



FIELD NOTES for a 0.549 acre tract of land in Coryell County, Texas, and the land herein described being all of Lot 2, Block 1, and the west 58 feet of Lot 1, Block 1, of the S. P. Gilmore Addition, an addition to the City of Copperas Cove, Texas, being of record in Volume 46, Page 349, Deed Records of Coryell County, Texas. Said 0.549 acre tract shown on the accompanying drawing and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found at the intersection of East Avenue "A" and North Second Street, being the southwest corner of said Block 1, and being at the southwest corner of said Lot 2, and being the southwest corner of this tract;

THENCE N. 23° 30' 00" E., (Bearing Basis) 115.12 feet, (Plat N. 23° 30' 00" E., 115.00 feet) to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN", found in the east right of way line of said North Second Street, and in the south right of way line of a called 20.0 foot alley, being at the northwest corner of said Lot 2, for the northeast corner of this tract;

THENCE S. 66° 56' 52" E., 206.94 feet, (Calculated Plat S. 66° 30' 00" E.) with the south right of way line of said 20.0 foot alley, part of the way with the north line of said Lot 2, and part of the way with the north line of said Lot 1, to an "X" found in the north line of said Lot 1, in a concrete pad, at the northeast corner of that tract of land described in a deed to Keith P. Crawford and wife, Delores A. Crawford, deed of record in Volume 500, Page 251 of the Deed Records of Coryell County, Texas, for the northeast corner of this tract;

THENCE S. 23° 01' 34" W., 115.07 feet, (Adjoiner Deed call S. 23° 30' 00" W., 115.00 feet) with the east line of said Crawford tract, to a 3/8" iron rod, found in the north right of way line of said East Avenue "A", at the southeast corner of said Crawford Tract, the southwest corner of a called 0.243 acre tract of land described in a deed to David Quincy Storie and wife, Elizabeth Dell Storie, deed of record in Volume 408, Page 662 of the Deed Records of Coryell County, Texas, for the southeast corner of this tract;

THENCE N. 66° 57' 42" W., 207.89 feet, (Calculated Plat N. 66° 30' 00" W.) with the north right of way line of said East Avenue "A", part of the way with the south line of the said Lot 1, and part of the way with the south line of said Lot 2, to the POINT OF BEGINNING and containing a 0.549 acre of land.

KNOW ALL MEN BY THE PRESENTS:

That I, Mike W. Krieger, 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.

Registered Professional Land Surveyor No. 4330
102 North College St.
Killeen, Texas 76541



THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Terry L. Higgins and Nita M. Higgins and Raymond Walker and Margitta A. Walker is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated April 4, 1994 and recorded in Volume 578, Page 643-646 and deed dated August 06, 2004 and recorded in Instrument Number 173684 of the Deed Records of Coryell County, Texas, designated herein as Gibson Replat in the City of Copperas Cove, Texas.

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 purposes and consideration therein expressed.

Terry L. Higgins
Terry L. Higgins

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Terry L. Higgins, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 27th day of August, 2007.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

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 purposes and consideration therein expressed.

Nita M. Higgins
Nita M. Higgins

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Nita M. Higgins, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 27th day of August, 2007.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

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 purposes and consideration therein expressed.

Raymond Walker
Raymond Walker

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Raymond Walker, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 27th day of August, 2007.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

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 purposes and consideration therein expressed.

Margitta A. Walker
Margitta A. Walker

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Margitta A. Walker, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 27th day of August, 2007.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

Kathleen A. Soll
Kathleen A. Soll
Notary Public, Coryell County, Texas.

This plat has been submitted to, considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

APPROVED this 20th day of August, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Prudi D. Diaz
CHAIRMAN, PLANNING & ZONING COMMISSION

W.C.M.
SECRETARY, PLANNING & ZONING COMMISSION

ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.

WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.

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 24 day of August, A.D. 2007
CORYELL COUNTY TAX OFFICE
BY: *Theresa Barton*

FILE FOR RECORD this 28th day of August, 2007, in Cabinet 2, Slide 102, Plat Records of Coryell County, Texas. Dedication Instrument in Volume _____, Page _____, Deed 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

Filed For Record
AT 10 O'CLOCK P.M.
AUG 28 2007

Barbara Simpson
County Clerk, Coryell Co., Texas

209995

NO.	DATE	REVISIONS
1	8-2-07	CHANGED LEGAL OF PLAT

AMENDING PLAT OF LOT 2 AND THE WEST 58 FEET OF LOT 1, BLOCK 1, OF THE S. P. GILMORE ADDITION
COPPERAS COVE, CORYELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No.	DATE	SCALE	AREA
07-300-D	JULY 2007	1"=40'	0.549 Ac.