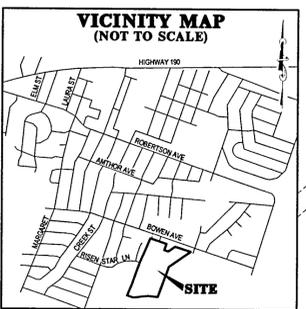


CURVE	DELTA	RADIUS	LENGTH	CHORD
C-1	15°35'54"	600.00	174.52	N 25°58'15" E - 173.90
C-2	11°42'45"	600.00	122.50	S 29°25'50" W - 122.44
C-3	3°49'59"	1000.00	100.33	S 21°40'30" W - 100.31
C-4	34°34'59"	1000.00	60.71	S 37°00'00" W - 59.78
C-5	3°45'15"	575.00	37.66	N 20°30'50" E - 37.67
C-6	5°50'01"	575.00	99.69	N 27°21'34" E - 99.67
C-7	2°58'37"	575.00	29.89	N 33°48'54" E - 29.87
C-8	5°55'41"	525.00	53.59	S 32°42'22" W - 53.58
C-9	5°37'02"	625.00	72.19	S 25°53'50" W - 72.15
C-10	1°28'57"	1525.00	39.46	S 22°50'57" W - 39.46
C-11	2°20'59"	1525.00	62.54	S 20°50'01" W - 62.54
C-12	60°23'29"	50.00	52.70	S 10°25'13" E - 50.30
C-13	60°43'51"	50.00	53.00	S 20°25'52" E - 50.50
C-14	58°52'42"	50.00	51.38	N 49°11'51" E - 49.15
C-15	90°00'00"	50.00	78.54	N 25°14'28" W - 70.71
C-16	2°46'58"	1475.00	71.84	S 21°05'00" W - 71.63
C-17	1°02'58"	1475.00	22.02	S 23°03'50" W - 21.02
C-18	6°33'04"	575.00	69.09	S 27°01'52" W - 69.09
C-19	4°49'41"	575.00	48.45	S 32°53'22" W - 48.44
C-20	4°58'52"	625.00	54.34	N 32°48'45" E - 54.32
C-21	4°13'46"	625.00	89.72	N 25°12'23" E - 89.70
C-22	3°27'14"	625.00	37.66	N 20°21'55" E - 37.67
C-23	24°18'08"	125.00	53.02	S 42°23'24" W - 52.62
C-24	10°29'48"	125.00	22.86	S 24°59'51" W - 22.87
C-25	40°53'11"	50.00	49.92	S 55°18'11" W - 39.79
C-26	79°49'52"	50.00	69.67	S 07°02'40" E - 64.17
C-27	56°44'04"	50.00	49.51	S 75°19'44" E - 47.51
C-28	74°29'50"	50.00	65.01	N 39°01'17" E - 60.53
C-29	42°02'52"	50.00	38.69	N 19°10'02" W - 35.88
C-30	34°48'56"	75.00	45.53	S 37°00'00" W - 44.62



LEGEND

- = 3/8" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET
- D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS
- [] = PLATTED/DEED CALL
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- #0000 = STREET ADDRESS ASSIGNED BY CITY OF COPPERAS COVE PLANNING DEPARTMENT

AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION ALL LOT CORNERS SHALL HAVE 3/8" IRON RODS PLACED WITH PLASTIC CAPS STAMPED 'G.E. WALKER' UNLESS OTHERWISE NOTED AND ALL BLOCK CORNERS LOCATED AT STREET INTERSECTIONS, POINTS OF CURVATURE AND POINTS OF TANGENCY SHALL HAVE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED 'G.E. WALKER' PLACED IN CONCRETE UNLESS OTHERWISE NOTED.

FIELD NOTES FOR A 22,058 ACRE TRACT OF LAND LOCATED IN THE M.F. RICHARDSON SURVEY, ABSTRACT 1361, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS BEING ALL OF A CALLED 22,058 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAY MANNING HOMES, INC. RECORDED IN DOC. 187873 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS (D.R.C.C.T.) BEING OUT OF A CALLED 370.3 ACRE TRACT DESCRIBED IN A DEED TO JAY MANNING RECORDED IN DOC. 182714 OF THE D.R.C.C.T. SAID 22,058 ACRES BEING MORE PARTICULARLY SHOWN HEREON, MAKE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET IN THE SOUTH LINE OF THOUSAND OAKS ADDITION II, AS SHOWN ON THE SECOND AMENDED PLAT, RECORDED IN PLAT BOOK 6, PAGE 29 AND DOC. 7311 OF THE D.R.C.C.T. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE THOUSAND OAKS ADDITION II AND THE NORTHEAST CORNER OF THE ABOVE MENTIONED 370.3 ACRE TRACT BEARS S 72°04'14" E - 1835.12 (DIRECTIONAL CONTROL LINE - PER THOUSAND OAKS ADDITION II);

- THENCE THROUGH THE INTERIOR OF THE 370.3 ACRE TRACT THE FOLLOWING FIVE (5) CALLS:
- 1) S 44°08'28" W - 83.09 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET,
 - 2) S 54°32'28" W - 464.74 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET,
 - 3) S 19°45'32" W - 592.53 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET,
 - 4) S 7°50'07" W - 785.57 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET,
 - 5) S 10°08'59" W - 224.48 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET IN THE EAST LINE OF COPPERAS COVE ISD ADDITION LOCATION 2 AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 353 AND DOC. 77098 OF THE D.R.C.C.T. FROM WHICH A 3/8" IRON ROD FOUND MARKING AN ANGLE POINT IN SAID EAST LINE BEARS S 20°38'11" W - 86.84 AND S 1°40'05" W - 348.04, CONTINUING TO AN ELL CORNER IN THE WEST LINE OF SAID 370.3 ACRE TRACT AND THE SOUTHWEST CORNER OF THE ABOVE MENTIONED COPPERAS COVE ISD ADDITION LOCATION 2 S 18°39'38" W - 126.23;

THENCE PARTWAY WITH THE EAST LINE OF THE COPPERAS COVE ISD ADDITION LOCATION 2 AND PARTWAY WITH THE MORRIS VALLEY ADDITION, PHASE EIGHT AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 342 AND DOC. 73695 OF THE D.R.C.C.T. THE FOLLOWING FIVE (5) CALLS:

- 1) N 20°35'11" E - 367.17 TO A 3/8" IRON ROD FOUND MARKING AN ANGLE POINT,
- 2) N 21°32'45" E - 394.23 TO A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT,
- 3) N 18°14'47" E - 204.27 TO A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT,
- 4) N 19°45'32" E - AT 181.10 PASSING A 3/8" IRON ROD FOUND MARKING THE CENTERLINE AND END OF RISEN STAR LANE (60' R.O.W.) CONTINUING FOR A TOTAL DISTANCE OF 295.97 TO A 1/2" IRON ROD FOUND,
- 5) N 23°35'28" E - 532.48 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET IN THE SOUTH LINE OF THE ABOVE MENTIONED THOUSAND OAKS ADDITION II FOR THE NORTHEAST CORNER OF MORRIS VALLEY ADDITION, PHASE EIGHT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID THOUSAND OAKS ADDITION II BEARS N 71°21'42" W - 563.57;

THENCE S 71°21'42" E - 359.37 WITH THE SOUTH LINE OF THE THOUSAND OAKS ADDITION II TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET FOR THE NORTHWEST CORNER OF A CALLED 0.465 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF COPPERAS COVE RECORDED IN VOLUME 351, PAGE 115 OF THE D.R.C.C.T. FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 17°48'54" W - 140.07 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET FOR THE SOUTHWEST CORNER OF THE 0.465 ACRE TRACT AND AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 72°11'18" E - 92.54 TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'G.E. WALKER' SET FOR THE SOUTHWEST CORNER OF THE 0.465 ACRE TRACT AND AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 54°32'28" E - 174.68 TO A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID THOUSAND OAKS ADDITION II FOR THE NORTHEAST CORNER OF THE 0.465 ACRE TRACT AND AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 72°04'14" E - 347.82 WITH THE SOUTH LINE OF THE THOUSAND OAKS ADDITION II TO THE POINT OF BEGINNING.

OFFICE
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 12 DAY OF Dec, A.D. 2006
CORYELL COUNTY TAX APPRAISAL DISTRICT OFFICE

BY: *Inusa Burton*
MAYOR, CITY OF COPPERAS COVE, 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 21st DAY OF August, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

SS & L
CHAIRMAN, PLANNING AND ZONING COMMISSION

J. C. A. M.
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 5th DAY OF September, 2006, BY THE CITY COUNCIL OF CITY OF COPPERAS COVE, TEXAS

Raymond...
MAYOR, CITY OF COPPERAS COVE

Jane Spas
ATTORNEY AT LAW

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

COUNTY JUDGE

FILED FOR RECORD THIS 26 DAY OF April, 2007, IN VOLUME 13, PAGE 609 OF THE PLAT RECORDS OF Coryell COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF CORYELL
THIS IS TO CERTIFY THAT, JAY MANNING HOMES, INC. IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO ME BY DEED DATED OCTOBER 12, 2005 AND RECORDED IN DOC. 187873, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE THOUSAND OAKS ADDITION III IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, I, 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.

JAY MANNING HOMES, INC.
2425 E HWY 190
COPPERAS COVE, TEXAS 76522

Jay Manning
JAY MANNING

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 JAY MANNING, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF December, 2006.
Cheryl Ann Dewald
NOTARY PUBLIC IN AND FOR THE STATE OF 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 of the time and date as stamped hereon by me.
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson
County Clerk, Coryell Co., Texas

Filed For Record
AT 9 O'CLOCK A.M.
APR 26 2007

206117

FINAL PLAT
THOUSAND OAKS ADDITION III
TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS
LOCATED IN THE M.F. RICHARDSON SURVEY, ABSTRACT 1361, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING ALL OF A CALLED 22,058 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAY MANNING HOMES, INC. RECORDED IN DOC. 187873, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS

SEE INSET

REVISIONS

REV	DESCRIPTION	DATE	BY
1	REVISED OWNERSHIP	12/06/06	MPP

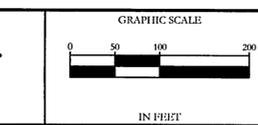
PLAT NO.	DL-0022
PROJ. NO.	2-01228
DRAFT DATE	06/06/06
DRAWN BY	MPP
CHECKED BY	N/A
FIELD NO.	N/A
TAB. NO.	118
DWG. NAME	2-01228.DWG

I HEREBY STATE THAT 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 JUNE, 2006.

RELEASE DATE: 12/06/06

Kevin R. Hesse
KEVIN R. HESSE, R.P.L.S., NO. 3344

G. E. WALKER & ASSOCIATES, L.L.C.
ENGINEERS SURVEYORS
TEXAS
600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701 • PHONE: 1-877-744-1402



THOUSAND OAKS ADDITION III		SHEET
JAY MANNING		1
FINAL PLAT		OF
		1