeast corner of said Tract Two, a corner in the north line of the residue of 92.780 acres, and marking a corner in the south line of the herein described tract.

THENCE N 50 18' 43" W – 531.83 feet along the south line of said Tract Two and the north line of the said residue of 92.780 acres to a placed ½" diameter rebar being the southwest corner of said Tract Two, a inside ell corner in the north line of the said residue of 92.780 acres, and marking the southwest corner of the herein described tract,

THENCE N 39° 41' 17" E – 548.90 feet along the inside ell in the north line of the said residue of the 92.780 acres, the west line of said Tract Two, and the east line of the above mentioned west 3.000 acres of Lot 1, Block 2 to the POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that we, The Copperas Cove Economic Development Corporation and The Copperas Cove Industrial Foundation Inc., A Texas Corporation, are the legal owners of the land shown on this plat, being tracts of land conveyed to us by deeds dated 22 June, 1988 and 6 April, 2001 and recorded in Volume 460, Page 752 and Document No 140486 of the Deed Records of Coryell County, Texas, and designated herein as the Love Addition in the City of Copperas Cove, Texas

FURTHER, we, the undersigned, do hereby DEDICATE to the use of the public forever all, streets, alleys, parks, watercourses, drains, easements, and public places shown on this plat for the purpose and consideration therein expressed

Russell A. Love
Chairman, Copperas Cove Economic Development Corporation

James W. Clark II
President Copperas Cove Industrial Foundation, Inc

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day day personally appeared Russell A. Love know unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9 DAY OF November 2001

March 2, 2004
COMMISSION EXPIRES

Laura L. Dyer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA L. DYER
MY COMMISSION EXPIRES
March 2, 2004

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day day personally appeared James W. Clark, II know unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF NOVEMBER 2001

March 2, 2004
COMMISSION EXPIRES

Laura L. Dyer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA L. DYER
MY COMMISSION EXPIRES
March 2, 2004

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas, Texas, and is hereby approved by such Commission. ~~to the City Council for its consideration of approval~~ JPW

APPROVED this the 22nd day of OCTOBER, 2001, by the Planning and Zoning Commission of the City of Copperas, Texas

Joyce R Wilson
CHAIRMAN, PLANNING AND ZONING COMMISSION

Wayne Herrington
SECRETARY, PLANNING AND ZONING COMMISSION

N/A ~~APPROVED this the _____ day of _____ 2001, by the City of Copperas Cove, Texas~~ JPW
CITY COUNCIL APPROVAL NOT REQUIRED PER ORDINANCE NO 1998-14
Wayne Herrington
CITY PLANNER

TAX CERTIFICATE

THE CORYELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL ENTITIES IN CORYELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWED ON THIS PROPERTY DESCRIBED BY THIS PLAT

DATED THIS 17th DAY OF December 2001 A D

BY Barbara Thompson Tax Assessor
CORYELL COUNTY TAX OFFICE

FILED FOR RECORD this the 2nd day of ~~January 2001~~ February 2002, in Cabinet B, Slide 531 of the Plat Records of Coryell County, Texas

FINAL PLAT
LOVE ADDITION, LOT 1, BLOCK 1
TO THE CITY OF COPPERAS COVE,
CORYELL COUNTY, TEXAS
AND BEING 1.173 ACRES FROM THE RESIDUE OF A CALLED 92.780 ACRE TRACT
AS DESCRIBED IN A DEED TO COPPERAS COVE INDUSTRIAL FOUNDATION, INC.
OF RECORD IN VOLUME 318, PAGE 203 OF THE CORYELL COUNTY DEED RECORDS,
ALSO BEING ALL OF TRACT ONE, A CALLED 5.380 ACRE TRACT AND TRACT TWO A CALLED 1.00 ACRE TRACT
(BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 2 OF COPPERAS COVE INDUSTRIAL PARK, PHASE II
OF RECORD IN CAB. A, SLIDE 369, CORYELL COUNTY PLAT RECORDS)
OF RECORD AS DOCUMENT NO. 140486 TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
IN THE PUBLIC RECORDS OF CORYELL COUNTY, TEXAS

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 this 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

Barbara Simpson

Filed For Record
AT 1:00 O'CLOCK P M
JAN 2 2002
Barbara Simpson
County Clerk, Coryell Co., Texas

KNOW ALL MEN BY THE PRESENTS

That I, P Dan Nixon do hereby certify that I made an actual and accurate survey on the ground, of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Copperas Cove, Texas

P. Dan Nixon 11-09-01
P DAN NIXON
R P L S NO 5276
1711 E CENTRAL TEXAS EXPRESSWAY
SUITE 308
KILLEEN, TEXAS 76541

STATE OF TEXAS
REGISTERED
P. DAN NIXON
5276
PROFESSIONAL
LAND SURVEYOR

0 100 200

JOB NO	FIELDBOOK NO	SURVEY DATE	DIGITAL FILE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
12230	815	2-7-01	12230FIN DWG	12230FIN	TAB	6-20-01	PDN	D-1444

REVISIONS			
NO.	DATE	REMARKS	BY

REVISIONS			
NO.	DATE	REMARKS	BY

The Wallace Group, Inc.
Engineers ■ Architects ■ Planners ■ Surveyors 8225 Central Park Drive
Waco, Texas 76712 (800-336-1683) (FAX 817-776-2924)