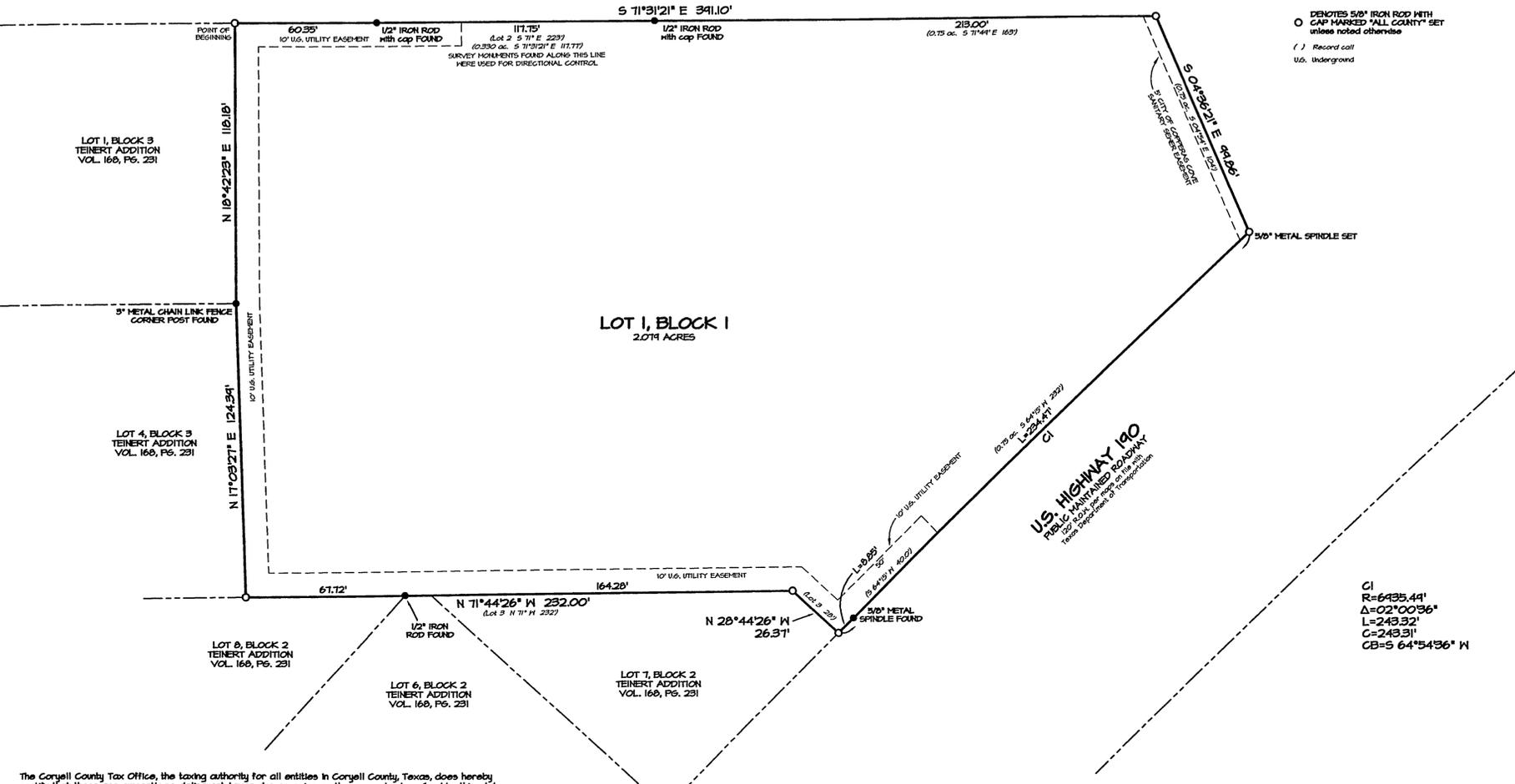


FINAL PLAT OF WALGREEN'S SUBDIVISION an addition to the City of Copperas Cove, Coryell County, Texas.

LOTS - ONE (1) BLOCKS - ONE (1) AREA - 2.074 ACRES



ROBERTSON AVENUE PUBLIC MAINTAINED ROADWAY 40' R.O.W. per maps on file with Texas Department of Transportation



County of Coryell State of Texas KNOW ALL MEN BY THESE PRESENTS, that Morich Investments, Incorporated, is the legal owner of the land shown on this plat, being a tract of land conveyed to it by deed dated 03/25/03, as recorded in the Official Public Records of Coryell County, Texas, and designated herein as "WALGREEN'S SUBDIVISION" in the City of Copperas Cove, Texas.

Signature of Jeff G. Mallett, Vice-President of Morich Investments, Inc.

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Jeff G. Mallett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

Signature of Lauren M. Cashman, Notary Public in and for the State of Texas. My Commission Expires July 2, 2010.

By executing this plat, Central Telephone Company of Texas, dba Embard, hereby releases and discharges any and all existing easements encumbering the subject property except those easements expressly granted by this plat.

Signature of Janice Neumann, Central Telephone Company of Texas. Date: 3-29-07. It's: Engineers II.

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared JANICE NEUMANN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

Signature of A. L. Cross, Notary Public, State of Texas. My Commission Expires January 24, 2010.

By executing this plat, the City of Copperas Cove hereby releases and discharges any and all existing easements encumbering the subject property except those easements expressly granted by this plat.

Signature of City Manager. Date: 4/6/07. It's: City Manager.

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Steve Alexander known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

Signature of Kathleen A. SOLL, Notary Public, State of Texas. My Commission Expires 07/28/2010.

Surveyor's Field Notes for WALGREEN'S SUBDIVISION, for: 2.074 Acres, being part of the JAMES GEORGE SURVEY, ABSTRACT NO. 304, in the City of Copperas Cove, Coryell County, Texas, and being all of that certain tract conveyed to JIMMY L. EDWARDS and DONNA L. EDWARDS by deed of record in Volume 578, Page 215 of the Deed Records of Coryell County, Texas, and being all of that certain tract conveyed to SAM T. TAFFINDER by deed of record in Volume 104, Page 504 of said Deed Records, and being all of that certain tract conveyed to S. T. TAFFINDER by deed of record in Volume 217, Page 264 of said Deed Records, and being all of that certain tract conveyed to BERNHARD E. MICKAN and MILDRED MICKAN by deed of record in Volume 116, Page 156 of said Deed Records, and being all of that certain tract conveyed to GARY A. FROBISH and SUN OK FROBISH by deed of record in Document No. 94059 of the Official Public Records of Coryell County, Texas, and being all of that certain called 0.330 acre tract conveyed to JAMES WARREN CLARK II by deed of record in Document No. 100090 of said Official Public Records said 2.074 acres was surveyed by All County Surveying, Inc. and is more particularly described by these metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap marked "All County" set in the south right-of-way line of a public maintained roadway known as ROBERTSON AVENUE, said iron rod being the northwest corner of said FROBISH tract and the northwest corner of this tract, same being the northwest corner of LOT 2, BLOCK 3, TEINERT ADDITION, a subdivision of record in Volume 168, Page 231 of said Deed Records, and being the northeast corner of LOT 1, BLOCK 3 of said TEINERT ADDITION. THENCE in an easterly direction, with the south right-of-way line of said ROBERTSON AVENUE, same being the north line of said LOT 2, also being the north line of said FROBISH tract, the north line of said 0.330 acre CLARK tract (record call South 71 deg 31 min 21 sec East, 117.77 feet), the north line of said EDWARDS tract, and the north line of said 0.75 acre MICKAN tract (record call South 71 deg 41 min East, 163 feet), SOUTH 71 deg 31 min 21 sec EAST, passing at a distance of 60.35 feet a 1/2" iron rod with cap found for the northwest corner of said 0.330 acre CLARK tract, passing at a distance of 178.10 feet a 1/2" iron rod with cap found for the northeast corner of said 0.330 acre CLARK tract, in all a distance of 391.10 feet to a 5/8" iron rod with cap marked "All County" set for the northeast corner of said 0.75 acre MICKAN tract. THENCE in a southerly direction, with the south right-of-way line of said ROBERTSON AVENUE, same being the east line of said 0.75 acre MICKAN tract (record call South 04 deg 54 min East, 104 feet), SOUTH 04 deg 56 min 21 sec EAST, a distance of 49.86 feet to a 5/8" metal spindle set for the southeast corner of said 0.75 acre MICKAN tract, same being in the north right-of-way line of a public maintained roadway known as U. S. HIGHWAY 190. THENCE in a westerly direction, with the north right-of-way line of said U. S. HIGHWAY 190, same being the south line of said 0.75 acre MICKAN tract (record call South 64 deg 15 min West, 232 feet), the south line of said S. T. TAFFINDER tract (record call South 64 deg 15 min West, 40.0 feet), and the south line of said SAM T. TAFFINDER tract, same being the south line of said LOT 3, with a curve to the left having a radius of 669.44 feet, a central angle of 02 deg 00 min 36 sec, passing at an arc distance of 234.41 feet a 5/8" metal spindle found for the southwest corner of said S. T. TAFFINDER tract, a total arc length of 243.32 feet and a chord which bears SOUTH 64 deg 54 min 36 sec WEST, a distance of 243.31 feet to a 5/8" iron rod with cap marked "All County" set for the south corner of said SAM T. TAFFINDER tract, same being the south corner of said LOT 3, also being the southeast corner of LOT 1, BLOCK 2 of said TEINERT ADDITION. THENCE in a northerly direction, leaving the north right-of-way line of said U. S. HIGHWAY 190, with the south line of said SAM T. TAFFINDER tract, same being the south line of said LOT 3 (record call 28 feet), also being the north line of said LOT 1, NORTH 20 deg 44 min 26 sec WEST, a distance of 26.37 feet to a 5/8" iron rod with cap marked "All County" set for a corner in the south line of said SAM T. TAFFINDER tract, same being the south line of said LOT 3, also being the north line of said LOT 1. THENCE in a westerly direction, with the south line of said SAM T. TAFFINDER tract, same being the south line of said LOT 3 (record call North 71 deg West, 232 feet), also being the north line of said LOT 1, the north line of LOT 6, BLOCK 2 of said TEINERT ADDITION, and the north line of LOT 8, BLOCK 2 of said TEINERT ADDITION, NORTH 71 deg 44 min 26 sec WEST, passing at a distance of 164.28 feet a 1/2" iron rod found, in all a distance of 232.00 feet to a 5/8" iron rod with cap marked "All County" set for the southwest corner of said SAM T. TAFFINDER tract, same being the southwest corner of said LOT 3. THENCE in a northerly direction, with the west line of said SAM T. TAFFINDER tract, same being the west line of said LOT 3, also being the east line of LOT 4, BLOCK 3 of said TEINERT ADDITION, NORTH 17 deg 03 min 27 sec EAST, a distance of 124.34 feet to a 5" metal chain link fence corner post found for the northwest corner of said SAM T. TAFFINDER tract, same being the northwest corner of said LOT 3, also being the southwest corner of said LOT 2, same being the southwest corner of said FROBISH tract. THENCE in a northerly direction, with the west line of said FROBISH tract, same being the west line of said LOT 2, also being the east line of said LOT 1, NORTH 10 deg 42 min 23 sec EAST, a distance of 116.18 feet to the Point of Beginning, containing 2.074 Acres.

The Coryell County Tax 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 _____ day of _____, 20____. CORYELL COUNTY TAX OFFICE

By: _____

County of Coryell State of Texas I, Barbara Simpson, Clerk of the County Court of said county, do hereby certify that this instrument in writing, with its certificate of authentication, was filed in my office the _____ day of _____, 20____, at _____ o'clock _____ P. M. and duly recorded this the _____ day of _____, 20____, at _____ o'clock _____ P. M. in Flat Cabinet _____, Slide _____ of the Plat Records of Coryell County, Texas. Witness my hand and seal at the County Court of said County, the last date above written.

Signature of Barbara Simpson, County Clerk, Coryell County, Texas.

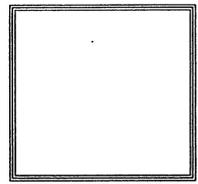
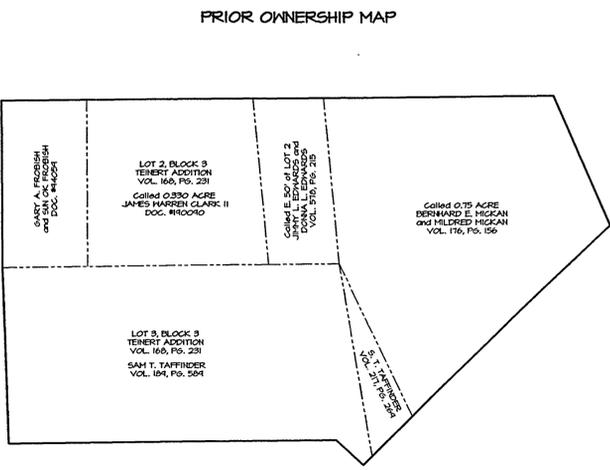
This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas. APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Copperas Cove, Texas. Signature of S. Sylvil, Chairman, Planning and Zoning Commission. Signature of _____, Secretary, Planning and Zoning Commission.

KNOW ALL MEN BY THESE PRESENTS, that I, Charles C. Lucko 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.

Signature of Charles C. Lucko, RPLS. Charles C. Lucko, RPLS Texas Registration No. 4636 1303 S. 21st St. Temple TX 76504

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 stamped hereon by me. BARBARA SIMPSON, CLERK CORYELL COUNTY, TEXAS

Filed For Record AT 2 O'CLOCK P.M. JUL 19 2007 Barbara Simpson County Clerk, Coryell Co., Texas



FINAL PLAT OF WALGREEN'S SUBDIVISION an addition to the City of Copperas Cove, Coryell County, Texas.

ALL COUNTY SURVEYING, INC. 1903 South 21st Street, Temple, Texas 76504 (254) 770-2272 FAX (254) 774-1606

Job No: 9464322 Date: 3-9-06 Scale: 1" = 30' Drawing No: 946432P Drawn By: JMB Plot date: 3-20-07 Copyright: 2007 All County Surveying, Inc.