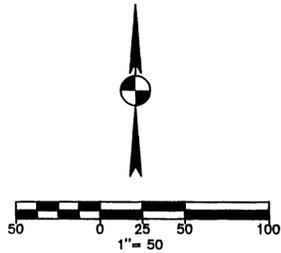


LOCATION MAP  
COPPERAS COVE, TEXAS

NOT TO SCALE



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND



KNOW ALL MEN BY THESE PRESENTS:

THAT I, HAL B. LANE, III, 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.

*Hal B. Lane, III*  
HAL B. LANE, III, R.P.L.S.  
TEXAS REGISTRATION NO. 4690  
922 ISOM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78216

DTC SUBDIVISION  
COPPERAS COVE, CORYELL COUNTY, TEXAS  
FINAL PLAT

FIELD NOTE DESCRIPTION

OF A 1.576 ACRE TRACT SITUATED IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.2444 ACRE TRACT DESCRIBED IN VOLUME 328, PAGE 481, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 2.803 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 180339 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS; SAID 1.576 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS):

BEGINNING, AT A FOUND 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 (120' R.O.W.), SAME BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 1.251 ACRE TRACT, CONVEYED TO M. BOYD AND BENNY C. BOYD IN DOCUMENT NUMBER 197029 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID 2.603 ACRE TRACT, BEARS S 86° 35' 28" W, A DISTANCE OF 315.10 FEET;

THENCE, S 86° 35' 28" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 (120' R.O.W.), A DISTANCE OF 150.00 FEET TO A SET 1/2 INCH IRON ROD WITH BPI CAP FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

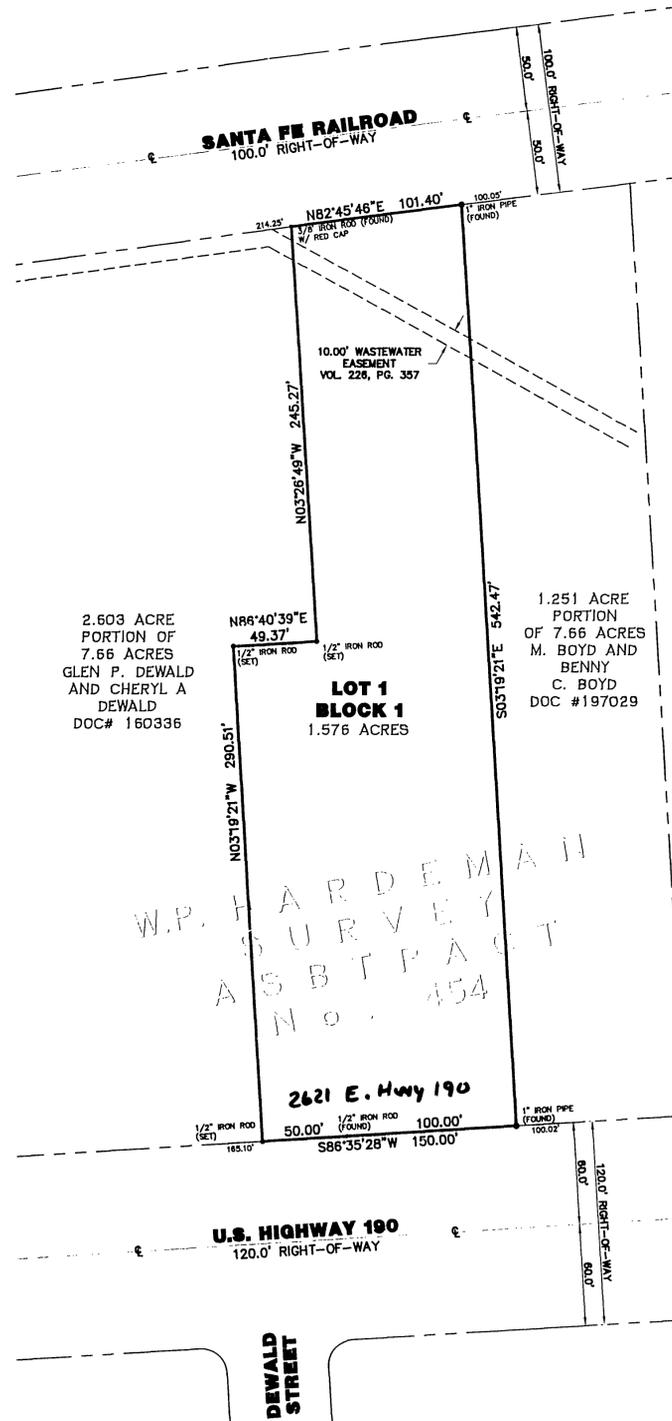
THENCE, N 03° 19' 21" W, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 (120' R.O.W.), AND CROSSING SAID 2.603 ACRE TRACT, A DISTANCE OF 280.51 FEET TO A SET 1/2 INCH IRON ROD WITH BPI CAP FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 86° 40' 39" E, CROSSING SAID 2.603 ACRE TRACT, A DISTANCE OF 49.37 FEET TO A SET 1/2 INCH IRON ROD WITH BPI CAP ON COMMON BOUNDARY LINE OF SAID 2.603 ACRE TRACT AND SAID 1.2444 ACRE TRACT;

THENCE, N 03° 28' 49" W, ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE, A DISTANCE OF 245.27 FEET TO A FOUND 3/8 INCH IRON ROD WITH RED CAP LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SANTA FE RAILROAD (100' R.O.W.), BEING THE NORTHEASTERLY CORNER OF SAID 2.603 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID 1.2444 ACRE TRACT;

THENCE, N 82° 45' 48" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA FE RAILROAD, A DISTANCE OF 101.40 FEET TO A FOUND 1 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF SAID 1.2444 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID 1.251 ACRE TRACT;

THENCE, S 03° 19' 21" E, ALONG THE COMMON LINE OF SAID 1.2444 ACRE TRACT AND SAID 1.251 ACRE TRACT, A DISTANCE OF 542.47 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.576 ACRES (68,656 SQ. FT.) OF LAND, MORE OR LESS.



2.603 ACRE PORTION OF 7.66 ACRES GLEN P. DEWALD AND CHERYL A DEWALD DOC# 160336

LOT 1 BLOCK 1 1.576 ACRES

1.251 ACRE PORTION OF 7.66 ACRES M. BOYD AND BENNY C. BOYD DOC #197029

W.P. HARDEMAIL SURVEY AS BTPACT NO. 454

2621 E. Hwy 190

STATE OF TEXAS  
COUNTY OF CORYELL

THE CORYELL 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20

BY: \_\_\_\_\_  
CORYELL COUNTY, TAX OFFICE

FILED FOR RECORDED THIS 16<sup>th</sup> DAY OF MAY, 2008,  
IN CABINET 3, SLIDE 1097, PLAT RECORDS OF CORYELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DEED RECORDS OF CORYELL COUNTY, TEXAS

OWNER'S ADDRESS:

HALLE PROPERTIES L.L.C.  
20225 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85255

WATER PROVIDER:

CITY OF COPPERAS COVE (CC# 10449)

SEWER PROVIDER:

CITY OF COPPERAS COVE

NOTE:

1. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

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 recording in the volume and page of the Coryell County Public Records and at the time and date as shown on the instrument.

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

Filed For Record  
AT 11 O'CLOCK A.M.

MAY 16 2008

County Clerk, Coryell Co., Texas

STATE OF ARIZONA  
COUNTY OF MARICOPA

THIS IS TO CERTIFY THAT I, JAMES SILHASEK, AM THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO ME BY DEED DATED \_\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE DTC SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE 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.

*James Silhasek*  
JAMES SILHASEK

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES SILHASEK, 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 31<sup>st</sup> DAY OF MARCH, 2008



*Stephen Helfman*  
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

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 AND APPROVAL.

APPROVED THIS 7<sup>th</sup> DAY OF April, 2008 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

*Pradi Dix*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

*Scott Wallen*  
SECRETARY, PLANNING AND ZONING COMMISSION