

VICINITY MAP

**NOTE:**  
 1. ALL CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET.  
 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.

BEING a 1.200 acre tract of land situated in the JAMES GEORGE SURVEY, ABSTRACT No. 389, and the ED S. JONES SURVEY, ABSTRACT No. 575, Coryell County, Texas and being all of that certain Lot 1, Block 1, FIRST NATIONAL BANK TEXAS, an addition to the City of Copperas Cove, Coryell County, Texas according to the map or plat of record in Cabinet B, Slide 680, Plat Records of Coryell County, Texas; and further described as being a part or portion of that certain tract labeled Commercial Property MEADOW BROOK ESTATES, SECTION TWO, an addition to the City of Copperas Cove, Texas, according to the map or plat of record in Cabinet A, Slide 129, Plat Records of Coryell County, Texas and being a part or portion of that certain WRANGLER COMMERCIAL ADDITION, an addition to the City of Copperas Cove, Texas, according to the map or plat of record in Cabinet B, Slide 483, Plat Records of Coryell County, Texas; said 1.200 acre tract being more particularly described by metes and bounds as follows:

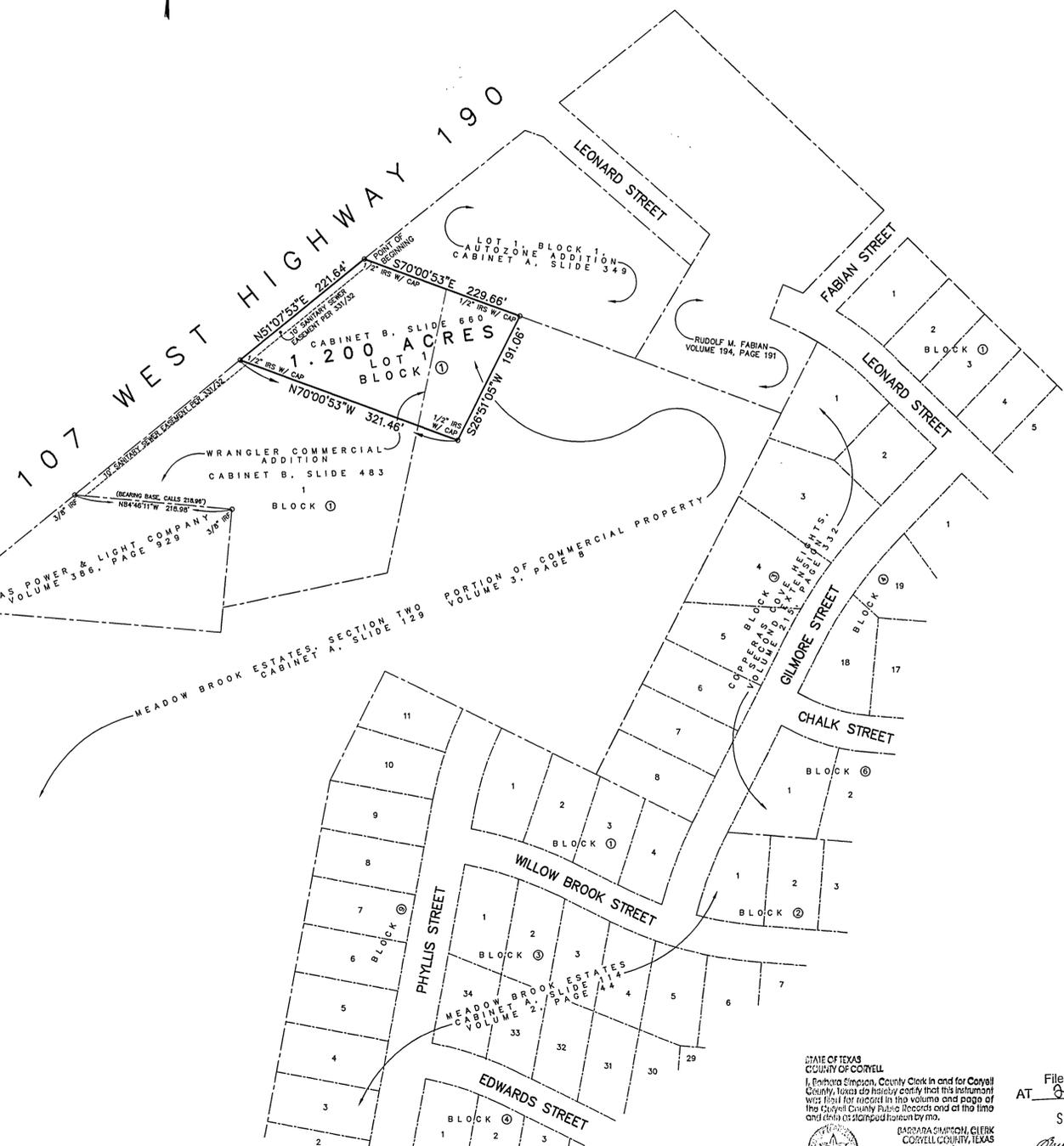
BEGINNING at a 1/2" iron rod with cap marked "RPLS 2475" set being the most northerly corner of said Commercial Property and being the northeast corner of said Lot 1, Block 1, FIRST NATIONAL BANK TEXAS and being the northeast corner of said WRANGLER COMMERCIAL ADDITION and being the southwest corner of Lot One (1), Block One (1), AUTOZONE ADDITION, an addition to the City of Copperas Cove, Texas according to the map or plat of record in Cabinet A, Slide 349, Plat Records of Coryell County, Texas and being in the southeasterly right-of-way line of U.S. Highway No. 190 for corner;

THENCE S. 70° 00' 53" E., 229.66 feet departing said right-of-way line and with the north boundary line of said Commercial Property, MEADOW BROOK ESTATES, SECTION TWO (calls S. 69° 56' 30" E., 611.74 feet) and with the south boundary line (calls N. 70° 42' 42" W., 400.26 feet) of said AUTOZONE ADDITION to a 1/2" iron rod with cap marked "RPLS 2475" set for corner;

THENCE S. 28° 51' 05" W., 191.06 feet departing said north boundary line and south boundary line, over and across said Commercial Property to a 1/2" iron rod with cap marked "RPLS 2475" set for corner;

THENCE N. 70° 00' 53" W., 321.46 feet to a 1/2" iron rod with cap marked "RPLS 2475" set in the southeasterly right-of-way line of U.S. Highway No. 190 and being in the northwesterly boundary line of said Commercial Property and being the northwesterly boundary line of said WRANGLER COMMERCIAL ADDITION and being the southwest corner of said Lot 1, Block 1, FIRST NATIONAL BANK TEXAS for corner;

THENCE N. 51° 07' 53" E., 221.64 feet with said right-of-way line and boundary lines (calls N. 51° 07' 30" E., 516.06 feet) to the Point of BEGINNING and containing 1.200 acres of land.



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 8 O'CLOCK P.M.  
 SEP 28 2007  
 Barbara Simpson  
 County Clerk, Coryell Co., Texas

STATE OF TEXAS  
 COUNTY OF CORYELL

THIS IS TO CERTIFY THAT FIRST NATIONAL BANK TEXAS IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO FIRST NATIONAL BANK TEXAS BY GENERAL WARRANTY DEED DATED NOVEMBER 6, 2006, AND RECORDED IN FILE NO. 200913, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS AMENDING PLAT OF FIRST NATIONAL BANK TEXAS IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, FIRST NATIONAL BANK TEXAS, 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.

FIRST NATIONAL BANK TEXAS  
*James W. Meredith*  
 JAMES W. MEREDITH  
 DATE 8-16-07

STATE OF TEXAS  
 COUNTY OF CORYELL: Bell

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. MEREDITH, 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 16th DAY OF August, 2007.

*Heather M. Mappus*  
 HEATHER M. MAPPUS  
 MY COMMISSION EXPIRES August 22, 2007  
 NOTARY PUBLIC IN AND FOR CORYELL COUNTY, 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 5th DAY OF September, 2007, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

*Brad D. Duce*  
 BRAD D. DUCE  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

*Michael E. Alvis*  
 SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
 COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, MICHAEL E. ALVIS, 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.

*Michael E. Alvis* 8/14/07  
 MICHAEL E. ALVIS  
 R.P.L.S. NO. 5402  
 301 N. 3RD STREET  
 TEMPLE, TX 76501

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 15th DAY OF Sept, A.D. 2007  
 CORYELL COUNTY TAX APPRAISAL DISTRICT OFFICE

BY: *M. B. Barton*

FILED FOR RECORD THIS 28th DAY OF SEPTEMBER, 2007, IN CABINET B, SLIDE 677 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

AMENDING PLAT OF:  
**FIRST NATIONAL BANK TEXAS**  
 1 LOT, 1 BLOCK

A TRACT OF LAND SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NO. 389 AND ED S. JONES SURVEY, ABSTRACT NO. 575  
 A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS  
 TRACT SURVEYED NOVEMBER 6, 2006.



ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd St.  
 TEMPLE, TEXAS  
 E-MAIL: VDTURLEY@AOL.COM  
 (254) 773-2400  
 (254) 773-3998  
 FAX NO.

AMENDING PLAT OF:  
**FIRST NATIONAL BANK TEXAS**  
 107 WEST HIGHWAY 190  
 JAMES GEORGE SURVEY, ABSTRACT NO. 389  
 ED S. JONES SURVEY, ABSTRACT NO. 575  
 CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS  
 PREPARED FOR:  
**FIRST NATIONAL BANK TEXAS**  
 P.O. BOX 937  
 KILLEEN, TEXAS 76540

REVISIONS		
08/14/07	AMENDING PLAT	JRG

DATE:	08/14/07
DRN. BY:	JRG
REF.:	06417 11561-D 06462 11561-D 4335-D
FIELD BOOK	-
JOB NO.:	06566
SHEET	1 OF 4
COMPUTER DWG. NO.	06566

**11655-D**  
 DRAWING NUMBER