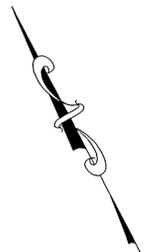
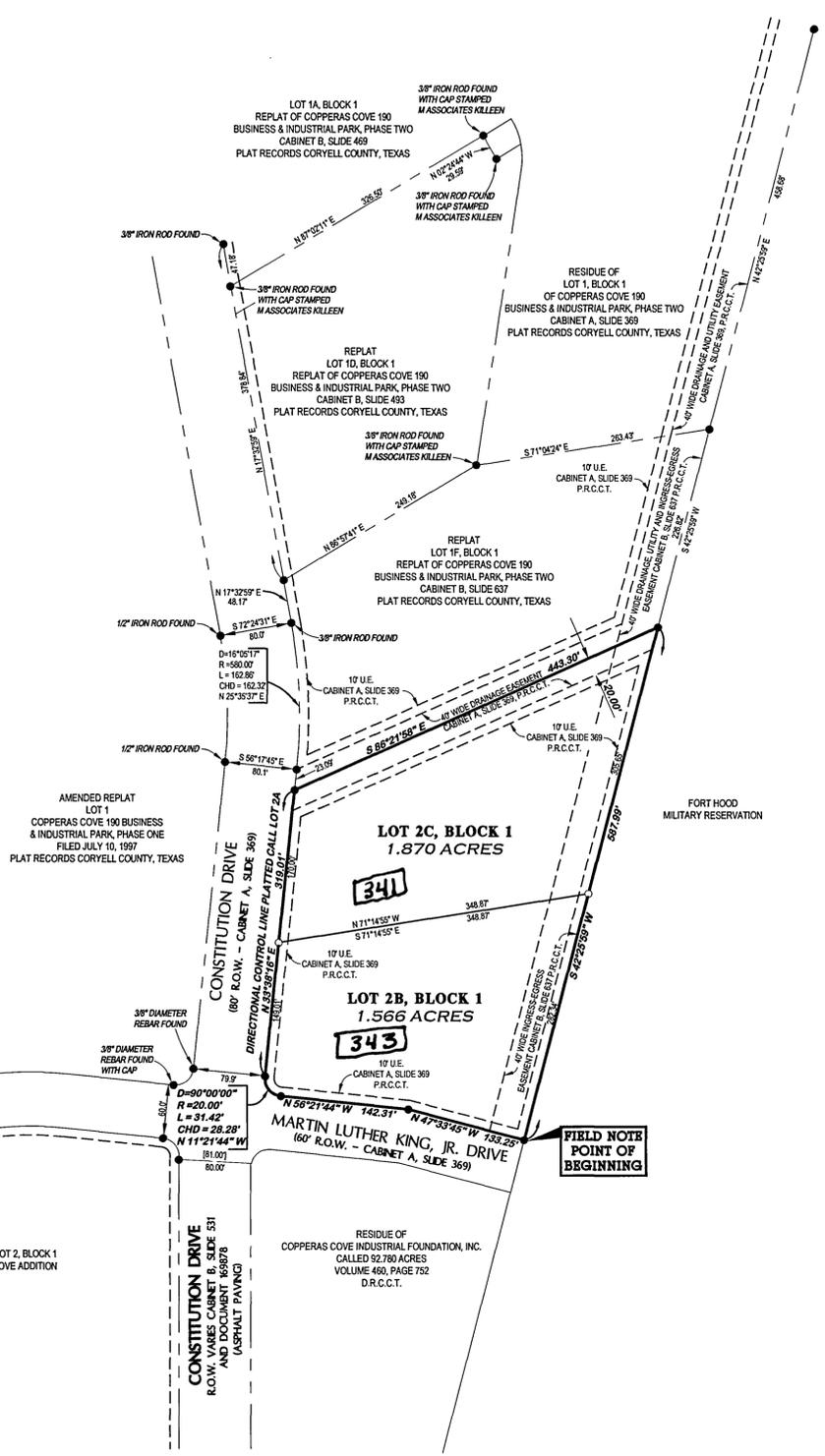


LEGEND

- = 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, BURNELL COUNTY, TEXAS



FIELD NOTES FOR A 3.436 ACRE TRACT OF LAND LOCATED IN THE W.P. HARDEMAN SURVEY, ABSTRACT 454, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING ALL OF LOT 2A, BLOCK 1, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE TWO RECORDED IN CABINET 'B', SLIDE 637 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS (P.R.C.C.T.), SAID 3.436 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "GE-WALKER" FOUND 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 THE ABOVE-MENTIONED LOT 2A AND THE HEREIN DESCRIBED TRACT;

THENCE N 47°33'45" W - 133.25' WITH THE NORTH LINE OF MARTIN LUTHER KING, JR. DRIVE TO A 1/2" IRON ROD WITH CAP STAMPED "GE-WALKER" FOUND FOR AN ANGLE POINT;

THENCE N 56°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" FOUND 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" FOUND MARKING THE POINT OF TANGENCY OF SAID CURVE IN THE EAST LINE OF CONSTITUTION DRIVE (80' RIGHT-OF-WAY CABINET A, SLIDE 369 OF THE P.R.C.C.T.);

THENCE N 33°38'16" E - 319.01' WITH THE EAST LINE OF CONSTITUTION DRIVE TO A 1/2" IRON ROD WITH CAP STAMPED "GE-WALKER" FOUND MARKING THE SOUTHWEST CORNER OF LOT 1F, BLOCK 1, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE TWO CABINET B, SLIDE 637 OF THE P.R.C.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 2A AND THE HEREIN DESCRIBED TRACT;

THENCE S 69°21'58" E - 443.30' LEAVING THE EAST LINE OF CONSTITUTION DRIVE WITH THE COMMON LINE OF LOTS 1F AND 2A TO A 1/2" IRON ROD WITH CAP STAMPED "GE-WALKER" FOUND IN THE EAST LINE OF BLOCK 1, MARKING THE SOUTHEAST CORNER OF LOT 1F, SAME BEING THE NORTHEAST CORNER OF LOT 2A AND THE HEREIN DESCRIBED TRACT;

THENCE S 42°25'59" W - 587.99' WITH THE EAST LINE OF LOT 2A 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 (PLATE NO. 23608), 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, 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.

Jimmy Clark
 JIMMY CLARK, PRESIDENT
 P.O. BOX 77
 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 8th DAY OF Sept., 2006.

Lorraine D. Uphill
 LORRAINE D. UPHILL
 MY COMMISSION EXPIRES August 30, 2010

THE CORYELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN CORYELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 8 DAY OF Sept A.D. 2006

CORYELL COUNTY TAX APPRAISAL DISTRICT OFFICE

BY: *Benton*

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 21st DAY OF August, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

Andreas Seep
 CHAIRMAN, PLANNING AND ZONING COMMISSION

John C. Call
 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

ATTEST: CITY SECRETARY

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

COUNTY JUDGE

FILED FOR RECORD THIS 12 DAY OF September, 2006, IN VOLUME 13, SLIDE 620 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
 BARBARA SIMPSON, CLERK
 CORYELL COUNTY, TEXAS

Filed For Record
 AT 10 O'CLOCK A.M.
 SEP 12 2006
Barbara Simpson
 County Clerk, Coryell Co., Texas

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

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	FLAT NO. D-1 0062 PROJ. NO. 2-01276 DRAFT DATE 07-26-06 DRAWN BY KRI CHECKED BY NIP FIELD NOTE NO. NA TAB NO. NA FR/PC 1-0267-24 DWG. NAME 2-01276FIN.DWG	I HEREBY 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 AUGUST, 2006. RELEASE DATE: 08 SEP 06 KEVIN R. HESSEL, R.P.L.S., NC 5344	GRAPHIC SCALE 	SHEET 1 OF 1
	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	

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