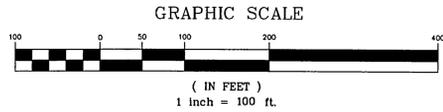


213973



FIELD NOTES for a 13.817 acre tract of land in Coryell County, Texas, part of the J. H. McClain Survey, Abstract No. 766, and the land herein described being all of that certain called 13.817 acre tract conveyed to Ralph T. Roberts, of record in Document No. 137710, Deed Records of Bell County, Texas, being part of a called 118.665 acre tract conveyed to Winfred E. Grimes, Jr., of record in Volume 411, Page 636, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1 1/2" iron pipe, found on the east right-of-way line of Grimes Crossing Road, at the southwest corner of said 13.817 acre tract, being the northwest corner of a called 251.000 acre tract conveyed to Winfred E. Grimes, Jr., of record in Volume 411, Page 636, Deed Records of Coryell County, Texas, for the southwest corner this tract;

THENCE N. 17° 33' 05" E., 802.92 feet, with the east right-of-way line of said Grimes Crossing Road and the west line of said 13.817 acre tract, to a 3/8" iron rod with cap, set at the northwest corner of said 13.817 acre tract, for the northwest corner of this tract;

THENCE with the north line of said 13.817 acre tract, the following two (2) courses:  
 1. S. 63° 26' 55" E., 356.09 feet, to a 3/8" iron rod, found at an angle corner;  
 2. S. 57° 25' 43" E., 458.83 feet, to a 3/8" iron rod with cap, set at the northeast corner of said 13.817 acre tract, for the northeast corner of this tract;

THENCE S. 09° 59' 15" W., 629.86 feet, with the east line of said 13.817 acre tract, to a 3/8" iron rod, found at the southeast corner of said 13.817 acre tract, being on the north line of said 251.000 acre tract, for the southeast corner of this tract;

THENCE N. 72° 42' 17" W., 877.77 feet, with the south line of said 13.817 acre tract and the north line of said 251.000 acre tract, to the POINT OF BEGINNING and containing 13.817 acres 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.  
 Killen, Texas 76541



THE STATE OF TEXAS  
 COUNTY OF CORYELL

This is to certify that Ralph T. Roberts and Mary Sue Roberts are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed recorded as Instrument Number 137710 of the Deed Records of Coryell County, Texas, designated herein as MR Ranch 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.

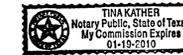
*Ralph T. Roberts*  
 Ralph T. Roberts

*Mary Sue Roberts*  
 Mary Sue Roberts

THE STATE OF TEXAS  
 COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Ralph T. Roberts, 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 24<sup>th</sup> day of September, 2007.

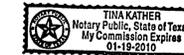


*Tina Kather*  
 Notary Public, BELL County, Texas.

THE STATE OF TEXAS  
 COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Mary Sue Roberts, 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 24<sup>th</sup> day of September, 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 5<sup>th</sup> day of November, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

*David Neff*  
 CHAIRMAN, PLANNING & ZONING COMMISSION  
*Scott Wall*  
 SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 20<sup>th</sup> day of November, 2007, by the City Council of the City of Copperas Cove, Texas.

*Barbara Simpson*  
 MAYOR, CITY OF COPPERAS COVE  
*James Teas*  
 AT-LARGE, CITY SECRETARY



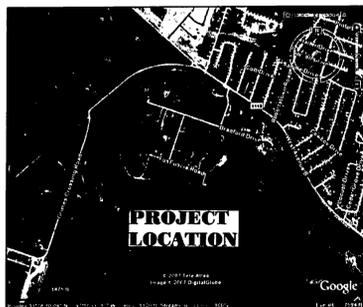
STATE OF TEXAS  
 COUNTY OF CORYELL  
 I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK  
 CORYELL COUNTY, TEXAS  
*Barbara Simpson*

Filed For Record  
 AT 2 O'CLOCK P.M.  
 JAN 14 2008  
 Coryell County Clerk, Coryell Co., Texas

213973



VICINITY MAP  
 SCALE: N.T.S.

- NOTES:
- OWNER'S ADDRESS:  
 MARY SUE & RALPH T. ROBERTS  
 2983 GRIMES CROSSING RD.  
 COPPERAS COVE, TX 76522
  - WATER SERVICE PROVIDED BY KEMPNER WATER SUPPLY CCN #10456.
  - ELECTRIC SERVICE PROVIDED BY HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION.
  - DUE TO THE LACK OF SEWER AVAILABILITY IN THE AREA, ALL LOTS WILL BE SERVED BY ON SITE SEWERAGE FACILITIES (OSSF). THE LOT SIZES AND SOIL CONDITIONS ARE SUITABLE FOR OSSF AND WILL REQUIRE APPROVAL BY THE CORYELL COUNTY HEALTH DEPARTMENT IN ACCORDANCE WITH TCEQ AND COUNTY REGULATIONS.
  - ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

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 Dec, A.D. 2007  
 CORYELL COUNTY TAX OFFICE  
 BY: *Theresa Barton*

FILE FOR RECORD this 14 day of January, 2008, in Cabinet B, Slide 690, Plat Records of Coryell County, Texas. Dedication Instrument in Volume     , Page     , Deed Records of Coryell County, Texas.

INSTRUMENT NO.	213973
DATE	1-14-08
BY	M.R. Ranch CC
REVISIONS	13690
DATE	10/17/07
NO.	1

MR RANCH ADDITION  
 COPPERAS COVE, CORYELL COUNTY, TEXAS  
 FINAL PLAT  
 SHEET TITLE:

213973

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

DWG No.	07-453-D
DATE	SEPT. 2007
SCALE	1"=100'
FB/AB	3 LOTS
GPS	1 BLOCK
AREA	13.817 AC