



**LINE TABLE**

LINE	LENGTH	BEARING
L1	76.00	N46°32'00"W
L2	66.30	N08°48'00"E
L3	76.00	N08°12'00"E
L4	102.90	S82°30'00"E
L5	6.14	S81°28'00"E
L6	13.54	S82°30'00"E
L7	18.86	N82°30'00"W
L8	10.47	N82°30'00"W
L9	12.86	N82°30'00"W
L10	12.82	N41°30'00"W
L11	76.00	N82°30'00"W
L12	20.00	N82°30'00"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	20.57	436.44	35.48	20.57	10.28
C2	183.14	366.28	366.28	183.14	180.00
C3	183.17	366.28	366.28	183.17	180.00
C4	202.25	405.00	395.30	202.25	120.00
C5	186.14	471.78	367.94	186.14	120.00
C6	34.26	326.25	107.73	34.26	32.00
C7	22.25	15.00	15.00	22.25	180.00
C8	25.37	460.44	359.02	25.37	12.00
C9	66.33	373.02	107.16	66.33	43.00
C10	87.00	410.28	107.02	87.00	33.57
C11	25.01	15.00	15.00	25.01	180.00
C12	53.61	50.00	27.18	53.61	26.70
C13	43.89	50.00	28.18	43.89	24.77
C14	46.11	50.00	28.21	46.11	24.94
C15	50.25	50.00	28.21	50.25	24.94
C16	53.75	50.00	28.21	53.75	24.94
C17	26.18	15.00	15.00	26.18	180.00
C18	66.25	416.28	107.02	66.25	33.57
C19	12.00	416.28	107.02	12.00	33.57
C20	62.57	326.25	107.73	62.57	32.00
C21	83.10	416.28	107.02	83.10	33.57
C22	101.68	416.28	107.02	101.68	33.57
C23	65.13	416.28	107.02	65.13	33.57
C24	15.31	356.85	55.71	15.31	7.88
C25	28.40	416.28	107.02	28.40	14.71
C26	66.25	416.28	107.02	66.25	33.57
C27	40.00	400.00	100.00	40.00	36.00
C28	66.33	400.00	100.00	66.33	36.00
C29	66.33	400.00	100.00	66.33	36.00
C30	66.33	400.00	100.00	66.33	36.00
C31	66.33	400.00	100.00	66.33	36.00
C32	132.10	501.78	115.02	132.10	67.00
C33	25.02	15.00	15.00	25.02	180.00
C34	36.71	296.58	100.00	36.71	20.00
C35	73.79	296.58	100.00	73.79	40.00
C36	6.25	326.25	107.73	6.25	4.00
C37	53.17	326.25	107.73	53.17	26.00
C38	25.07	15.00	15.00	25.07	180.00
C39	31.21	307.54	100.00	31.21	15.61

**NOTES:**

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 480768-0365-B, DATED SEPTEMBER 30, 1981 AND MAP NO. 480155-0005, DATED AUGUST 1, 1983.
2. 10' UTILITY EASEMENTS ARE REQUIRED ON ALL LOTS AS SHOWN, UNLESS OTHERWISE SPECIFIED.
3. ELECTRIC SERVICE PROVIDED BY HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION.
4. WATER SERVICE PROVIDED BY CITY OF COPPERAS COVE CCH #10449.
5. STREET LIGHTING SHALL BE INSTALLED BY UTILITY COMPANY ACCORDING TO THE CITY OF COPPERAS COVE SUBDIVISION ORDINANCE. IN GENERAL, LIGHTING SHALL BE PLACED AT STREET INTERSECTIONS, CURVES, CUL-DE-SACS, AND AT INTERVALS OF 600 FEET OR LESS AND FURTHER SHALL BE MADE OF MATERIALS AND EQUIPMENT APPROVED BY THE CITY PUBLIC WORKS DIRECTOR.
6. NO STRUCTURES OR FENCES SHALL BE ALLOWED IN DRAINAGE EASEMENT ON LOT 6, BLOCK 1.
7. THE SOURCE BENCHMARK IS THE CITY OF COPPERAS COVE BENCHMARK #5 AND MAP BENCHMARK #1096 AND USGS MONUMENT #B21223, 5/8" IRON ROD IN 5' LOGO CAP, .5 MILES EAST OF CENTERLINE OF FIELD ENTRANCE AND 1' NORTH OF FENCE.

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 stamped hereon by me.

BARBARA SIMPSON, CLERK  
 CORYELL COUNTY, TEXAS

Filed For Record  
 AT 2 O'CLOCK P.M.  
 JAN 19 2006  
 Barbara Simpson  
 County Clerk, Coryell Co., Texas



STATE OF TEXAS  
 COUNTY OF CORYELL

WRDC INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WALKER PLACE, PHASE FOUR, REPLAT NO. 2, A SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

WRDC INC.  
 DUSTIN DEWALD, PRESIDENT  
 DATE 7-21-05

STATE OF TEXAS  
 COUNTY OF CORYELL  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUSTIN DEWALD, 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 21<sup>st</sup> DAY OF July, 2005.  
 KATHLEEN A. SOLL  
 Notary Public  
 STATE OF TEXAS  
 My Comm. Exp. 07/28/2008  
 NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

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 15<sup>th</sup> DAY OF November, 2005, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

S. Russell  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

Debra Kelly  
 SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 7<sup>th</sup> DAY OF December, 2005, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

Mayor, City of Copperas Cove

Panela J. Russell  
 ATTEST: CITY SECRETARY

STATE OF TEXAS  
 COUNTY OF CORYELL  
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, VICTOR D. TURLEY, 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.

VICTOR D. TURLEY  
 VICTOR D. TURLEY  
 R.P.L.S. NO. 2475  
 301 N. 3RD STREET  
 TEMPLE, TX 76501

FILED FOR RECORD THIS 19 DAY OF January, 2006, IN CABINET B, SLIDE 621 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

AMENDED FINAL PLAT OF:  
**WALKER PLACE, PHASE FOUR, REPLAT NO. 2**

BEING A REPLAT OF WALKER PLACE, PHASE FOUR, LOTS 1-5, BLOCK 1 AND OF THE AMENDED PLAT OF LOTS 9-14, BLOCK 3A WALKER PLACE PHASE FIVE AND LOT 1, BLOCK 2 WALKER PLACE PHASE FOUR  
 37 LOTS, 3 BLOCKS 14.645 ACRES  
 OUT OF AND A PART OF THE  
 J.W. OGLETREE SURVEY, ABSTRACT NO. 1332  
 A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS  
 14.645 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd St.  
 Temple, Texas  
 E-MAIL: VTURLEY@AOL.COM  
 (254) 773-2400  
 (254) 773-3998



AMENDED FINAL PLAT OF:  
**WALKER PLACE, PHASE FOUR, REPLAT NO. 2**  
 A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS  
 WRDC INC.  
 P.O. BOX 727  
 COPPERAS COVE, TEXAS 76522

REVISIONS	
10/19/04	CITY COMMENTS
11/04/04	ADJUST LOTS
	ADB

DATE: 07/18/04  
 DRN. BY: JRG  
 REF.: 545/83

LEVEL BOOK 588/4  
 JOB NO.: 04248  
 SHEET 1 OF 18  
 COMPUTER DWG. NO. 04248\_FINAL\_PLAT

**11334-D**  
 DRAWING NUMBER