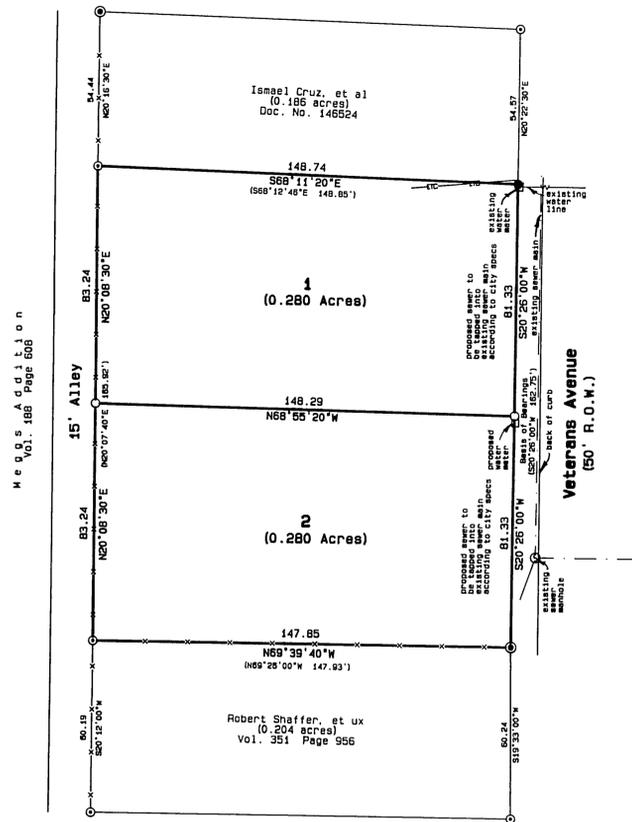


Luke Addition

to the City of Copperas Cove,
Coryell County, Texas



MEGGS ADDITION
Vol. 188 Page 608

THE STATE OF TEXAS
COUNTY OF CORYELL
This is to certify that we, Geoffrey Austin and Luther Austin are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed dated December 21, 2004 and recorded as File No. 177800, of the Official Public Records of Coryell County, Texas, and designated herein as the "Luke 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.

Geoffrey Austin
Geoffrey Austin
Luther Austin
Luther Austin

THE STATE OF TEXAS
COUNTY OF CORYELL
Before me, the undersigned authority, on this day personally appeared Geoffrey Austin and Luther Austin, known unto me to be the persons 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 18th day of February, 2005.

Kathleen O. Lall
Notary Public, Coryell County, Texas

KNOW ALL MEN BY THESE PRESENTS: That I, Paul W. Maples 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.

Paul W. Maples
Paul W. Maples, R.P.L.S.
Texas Registration No. 5043
P.O. Box 893
Lampasas, TX 76550



This plat has been submitted to and accepted by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

J. S. ...
Chairman Planning and Zoning Commission

Barbara Simpson
Secretary Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF CORYELL:

I, Barbara Simpson, County Clerk of County Court of said County, do hereby certify that the foregoing instrument and its Certificate of Authentication was filed for record on the 8 day of April, 2005, at 9:15 o'clock, A.m. and was duly recorded this 8 day of April, 2005, at 9:15 o'clock A.m. in Plat Cabinet B, Slide 592 of the Plat Records of Coryell County, Texas.

Barbara Simpson
Barbara Simpson, County Clerk of Coryell County, Texas

PERIMETER LEGAL DESCRIPTION

Being 0.560 acres of the James George Survey, Abst. No. 389 in Copperas Cove, Coryell County, Texas, and being the same tract of land described in a deed from Juan Lopez, et al, to Geoffrey Austin and Luther Austin, dated December 21, 2004, recorded as Doc. No. 177800 of the Official Public Records of Coryell County, Texas, locally known as 402 and 404 Veterans Avenue; said 0.560 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin found on the west line of Veterans Avenue for the northeast corner hereof and the southeast corner of a 0.186 acre tract of land described in a deed to Ismael Cruz, et al, recorded as Doc. No. 146524 of said official public records;

THENCE South 20 26' 00" West, with the west line of said Veterans Avenue, 162.66 feet to a 1.25 inch iron pipe found for the northeast corner of a 0.204 acre tract of land described in a deed to Robert Shaffer, et ux, as recorded in Vol. 351, Page 956 of the Deed Records of Coryell County, Texas;

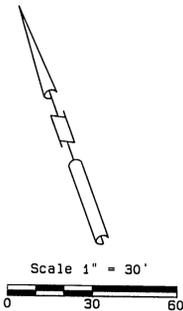
THENCE North 69 39' 40" West, with the north line of said 0.204 acre tract and along the general course of a fence, 147.85 feet to a 3/8 inch iron pin found for the northwest corner of said 0.204 acre tract, being on the east line of an existing 15 foot wide alley shown on a plat of Meggs Addition to the City of Copperas Cove, as recorded in Vol. 188, Page 608 of said deed records;

THENCE North 20 08' 30" East, with the east line of said alley and along the general course of a fence, 166.48 feet to a 3/8 inch iron pin found for the southwest corner of said 0.186 acre tract;

THENCE South 68 11' 20" East, with the south line of said 0.186 acre tract, 148.74 feet to the PLACE OF BEGINNING, as surveyed on the ground on February 16, 2005, by MAPLES & ASSOCIATES, INC.



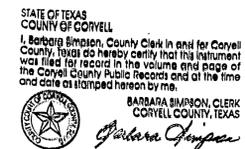
Vicinity Map



Owner:
Geoffrey Austin and
Luther Austin
3656 S. F.M. Hwy. 2657
Kempner, TX 76522
(254) 547-3920

Surveyor:
Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Tel (512) 556-2078
Fax (512) 556-0500

- 1/2" Iron Pin Set
- 1/2" Iron Pin Found
- ⊙ 3/8" Iron Pin Found
- ⊙ 1.25" Iron Pipe Found
- Overhead Electric
- Overhead Telephone
- Overhead Cable
- x-x- Wire Fence
- () Record Calls



Filed For Record
AT 9:15 O'CLOCK AM

APR 08 2005

Barbara Simpson
Barbara Simpson, Clerk
Coryell County, Texas
County Clerk, Coryell Co., Texas