

186454

Ritter Addition
Vol. 389 Page 706
Block 2

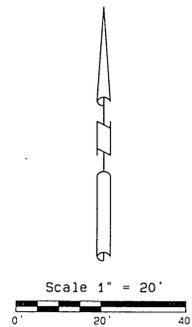
Bonnie Lane
(50' R.O.W.)

Third Street
(Pidcoke Road)
(50' R.O.W.)

Lot 1a
0.770 Acres
(3)

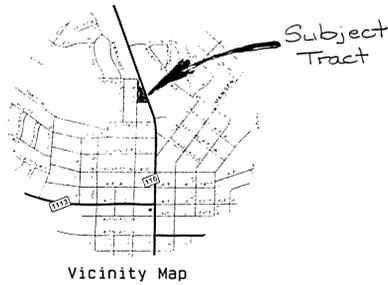
Ritter Addition
Vol. 389 Page 706

F.M. Hwy. 116
First Street
(120' R.O.W.)



- 1/2" Iron Pin Set
- 1" Iron Pipe Found
- Overhead Telephone
- Chainlink Fence
- Wire Fence
- () Record Calls

Basis of Bearings:
Centerline of F.M. Hwy. 116



Owner:
Copperas DG, Ltd.
1025 15th Street, Suite B
Tuscaloosa, Alabama 35401

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

Dollar General

Being a Replat of Lots 1, 2, 3, 4, and 5, Block 1 of the Ritter Addition to the City of Copperas Cove, Coryell County, Texas, as recorded in Volume 389, Page 706 of the Deed Records of Coryell County, Texas.

THE STATE OF TEXAS
COUNTY OF CORYELL
This is to certify that Copperas DG, Ltd., a Texas limited partnership is the legal owner of the land shown on this plat, being a tract of land conveyed to me by deed dated April 12, 2005 and recorded as File No. 182255, of the Official Public Records of Coryell County, Texas, and designated herein as "Dollar General" a subdivision in the City of Copperas Cove, Texas.

FURTHER, I 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.

By: DG Stores Texas, LLC., a Texas limited liability company, its general partner

By: Robert W. Buchalter
Robert W. Buchalter, Sole Member

THE STATE OF TEXAS
COUNTY OF CORYELL
Before me, the undersigned authority, on this day personally appeared Robert W. Buchalter, known 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 25th day of July, 2005.

Leah A. Covington
Notary Public, Jefferson County, Texas
Alabama



PERIMETER LEGAL DESCRIPTION

Being 0.770 acres comprised of Lots 1, 2, 3, 4, and 5 of Block 1 of the Ritter Addition to the City of Copperas Cove, Coryell County, Texas, as recorded in Vol. 389, Page 706 of the Deed Records of Coryell County, Texas, and being the same tract of land described in a deed from Jina K. Johnson to Henricus A. VanRyn, et ux, dated February 28, 1992, as recorded in Vol. 517, Page 14 of the Official Public Records of Coryell County, Texas; said 0.770 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin set at the intersection of the west line of F.M. Hwy. 116 (also known as North First Street) with the south line of Bonnie Lane, being the northeast corner of said Lot 5 and said Block 1, from whence a 3/8 inch iron pin found brs. North 89° 50' 00" East, 0.25 feet;

THENCE South 00° 40' 00" East, with the west line of said F.M. Hwy. 116 and the east line of said Block 1, 349.55 feet to a 1/2 inch iron pin set for the southeast corner of said Lot 1 and the northeast corner of Lot 5 of the Sanner Addition, as recorded in Vol. 185, Page 123 of said deed records, from whence a 60d nail found brs. North 73° 40' 05" West, 0.30 feet;

THENCE North 73° 40' 05" West, with the south line of said Lot 1 and the north line of said Sanner Addition, at 119.12 feet passing a one inch iron pipe found, continuing a total distance of 158.29 feet to a 1/2 inch iron pin set on the east line of Third Street (formerly known as the Pidcoke Road) for the southwest corner of said Lot 1 and the northwest corner of Lot 7 of said Sanner Addition;

THENCE North 19° 00' 00" East, with the west line of said Block 1 and the east line of said Third Street, 322.47 feet to a 1/2 inch iron pin set for the northwest corner of said Lot 5, being on the south line of said Bonnie Lane;

THENCE North 89° 50' 00" East, with the north line of said Lot 1 and the south line of said Bonnie Lane, 45.91 feet to the PLACE OF BEGINNING, as surveyed on the ground on March 16, 2005, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

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, RPLS
Texas Registration No. 5043
P.O. Box 893
Lampasas, TX 76550



STATE OF TEXAS
COUNTY OF CORYELL:

The attached plat has been submitted to and considered by the Planning Zoning Commission of the City of Copperas Cove, Texas, at its

meeting on the 6th day of July, 2005, and is hereby recommended by such Commission to the City Manager for its consideration for approval.

S.S. Williams 8/1/05
Chairman Planning and Zoning Commission
Daryl Kelly
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 2 day of September, 2005, at 9:00 o'clock, A .m. and was duly recorded this 2 day of September, 2005, at 9:00 o'clock A .m. in Plat Cabinet B, Slide 608 of the Plat Records of Coryell County, Texas.

Barbara Simpson
Barbara Simpson, County Clerk 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 the volume and page of the Coryell County Public Records and at the time and date as stipulated herein by me.

Barbara Simpson
Barbara Simpson, Clerk
CORYELL COUNTY, TEXAS

Filed For Record
AT 9:00 O'CLOCK A.M.

SEP 02 2005

Barbara Simpson
County Clerk, Coryell Co., Texas