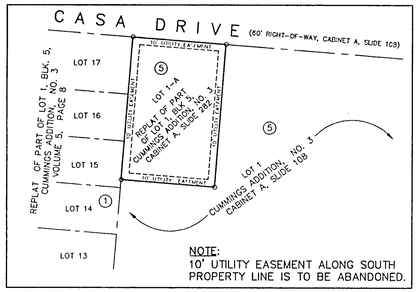
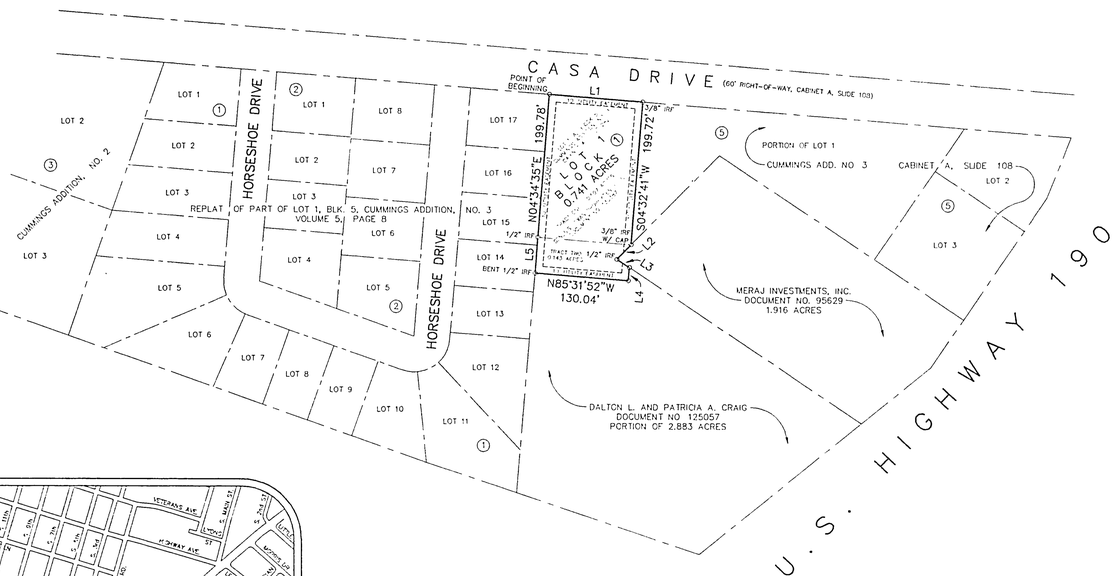
205450

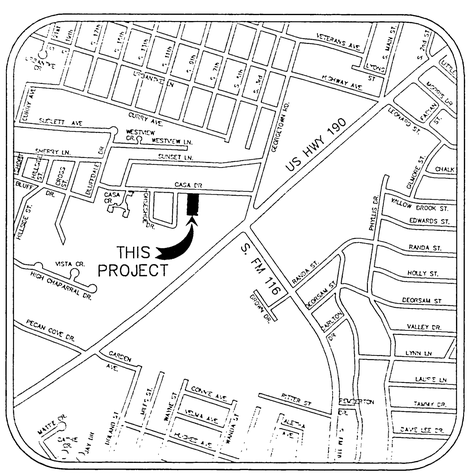


DETAIL SCALE 1:100
LOT 1-A, BLOCK 5, CUMMINGS ADDITION, NO. 3
CABINET A, SLIDE 282

NOTE:
1. ALL CORNERS ARE BENT 3/8" IRON ROD FOUND, UNLESS OTHERWISE SPECIFIED.
2. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 480155-0005-D, DATED AUGUST 1, 1983.
3. 10' UTILITY EASEMENT ALONG SOUTH PROPERTY LINE OF LOT 1-A, BLOCK 5, CUMMINGS ADDITION NO. 3 IN CABINET A, SLIDE 282 IS TO BE ABANDONED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°25'35"E	130.14'
L2	S44°12'03"W	28.40'
L3	S56°30'12"E	20.93'
L4	S04°56'28"W	18.16'
L5	N04°13'57"E	50.34'





VICINITY MAP

STATE OF
COUNTY OF

THIS IS TO CERTIFY THAT GENESIS COPPERAS COVE PROPERTIES, LLC IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO GENESIS TEXAS PROPERTIES, L.L.C. BY WARRANTY DEED DATED FEBRUARY 16, 2000, AND RECORDED IN FILE NO. 130387, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS GENESIS TEXAS PROPERTIES ADDITION IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, GENESIS COPPERAS COVE PROPERTIES, LLC, 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.

GENESIS COPPERAS COVE PROPERTIES, LLC

D. James Barton — March 28, 2007
D. JAMES BARTON, MEMBER — DATE

STATE OF MICHIGAN
COUNTY OF WAYNE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. JAMES BARTON, 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 28 DAY OF MARCH, 2007.

Sue Ann Widner
NOTARY PUBLIC IN AND FOR ~~CORYELL COUNTY, TEXAS~~ WAYNE County, MICHIGAN

SUE ANN WIDNER
Notary Public, State of Michigan, County of Wayne
My Commission Expires March 6, 2013
Acting in the County of Wayne

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 19th 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.

Victor D. Turley — 2/23/07
VICTOR D. TURLEY
R.P.L.S. NO. 2475
301 N. 3RD STREET
TEMPLE, TX 76501

THE CORYELL COUNTY TAX ~~APPRAISAL DISTRICT~~ OFFICE, 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 4 DAY OF April, AD 2007

CORYELL COUNTY TAX ~~APPRAISAL DISTRICT~~ Office

BY: Theresa Bartine

FILED FOR RECORD THIS 4 DAY OF April, 2007, IN CABINET B, SLIDE 663 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
205450

Filed For Record
AT 3:15 O'CLOCK P M
APR 04 2007
Barbara Simpson
County Clerk, Coryell Co., Texas

FINAL PLAT OF:
GENESIS TEXAS PROPERTIES ADDITION
1 LOT, 1 BLOCK
A TRACT OF LAND SITUATED IN THE W. H. DAVIS SURVEY, ABSTRACT NO. 276
A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS
TRACT SURVEYED FEBRUARY 6, 2007.

100 50 0 100 200

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:
GENESIS TEXAS PROPERTIES ADDITION
W. H. DAVIS SURVEY, ABSTRACT NO. 276
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

PREPARED FOR:
GENESIS COPPERAS COVE PROPERTIES, LLC
P.O. BOX 417
GROSSE ILE, MICHIGAN 48138

REVISIONS	

DATE:	02/19/07
DRN. BY:	JRG
REF.:	
LEVEL BOOK	593/14
JOB NO.:	07027
SHEET	1 OF 4
COMPUTER DWG. NO.	07027

11745-D
DRAWING NUMBER