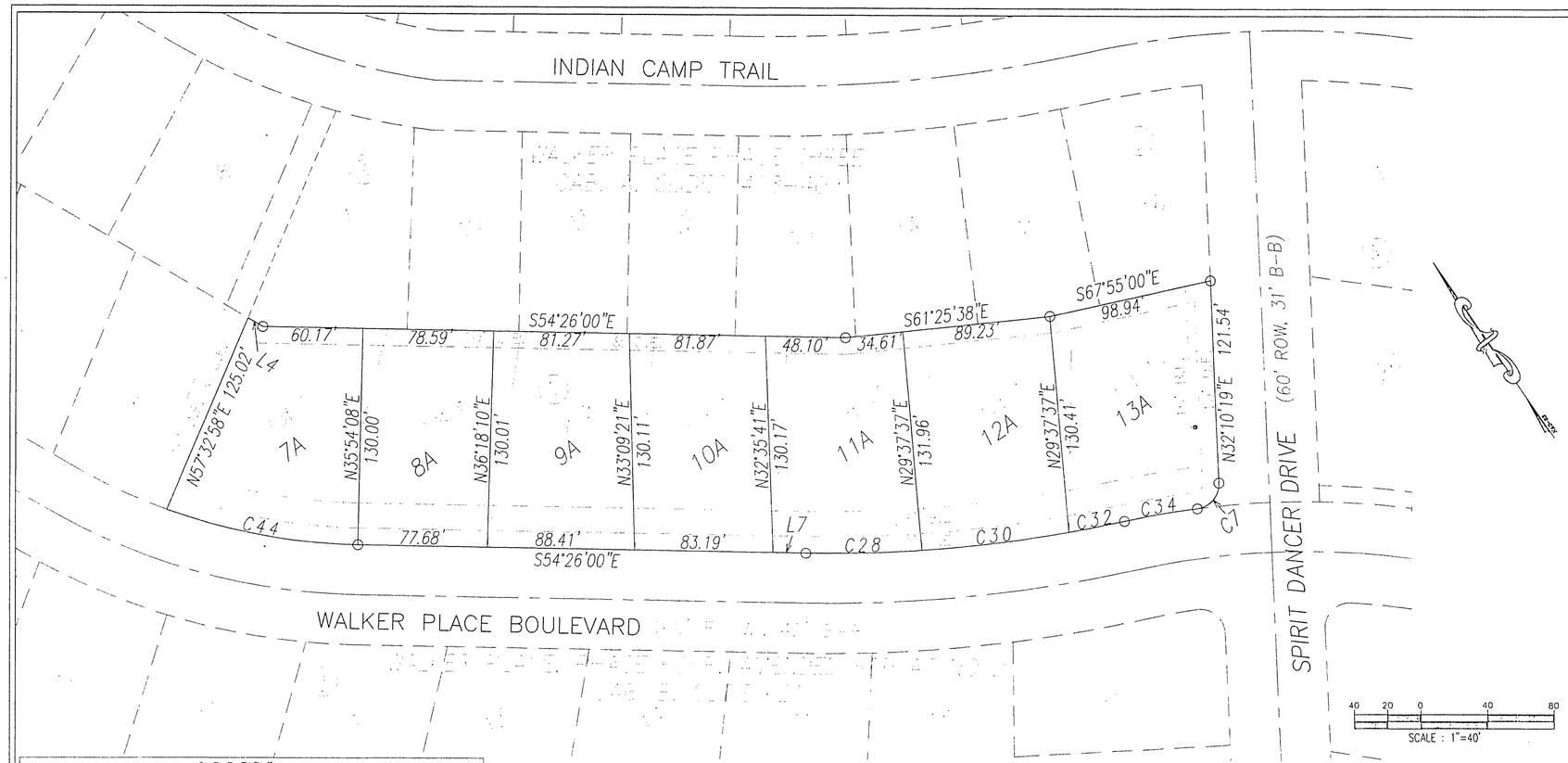
204737



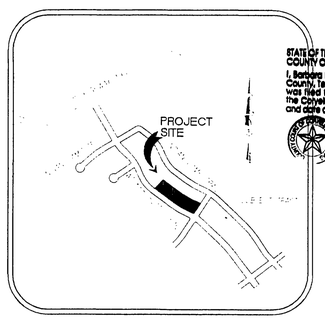
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	TAN
C1	22.25	15.00	N74°40'27"E 20.27	85°00'17"	13.75
C28	69.74	920.95	S56°52'01"E 69.72	4°52'02"	34.89
C30	89.32	920.95	S62°25'03"E 89.28	6°14'02"	44.70
C32	34.14	920.95	S66°33'32"E 34.13	2°22'56"	17.07
C34	44.60	501.79	N65°22'12"W 44.59	5°05'35"	22.32
C44	117.23	356.86	S43°01'20"E 116.70	18°49'19"	59.15

LINE TABLE		
LINE	LENGTH	BEARING
L4	10.24	S25°05'00"E
L7	19.66	N54°26'00"W

REPLAT LEGEND

Lot lines on Replat No 2 .....

Lot lines on Replat No 3 _____



VICINITY MAP

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

MAR 13 2007

County Clerk, Coryell Co., Texas

204737

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 5th DAY OF March, 2007, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

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.

STATE OF TEXAS REGISTERED VICTOR D. TURLEY 2475 PROFESSIONAL LAND SURVEYOR

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

APPROVED THIS _____ DAY OF _____, 2007, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

NOT REQUIRED

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

STATE OF TEXAS

COUNTY OF CORYELL

WILLIAM E. HATTAWAY AND MARY B. HATTAWAY, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 11 AND 12, BLOCK 1, WALKER PLACE, PHASE FOUR, REPLAT NO. 2, A SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

WILLIAM E. HATTAWAY — MARY B. HATTAWAY — 2-21-07 DATE

STATE OF TEXAS

COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM E. HATTAWAY, 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 THE 21 DAY OF February, 2007.

PEGGY L. ALLEN MY COMMISSION EXPIRES September 25, 2007

NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY B. HATTAWAY, 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 THE 21 DAY OF Feb, 2007.

PEGGY L. ALLEN MY COMMISSION EXPIRES September 25, 2007

NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CORYELL

LOUIS W. DEWALD, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 7, 8, AND 9, BLOCK 1, WALKER PLACE, PHASE FOUR, REPLAT NO. 2, A SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

LOUIS W. DEWALD — 2-21-07 DATE

STATE OF TEXAS

COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS W. 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 THE 21st DAY OF February, 2007.

DIANE M. GUIDASH Notary Public, State of Texas My Commission Expires JULY 22, 2008

NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CORYELL

CAMEO/FAREK L.P., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 10, BLOCK 1, 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.

CAMEO/FAREK L.P.

DON FAREK, PRESIDENT — 2-28-07 DATE

STATE OF TEXAS

COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON FAREK, 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 THE 21 DAY OF February, 2007.

PEGGY L. ALLEN MY COMMISSION EXPIRES September 25, 2007

NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

STATE OF NEW JERSEY

COUNTY OF Middlesex

ANTHONY PATRICK VALDIVIESO, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 13, BLOCK 1, WALKER PLACE, PHASE FOUR, REPLAT NO. 2, A SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

ANTHONY PATRICK VALDIVIESO — 02/17/07 DATE
BY ROBERTO VALDIVIESO, ACTING POWER OF ATTORNEY

STATE OF NEW JERSEY

COUNTY OF Middlesex

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO VALDIVIESO, 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 THE 17th DAY OF February, 2007.

LINDA SPOGANETZ NOTARY PUBLIC OF NEW JERSEY

NOTARY PUBLIC IN AND FOR Middlesex COUNTY, NEW JERSEY

FILED FOR RECORD THIS 13 DAY OF March, 2007, IN CABINET B, SLIDE 661 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

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 CCN #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 #BZ1223, 5/8" IRON ROD IN 5" LOGO CAP, .5 MILES EAST OF CENTERLINE OF FIELD ENTRANCE AND 1' NORTH OF FENCE.

FINAL PLAT OF:

WALKER PLACE, PHASE FOUR, REPLAT NO. 3

BEING A REPLAT OF WALKER PLACE, PHASE FOUR, AMENDED REPLAT NO. 2, LOTS 7-13, BLOCK 1
1.819 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

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL: VDTURLEY@AOL.COM FAX NO. (254) 773-3998

FINAL PLAT OF:
WALKER PLACE, PHASE FOUR, REPLAT NO. 3
LOTS 7-13, BLOCK 1
A SUBDIVISION IN THE
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

WRDC INC.
P.O. BOX 727
COPPERAS COVE, TEXAS 76522

REVISIONS	

DATE:	02/08/07
DRN. BY:	ADB
REF.:	04246 11334-D 545/63
LEVEL BOOK	566/4
JOB NO.:	07053
SHEET	1 OF 1
COMPUTER DWG. NO.	07053 PLAT

11736-D
DRAWING NUMBER