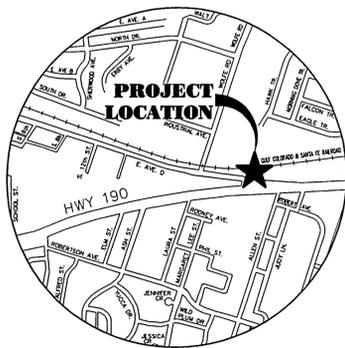


LINE TABLE			DEED CALLS	
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	10.15'	N05°55'49"E	10.00'	N05°55'49"E
L2	50.00'	N84°51'11"E	50.00'	N87°24'08"E
L3	54.32'	S04°57'29"E	54.00'	S02°29'22"E
L4	49.92'	S85°15'53"W	50.00'	S87°24'08"W
L5	59.38'	N77°51'10"W	59.35'	N75°30'18"W



FIELD NOTES for a 0.228 acre tract of land in Coryell County, Texas, being part of the W. P. Hardeman Survey, Abstract No. 454, and the J. M. Goodwin Survey, Abstract No. 1646, and the land herein described being all of a called 0.165 acre tract conveyed to Fong I. McCaffrey, being recorded in Document No. 179844, Deed Records of Coryell County, Texas, and being all of a called 0.062 acre tract, conveyed to Fong McCaffrey, of record in Document No. 192504, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found on the north right-of-way line of Avenue D (F.M. Highway 1113), being the southwest corner of said 0.165 acre tract, for the southwest corner of this tract;

THENCE N. 05° 55' 49" E., 10.15 feet, with the north right-of-way line of said Avenue D and the west line of said 0.165 acre tract, to an "X", found in concrete at the northwest corner of said 0.165 acre tract and being on the south right-of-way line of the A. T. & S. F. Railroad and being in a curve to the left, for the northwest corner of this tract;

THENCE with the north line of said 0.165 acre tract, the south right-of-way line of said railroad and along said curve to the left, having a radius of 2914.93 feet, an arc length of 259.69 feet, and a long chord bearing N. 88° 07' 14" E., 259.60 feet, to a 3/8" iron rod, found at the end of said curve, being the northeast corner of said 0.165 acre tract and the northwest corner of said 0.062 acre tract, for an angle corner of this tract;

THENCE N. 84° 51' 11" E., 50.00 feet, with the south right-of-way line of said railroad and the north line of said 0.062 acre tract, to a 3/8" iron rod with cap, set at the northeast corner of said 0.062 acre tract, for the northeast corner of this tract;

THENCE S. 04° 57' 29" E., 54.32 feet, with the east line of said 0.062 acre tract, to a 3/8" iron rod, found at the southeast corner of said 0.062 acre tract, for the southeast corner of this tract;

THENCE S. 85° 15' 53" W., 49.92 feet, with the south line of said 0.062 acre tract, to a 3/8" iron rod, found on the north right-of-way line of said Avenue D, at the southwest corner of said 0.062 acre tract and the southeast corner of said 0.165 acre tract, for an angle corner of this tract;

THENCE N. 77° 51' 10" W., 59.38 feet, with the north right-of-way line of said Avenue D and the south line of said 0.165 acre tract to a 3/8" iron rod, found at an angle corner of said 0.165 acre tract, for an angle corner of this tract;

THENCE N. 83° 45' 39" W., 208.43 feet, with the north right-of-way line of said Avenue D and the south line of said 0.165 acre tract, to the POINT OF BEGINNING and containing 0.228 acre of land.

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.

Rex D. Haas
 Registered Professional Land Surveyor No. 4378
 102 North College St.
 Killeen, Texas 76541



THE STATE OF TEXAS
 COUNTY OF CORYELL

This is to certify that Fong McCaffrey 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 192504 and Instrument Number 179844 of the Deed Records of Coryell County, Texas, designated herein as Fong 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.

Fong McCaffrey
 Fong McCaffrey

THE STATE OF TEXAS
 COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Fong McCaffrey, 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 12th day of October, 2007.



Tina Kather
 Notary Public, 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 15th day of October, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Madeline Sias
 CHAIRMAN, PLANNING & ZONING COMMISSION

McCall
 SECRETARY, PLANNING & ZONING COMMISSION

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 11:50 O'CLOCK P.M.

OCT 16 2007

211483

Barbara Simpson
 County Clerk, Coryell Co., Texas

NOTES:
 1. OWNER'S ADDRESS:
 FONG, I. McCAFFREY
 1301 EAST HIGHWAY 190
 COPPERAS COVE, TX 76522
 2. WATER PROVIDER: COPPERAS COVE WATER
 (CCN# 10449)
 3. SEWER PROVIDER: CITY OF COPPERAS COVE.
 4. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

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 16th day of OCT, A.D. 2007
 CORYELL COUNTY TAX OFFICE
 BY: *Shirley Boster*

FILED FOR RECORD this 16th day of October, 2007, in Cabinet B, Slide 1123, Plat Records of Coryell County, Texas. Dedication Instrument in Volume 114, Page 114, Deed Records of Coryell County, Texas.

DWG No.	DATE	BY	REVISIONS
07-454-D	JW/FRB	SEPT. 2007	1"=100'
1	10/12/07	FRB	BL FROM 20 TO 25'
			REMARKS
			REVISED

FONG ADDITION
COPPERAS COVE, CORYELL COUNTY, TEXAS
FINAL PLAT

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

SCALE: 1"=100'
 1"=100'
 1"=100'

DATE: SEPT. 2007
 DRAWN BY: JW/FRB
 AREA: 0.228 Ac.
 1 LOT
 1 BLOCK