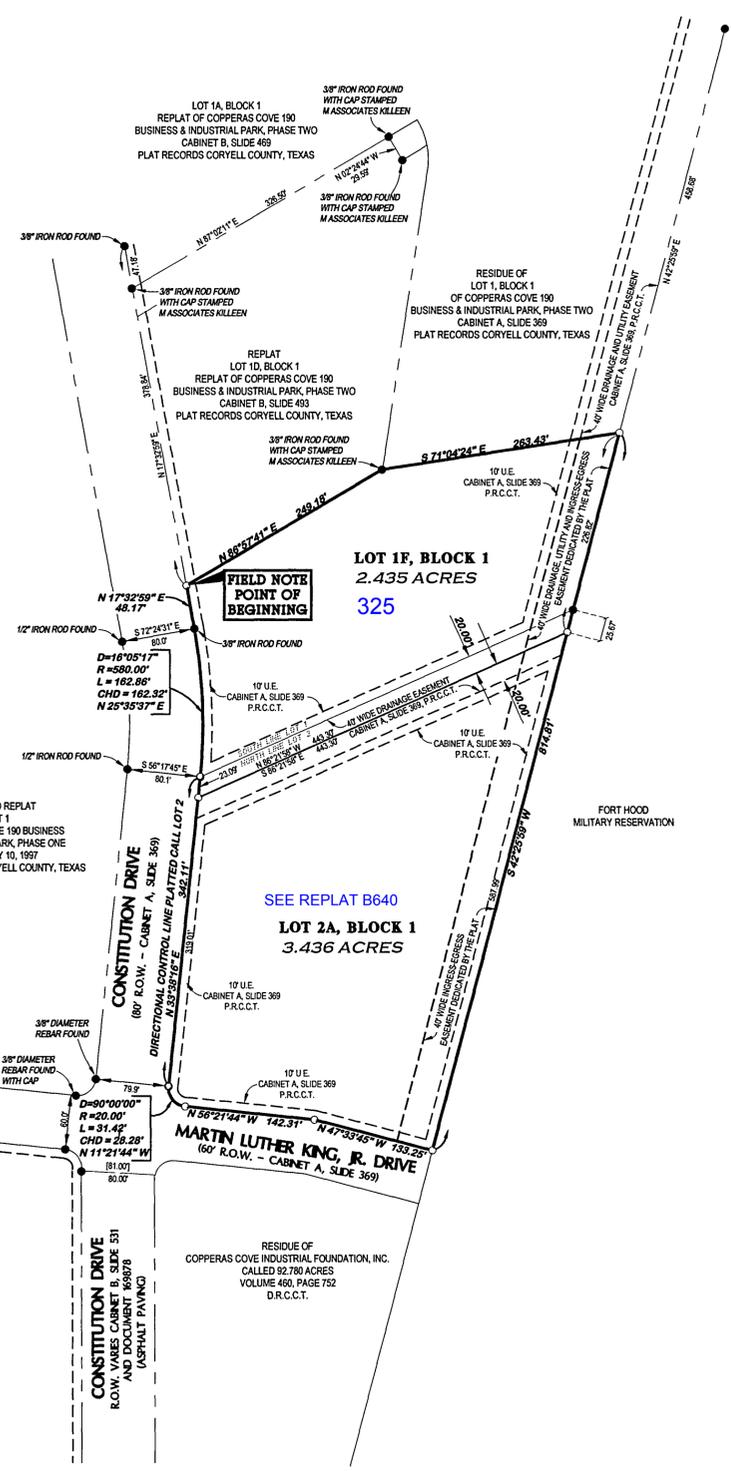


197874

LEGEND	
●	= 1/2" DIAMETER REBAR FOUND STAMPED "WALLACE GROUP" UNLESS OTHERWISE NOTED
○	= 1/2" DIAMETER REBAR PLACED WITH PLASTIC CAP STAMPED "GE WALKER"
U.E.	= UTILITY EASEMENT
B.S.L.	= BUILDING SETBACK LINE BY ZONING ORDINANCE

W.P. HARDEMAN SURVEY
ABSTRACT 454
 COPPERAS COVE, CORYELL COUNTY, TEXAS



FIELD NOTES FOR A 5.871 ACRE TRACT OF LAND LOCATED IN THE W.P. HARDEMAN SURVEY, ABSTRACT 454, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING A PORTION OF THE RESIDUE OF LOT 1 AND ALL OF LOT 2, BLOCK 1, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE TWO RECORDED IN CABINET A, SLIDE 369 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS (P.R.C.C.T.), SAID 5.871 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET IN THE EAST LINE OF CONSTITUTION DRIVE (60' RIGHT-OF-WAY CABINET A, SLIDE 369 OF THE P.R.C.C.T.), MARKING THE SOUTHWEST CORNER OF LOT 1D, BLOCK 1, REPLAT RECORDED IN CABINET B, SLIDE 493 OF THE P.R.C.C.T., ALSO MARKING A CORNER OF THE ABOVE-MENTIONED RESIDUE OF LOT 1, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°57'41" E - 249.18' LEAVING SAID LINE OF CONSTITUTION DRIVE WITH THE SOUTH LINE OF SAID LOT 1D TO A 3/8" IRON ROD WITH CAP STAMPED "M ASSOCIATES KILLEEN" FOUND MARKING THE SOUTHEAST CORNER OF LOT 1D, A CORNER OF SAID RESIDUE OF LOT 1 AND AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 71°04'24" E - 263.43' THROUGH THE INTERIOR OF SAID RESIDUE OF LOT 1 TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET IN THE EAST LINE OF LOT 1, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 42°25'58" W - 814.81' PARTIALLY WITH SAID EAST LINE OF LOT 1 AND THE EAST LINE OF THE ABOVE-MENTIONED LOT 2 TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET IN THE NORTH LINE OF MARTIN LUTHER KING, JR. DRIVE (60' RIGHT-OF-WAY CABINET A, SLIDE 369 OF THE P.R.C.C.T.), MARKING THE SOUTHEAST CORNER OF LOT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE N 47°23'45" W - 133.25' WITH THE NORTH LINE OF MARTIN LUTHER KING, JR. DRIVE TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET FOR AN ANGLE POINT;

THENCE N 58°21'44" W - 142.31' CONTINUING WITH THE NORTH LINE OF MARTIN LUTHER KING, JR. DRIVE TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE AN ARC DISTANCE OF 31.42' CONTINUING WITH THE NORTH LINE OF MARTIN LUTHER KING, JR. DRIVE, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00' AND A CHORD WHICH BEARS N 11°21'44" W - 28.28' TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET MARKING THE POINT OF TANGENCY OF SAID CURVE IN THE EAST LINE OF CONSTITUTION DRIVE;

THENCE N 33°38'16" E - 342.11' WITH THE EAST LINE OF CONSTITUTION DRIVE TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET MARKING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, ALSO MARKING THE SOUTHWEST CORNER OF LOT 2;

THENCE AN ARC DISTANCE OF 162.86' CONTINUING WITH THE EAST LINE OF CONSTITUTION DRIVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 580.00' AND A CHORD WHICH BEARS N 25°33'37" E - 162.32' TO A 3/8" IRON ROD FOUND MARKING THE POINT OF TANGENCY OF SAID CURVE;

THENCE N 17°32'59" E - 48.17' CONTINUING WITH THE EAST LINE OF CONSTITUTION DRIVE TO THE POINT OF BEGINNING.

THE STATE OF TEXAS
 COUNTY OF CORYELL:

THIS IS TO CERTIFY THAT WE, COPPERAS COVE INDUSTRIAL FOUNDATION, INC. ARE THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO US BY DEED DATED JUNE 22, 1988, RECORDED IN VOLUME 460, PAGE 752 (FILE NO. 28608), OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE TWO IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JIMMY CLARK, PRESIDENT
 P.O. BOX 772
 COPPERAS COVE, TEXAS 76522

THE STATE OF TEXAS
 COUNTY OF CORYELL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMY CLARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF August, 2006.

Steve M. Duda
 NOTARY PUBLIC IN AND FOR THE STATE OF 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 15th DAY OF May, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

SS/L
 CHAIRMAN, PLANNING AND ZONING COMMISSION

W.A.H.
 SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS ___ DAY OF ___, 2006, BY THE CITY COUNCIL OF CITY OF COPPERAS COVE, TEXAS.

MAYOR, CITY OF COPPERAS COVE
N/A

ATTEST: CITY SECRETARY

APPROVED THIS ___ DAY OF ___, 2006, BY THE COUNTY COMMISSIONERS OF CORYELL COUNTY, TEXAS.

COUNTY JUDGE
N/A

FILED FOR RECORD THIS 15 DAY OF August, 2006, IN VOLUME Cabinet 13, Slide 637 OF THE PLAT RECORDS 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 stamped hereon by me.

BARBARA SIMPSON, CLERK
 CORYELL COUNTY, TEXAS
Barbara Simpson

Filed For Record
 AT 3:50 O'CLOCK P.M.
 AUG 15 2006
 County Clerk, Coryell Co., Texas

197874

FINAL PLAT
LOTS 1F AND 2A, BLOCK 1
BEING A REPLAT OF A PORTION OF THE RESIDUE OF LOT 1
AND ALL OF LOT 2, BLOCK 1, COPPERAS COVE 190
BUSINESS & INDUSTRIAL PARK, PHASE TWO
TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

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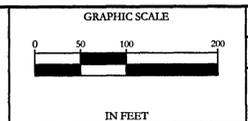
REV	DESCRIPTION	DATE	BY

PLAT NO. D-1 0054
 PROJ. NO. 2-01265
 DRAFT DATE 04-11-06
 DRAWN BY KRH
 CHECKED BY MTP
 FIELD NOTE NO. NA
 TAB NO. NA
 FR/PC L-0267/24
 DWG. NAME 2-01268FIN.DWG

THIS STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. SURVEYED DURING THE MONTH OF APRIL, 2006.

RELEASE DATE: 08-03-06
Kevin Hessel
 KEVIN HESSEL, R.P.S., NO. 5344

G. E. WALKER & ASSOCIATES, L.L.C.
 ENGINEERS SURVEYORS
 TEXAS
 600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701 • PHONE: 1-254-714-1402



COPPERAS COVE INDUSTRIAL FOUNDATION	
SHEET	1
OF	1

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