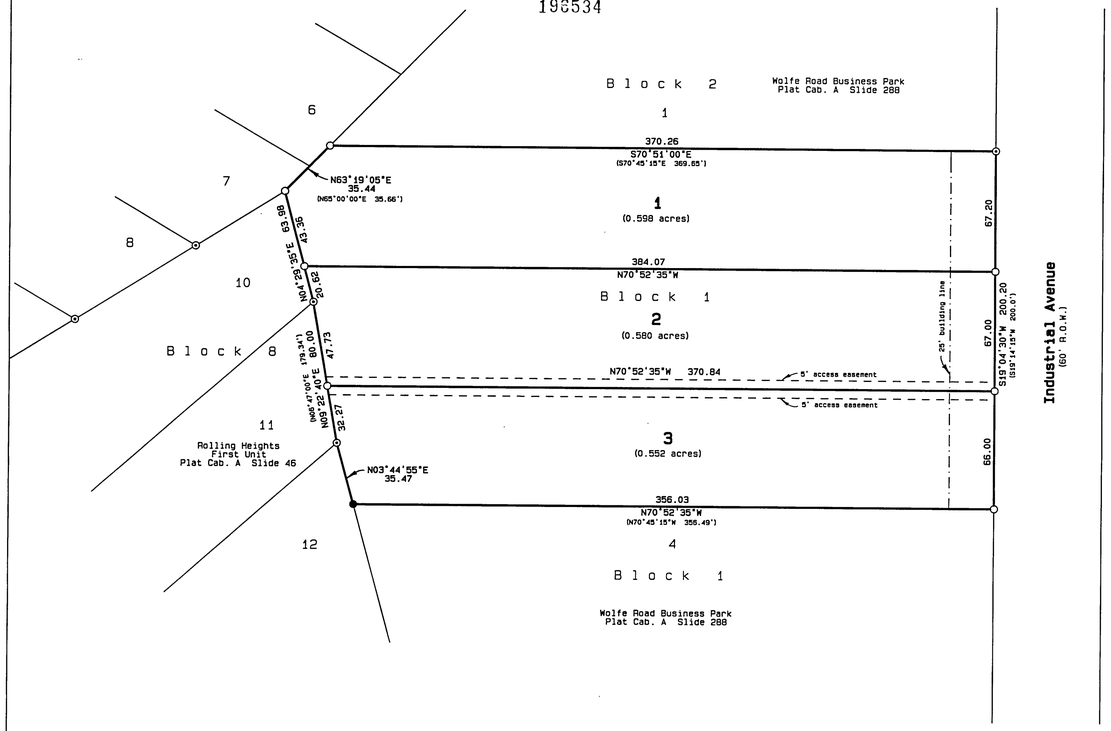
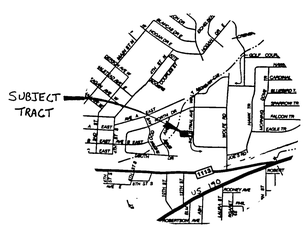
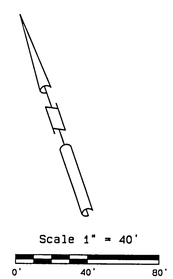
196534





Vicinity Map



Basis of Bearings:
Iron pins found on the
southeast line of
Oak Avenue

Owner:

Luther Austin
3656 S. FM 2657
Kempner, TX 76539
(254) 458-4363

Surveyor:

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

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

⊙ 3/8" Iron Pin Found
○ 1/2" Iron Pin Set
● 1/2" Iron Pin Found
—<—<— Overhead Electric
( ) Record Calls

Rachel Addition

to the City of Copperas Cove, Coryell County, Texas

The State of Texas *
County of Coryell *

KNOW ALL MEN BY THESE PRESENTS, that Luther Austin is the legal owner of the land shown on this plat, being a tract of land conveyed to him by deed dated May 19, 2006, recorded as Doc. No. 195183 of the Official Public Records of Coryell County, Texas, and designated herein as "Rachel Addition" in the ETJ of the City of Copperas Cove, Texas.

FURTHER, he does 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.

Luther Austin

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Luther Austin, 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 30th day of June, 2006.

Christina Hopson
Notary Public in and for
the State of Texas

CHRISTINA HOPSON
Notary Public, State of Texas
My Commission Expires
October 12, 2008

PERIMETER LEGAL DESCRIPTION

Being 1.73 acres of the James Anderson Survey, Abst. No. 11 in Coryell County, Texas, and being the same tract of land described in a deed from Lance Wolfe, et al, to Luther Austin, dba L & C Construction, L.P., dated May 19, 2006, recorded as Doc. No. 195183 of the Official Public Records of Coryell County, Texas; said 1.73 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found on the west line of Industrial Avenue for the northeast corner hereof, being the southeast corner of Lot 1, Block 2 of Wolfe Road Business Park, a subdivision recorded in Plat Cabinet A, Slide 288 of the Plat Records of Coryell County, Texas;

THENCE South 19 04' 30" West, with the west line of said Industrial Avenue, 200.20 feet to a 1/2 inch iron pin set for the northeas corner of Lot 4, Block1 of said Wolfe Road Business Park;

THENCE North 70 52' 35" West, with the north line of said Lot 4, 356.03 feet to a 1/2 inch iron pin found for the northwest corner said Lot 4, being on the east line of Lot 12, Block 8 of Rolling Heights, First Unit, a subdivision recorded in Plat Cabinet A, Slid of said plat records;

THENCE North 03 44' 55" East, with the east line of said Lot 12, 35.47 feet to a 3/8 inch iron pin found for the northeast corner o said Lot 12 and the southeast corner of Lot 11 of said Block 8;

THENCE North 09 22' 40" East, with the east line of said Lot 11, 80.00 feet to a 3/8 inch iron pin found for the northeast corner o said Lot 11 and the southeast corner of Lot 10 of said Block 8;

THENCE North 04 29' 35" East, with the east line of said Lot 10, 63.98 feet to a 1/2 inch iron pin set for the northeast corner of Lot 10, being a corner on the south line of Lot 7 of said Block 8;

THENCE North 63 19' 05" East, with the south lines of Lots 7 and 6 of said Block 8, 35.44 feet to a 1/2 inch iron pin set for the southwest corner of said Lot 1;

THENCE North 63 19' 05" East, with the south lines of Lots 7 and 6 of said Block 8, 35.44 feet to a 1/2 inch iron pin set for the southwest corner of said Lot 1;

THENCE South 70 51' 00" East, with the south line of said Lot 1, 370.26 feet to the PLACE OF BEGINNING, as surveyed on the ground on June 30, 2006, by MAPLES & ASSOCIATES, INC.

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

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

The attached plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas, at its meeting on the 5th day of June, 2006, and is hereby recommended by such Commission to the City Manager for its consideration for approval.

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

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 7 day of July, 2006, at 8:15 o'clock, A. M. and duly recorded this the 7 day of July, 2006, at 8:15 o'clock, A. M. in Plat Cabinet B, Slide 633 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

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 8:15 O'CLOCK A M
JUL 07 2006
County Clerk, Coryell Co., Texas

196534