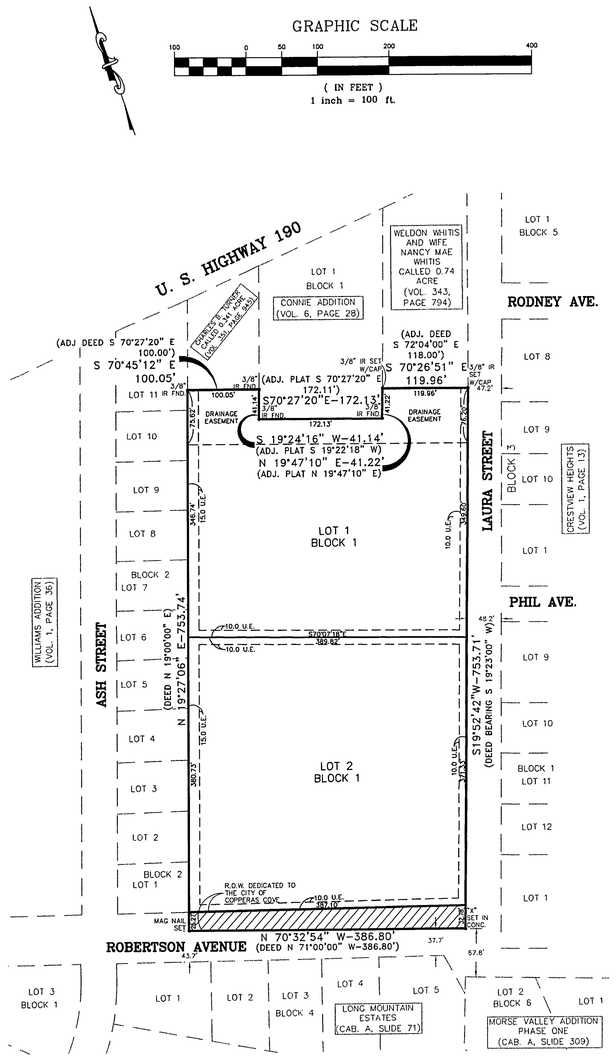
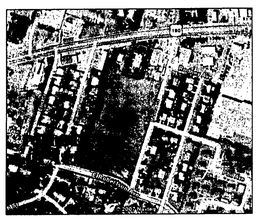
211010





VICINITY MAP
SCALE: N.T.S

FIELD NOTES for 6.580 acre tract of land, in Coryell County, Texas, being part of the James Anderson Survey, Abstract Number 11, and the land herein described being all of a 6.580 acre tract of land conveyed to Wallace Vernon, Trustee, being of record in Instrument No. 205988, Deed Records of Coryell County, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the northwest corner of said 6.580 acre tract, and in the east line of Block 2, Williams Addition, an addition to the City of Copperas Cove, Texas, being of record in Volume 1, Page 36, Plat Records of Coryell County, Texas, being the southwest corner of a called 0.341 acre tract of land described in a deed to Charles B. Turner, being of record in Volume 351, Page 945, Deed Records of Coryell County, Texas, for the northwest corner of this tract;

THENCE **S. 70° 45' 12" E., 100.05 feet**, with the south line of said 0.341 acre tract of land *(Deed S. 70° 27' 20" E., 100.00 feet)*, to a 3/8" iron rod found in the west line of Connie Addition, an addition to the City of Copperas Cove, Texas, being of record in Volume 6, Page 28, Plat Records of Coryell County, Texas, being the southeast corner of said 0.341 acre tract of land, for an ell corner of this tract;

THENCE **S. 19° 24' 16" W., 41.14 feet**, with the west line of said Connie Addition *(Plat S. 19° 22' 18" W.)*, to a 3/8" iron rod found, being the southwest corner of said Connie Addition, for an ell corner of this tract;

THENCE **S. 70° 27' 20" E., 172.13 feet**, with the south line of said Connie Addition *(Plat S. 70° 27' 20" E., 172.11 feet)*, to a 3/8" iron rod found, being the southeast corner of said Connie Addition, for an ell corner of this tract;

THENCE **N. 19° 47' 10" E., 41.22 feet**, with the east line of said Connie Addition *(Plat N. 19° 47' 10" E.)*, to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" set, being the southwest corner of a called 0.74 acre tract of land described in a deed to Weldon Whitis and wife, Nancy Mae Whitis, being of record in Volume 343, Page 794, Deed Records of Coryell county, Texas, for an ell corner of this tract;

THENCE **S. 70° 26' 51" E., 119.96 feet**, with the south line of said 0.74 acre tract of land *(Deed S. 72° 04' 00" E., 118.00 feet)*, to a 3/8" iron rod found at the northeast corner of said 6.580 acre tract and in the west right of way of Laura Street, being the southeast corner of said 0.74 acre tract of land, for the northeast corner of this tract;

THENCE **S. 19° 52' 42" W., 753.71 feet**, with the east line of said 6.580 acre tract and with the west right of way of Laura Street, to an "X" set in concrete on the north right-of-way line of Robertson Avenue, being the southeast corner of said 6.580 acre tract, for the southeast corner of this tract;

THENCE **N. 70° 32' 54" W., 386.80 feet**, with the south line of said 6.580 acre tract and the north right-of-way line of said Robertson Avenue, to a Mag nail set, being the southwest corner of said 6.580 acre tract, for the southwest corner of this tract;

THENCE **N. 19° 27' 06"** E., with the west line of said 6.580 acre tract, with the east line of said Williams Addition, passing a 3/4" iron pipe found at a distance of 236.61 feet, being the northeast corner of Lot 3, Block 2, of said Williams Addition, continuing on for a total distance in all of **753.74 feet**, to the POINT OF BEGINNING containing 6.580 acres of land.

The bearings for the above description are based on the south line of said Connie Addition, being of record in Volume 6, Page 28, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THE PRESENTS:

That I, Rex D. Haas, 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. 4378
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED REX D. HAAS 4378 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Wallace Vernon is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed recorded as Instrument Number 205998 of the Deed Records of Coryell County, Texas, designated herein as **Wallace Vernon Addition** in the City of Copperas Cove, Texas.

FURTHER, I (we), 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.

Wallace Vernon
Wallace Vernon

THE STATE OF TEXAS
COUNTY OF Bell

Before me, the under signed authority, on this day personally appeared Wallace Vernon, 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 purposed and considerations therein stated.

Given under my hand and seal of office this 26th day of June 2007.

SUSANNE GENTRY
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/05/2009

Notary Public, 1015 Heights Blvd Bell County, Texas.

This plat has been submitted to, 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 and approval.

APPROVED this 16th day of July, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 21st day of August, 2007, by the City Council of the City of Copperas Cove, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

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
SEP 28 2007
Barbara Simpson
County Clerk, Coryell Co., Texas

211010

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 18 day of Sept, A.D. 2007

CORYELL COUNTY TAX OFFICE
BY: Barbara Martin

FILE FOR RECORD this 28th day of September, 2007, in Cabinet B, Slide 1039, Plat Records of Coryell County, Texas. Dedication Instrument in Volume N/A, Page N/A, Deed Records of Coryell County, Texas.

No.	DATE	REMARKS	BY
3	8/14/07	LOT LAYOUT	FRB
2	7/16/07	EASEMENTS & R.O.W.	FRB
1	6/25/07	CITY OF COPPERAS COVE CHANGES	FRB

REVISIONS

WALLACE VERNON ADDITION

PART OF THE JAMES ANDERSON SURVEY, ABSTRACT NO. 11

COPPERAS COVE, CORYELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

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

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	2 LOTS	AREA:
07-212-D	DD/FRB	MAY 2007	1"=100'	1543/66	1 BLOCK	6.580 Ac.

S:\Subdivisions\Wallace Vernon Addition\dwg\Wallace Vernon Addition.dwg, PLAT, 8/29/2007 9:58:56 AM, cad4