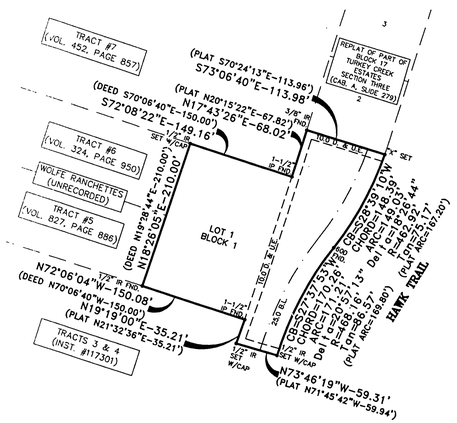
219939

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



FIELD NOTES for a 1.328 acre tract of land in Coryell County, Texas, part of the J. M. Goodwin Survey, Abstract No. 1646 and the Washington H. Davis Survey, Abstract No. 276, and the land herein described being all of Lot 1, Block 17, Replat of part of Block 17, Turkey Creek Estates, Section Three, an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 225, Plat Records of Coryell County, Texas and all of that called 0.723 acre tract designated Tract Number Two, conveyed to Bates Enterprises, Inc., being of record in Volume 549, Page 248, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete, set in a curve to the right, on the west right-of-way line of Hawk Trail, being the northeast corner of said Lot 1 and the southeast corner of Lot 2, Block 17, said Replat of part of Block 17, Turkey Creek Estates, Section 3, for the northeast corner of this tract;

THENCE with the west right-of-way line of said Hawk Trail and the east line of said Lot 1 and along said curve to the right, having a radius of 462.92 feet, an arc length of 149.03 feet and a long chord bearing **S. 28° 39' 10" W., 148.39 feet**, to a 60D nail, found at the end of said curve and the beginning of a curve to the left, for an angle corner of this tract;

THENCE with the west right-of-way line of said Hawk Trail and the east line of said Lot 1 and along said curve to the left, having a radius of 468.16 feet, an arc length of 171.21 feet and a long chord bearing **S. 27° 37' 53" W., 170.26 feet**, to a 1/2" iron rod with cap, set at the end of said curve, being the southeast corner of said Lot 1, for the southeast corner of this tract;

THENCE **N. 73° 46' 19" W., 59.31 feet**, with the south line of said Lot 1, to a 1/2" iron rod with cap, set at the southwest corner of said Lot 1, being on the east line of a called 0.989 acre tract, of record in Instrument No. 117301, Deed Records of Coryell County, Texas, for the southwest corner of this tract;

THENCE **N. 19° 19' 00" E., 35.21 feet**, with the west line of said Lot 1 and the east line of said 0.989 acre tract, to a 1 1/2" iron pipe, found at the southeast corner of said 0.723 acre tract, for an interior corner of this tract;

THENCE **N. 72° 06' 04" W., 150.08 feet**, with the south line of said 0.723 acre tract, to a 1/2" iron rod, found at the southwest corner of said 0.723 acre tract, for the southwest corner of this tract;

THENCE **N. 18° 26' 05" E., 210.00 feet**, with the west line of said 0.723 acre tract, to a 1/2" iron rod with cap, set at the northwest corner of said 0.723 acre tract, for the southerly northwest corner of this tract;

THENCE **S. 72° 08' 22" E., 149.16 feet**, with the north line of said 0.723 acre tract, to a 1 1/2" iron pipe, found on the west line of said Lot 1 at the northeast corner of said 0.723 acre tract, for an interior corner of this tract;

THENCE **N. 17° 43' 26" E., 68.02 feet**, with the west line of said Lot 1, to a 3/8" iron rod, found at the northwest corner of said Lot 1 and the southwest corner of said Lot 2, for the northerly northwest corner of this tract;

THENCE **S. 73° 06' 40" E., 113.98 feet**, with the north line of said Lot 1 and the south line of said Lot 2, to the POINT OF BEGINNING containing 1.328 acres of land.

KNOW ALL MEN BY THE PRESENTS:

That I, Mike W. Kriegel, 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. 4330
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Bates Enterprises is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated May 19, 1993 and recorded in Volume 549, Page 248 of the Deed Records of Coryell County, Texas, designated herein as **TURKEY CREEK, SECTION FOUR BEING A REPLAT OF LOT 1, BLOCK 17, TURKEY CREEK, SECTION THREE AND 0.723 ACRE OF J. M. GOODWIN SURVEY, ABSTRACT No. 1646** in the City of Copperas Cove, Texas.

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.

For: Bates Enterprises, Inc.

Michael Bates

THE STATE OF TEXAS
COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Michael Bates, 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 20 day of June, 20 08.

SHEILA R. MIKULEG
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/04/2011

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.

APPROVED this 2nd day of June, 20 08 by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

VICINITY MAP
SCALE: N.T.S.

NOTES:

1. ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ARE PER GPS OBSERVATIONS.
2. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.
3. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.

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 this 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 4:45 O'CLOCK P M
JUL 30 2008
County Clerk, Coryell Co., Texas

219939

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 30 day of July, A.D. 2008

CORYELL COUNTY TAX OFFICE
BY:

FILE FOR RECORD this 30TH day of July, 2008, in Cabinet B, Slide 411, Plat Records of Coryell County, Texas. Dedication Instrument in Volume ___, Page ___, Deed Records of Coryell County, Texas.

No.	DATE	REMARKS	BY
1	6/5/08	LEGAL NAME CHANGE	FRB

REVISIONS

TURKEY CREEK, SECTION FOUR
BEING A REPLAT OF LOT 1, BLOCK 17, TURKEY CREEK, SECTION THREE AND 0.723 ACRE OF J. M. GOODWIN SURVEY, ABSTRACT No. 1646
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:	GPS	1. LOT	1. BLOCK	AREA:
08-234-D	MDH/FRB	MAY 2008	1"=100'					1.328 Ac.

Subdivisions\Turkey Creek Replat 08-234-D\dwg\Turkey Creek Replat 08-234 D.dwg PLAT 6/16/2008 11:49:28 AM