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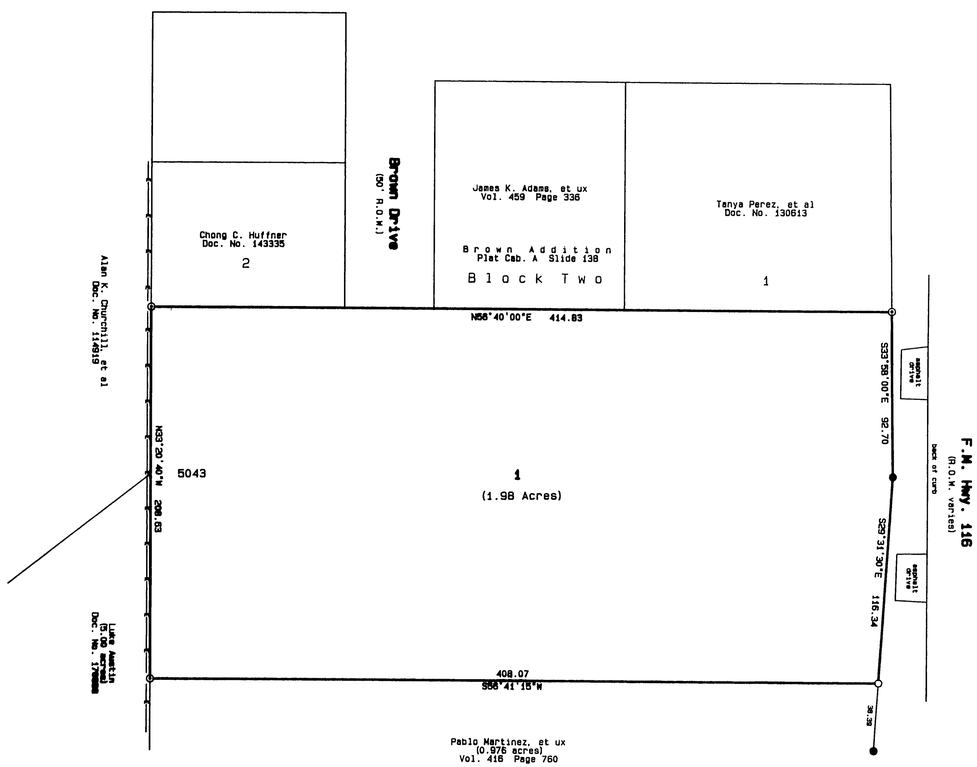
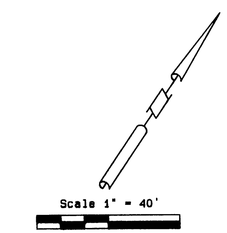


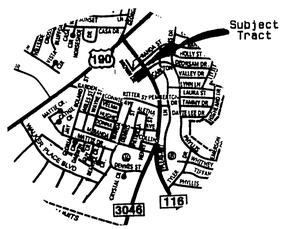


○ 1/2" Iron Pin Set

● 1/2" Iron Pin Found

⊙ 3/8" Iron Pin Found

Overhead Electric



Vicinity Map

Owner:

James W. Clark, II
P.O. Box 727
Copperas Cove, Texas 76522
(254) 547-3821

Surveyor:

Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550

Tel (512) 556-2078
Fax (512) 556-0500

JWC Plaza

A subdivision in the City of
Copperas Cove, Coryell County, Texas.

The State of Texas *
County of Coryell *

KNOW ALL MEN BY THESE PRESENTS, that James W. Clark, II is the legal owner of the land shown on this plat, being all of that tract of land conveyed to him by deed dated April 23, 2004, recorded as Doc. No. 170535 of the Official Public Records of Coryell County, and designated herein as "JWC Plaza", in the City of Copperas Cove, Texas.

James W. Clark, II

Before me, the undersigned Notary Public in and for the State of Texas, on this date 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 he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

Given under my hand and seal of office this 1st day of July, 2004.

Lorraine D. Nichols
Notary Public in and for
the State of Texas

LORRAINE D. NICHOLS
MY COMMISSION EXPIRES
August 30, 2006

This plat was surveyed on the ground by MAPLES & ASSOCIATES, INC., and complies with state statutes governing land surveying in the State of Texas.

Paul W. Maples, RPLS

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

PERIMETER LEGAL DESCRIPTION

Being 1.98 acres of the Ed. S. Jones Survey, Abst. No. 575 in Coryell County, Texas, and being the same tract of land described in a deed from Rose Brown to Joan Leslie Brown, dated August 4, 1995, recorded as Doc. No. 88857 of the Official Public Records of Coryell County, Texas; said 1.98 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found on the west right of way line of F.M. Hwy. 116 for the southeast corner of Lot 1, Block Two of the Brown Addition to the City of Copperas Cove, Coryell County, Texas, as recorded in Plat Cabinet A, Slide 138 of the Plat Records of Coryell County, Texas;

THENCE South 33 58' 00" East, with the west right of way line of said F.M. Hwy. 116, 92.70 feet to a 1/2 inch iron pin found;

THENCE South 29 31' 30" East, with the west right of way line of said F.M. Hwy. 116, 116.34 feet to a 1/2 inch iron pin set near a fence corner, from whence a 1/2 inch iron pin found brs. South 29 31' 30" East, 38.39 feet;

THENCE South 56 41' 15" West, 408.07 feet to a 3/8 inch iron pin found;

THENCE North 33 20' 40" West, 208.63 feet to a 3/8 inch iron pin found for the southwest corner of said Lot 2 of said Brown Addition;

THENCE North 56 40' 00" East, with the south line of said Brown Addition, 414.83 feet to the PLACE OF BEGINNING, as surveyed on the ground on February 9, 2004, by MAPLES & ASSOCIATES, INC.

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

APPROVED this 2nd day of August, 2004, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

APPROVED this the N/A day of N/A, 2004.

N/A
City Manager of Copperas Cove

N/A
Attest: City Secretary

COUNTY OF CORYELL
STATE OF TEXAS

I, Barbara Simpson, Clerk of the County Court of said county do hereby certify that this instrument in writing, with it's certificate of authentication, was filed in my office the 28 day of September, 2004, at 2 o'clock, P. M. and duly recorded this the 28 day of September, 2004, at 2 o'clock, P. M. in Plat Cabinet B, Slide 573 of the Plat Records of Coryell County, Texas.

Witness my hand and seal at the County Court of said County, the last date above written.

Barbara Simpson, County Court Clerk
Coryell County, Texas

175318