

Vicinity Map
(NOT TO SCALE)

LEGEND

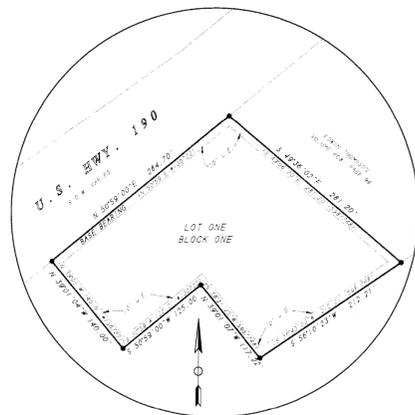
D.R.C.C.T. = DEED RECORDS CORYELL COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS CORYELL COUNTY TEXAS
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 CM = CONTROLLING MONUMENT
 CCF# = COUNTY CLERK FILE NUMBER

GENERAL NOTES

1. Basis of Bearings: The bearings shown hereon are based on the plotted bearing for COVE NURSERY ADDITION recorded in Cabinet B, Slide 512, Plat Records of Coryell County, Texas, defined by the Northwestern Line of Lot 1, N 50°59'00" E.
2. The purpose of this plat is to subdivide Lot One, Block One, COVE NURSERY ADDITION into two separate lots.
3. Lot 1R, or any portion thereof, may not be sold without an executed permanent and perpetual Stormwater Drainage Easement recorded by separate instrument.

PROPERTY ADDRESS

LOT 1R **LOT 2R**
 411 W. Hwy 190 407 W. Hwy 190
 Copperas Cove, TX Copperas Cove, TX



PRE PLAT CONDITIONS
 COVE NURSERY ADDITION
 CABINET B, SLIDE 512
 P.R.C.C.T.

CERTIFICATION

"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 8th day of June, 2009, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Frank D. Diaz
 CHAIRMAN, PLANNING & ZONING COMMISSION

Carol Ford
 SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 8th day of June, 2009, by the City Council of the City of Copperas Cove, Texas.

FILED FOR RECORD this 15th day of June, 2009, in Volume B, Page 729, of the Plat Records of Coryell County, Texas.

Tammy MacAfee, Deputy Clerk

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

228309

Filed For Record
 AT 2 O'CLOCK P.M.

JUN 15 2009
Barbara Simpson
 County Clerk, Coryell Co., Texas

SURVEYOR
 CEI ENGINEERING
 3030 LBJ FREEWAY SUITE 1250
 DALLAS, TX 75234

OWNER
 AARON'S, INC.
 309 E. PACES FERRY ROAD, 8TH FLOOR
 ATLANTA, GA 30305

SURVEYOR'S CERTIFICATE

"KNOW ALL MEN BY THESE PRESENTS:

That I, Philip E. Adams do 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.

Philip E. Adams
 Registered Professional Land Surveyor No. 5610
 State of Texas
 3030 LBJ Freeway Suite #100
 Dallas, TX 75234



06/10/09

OWNERS CERTIFICATE

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF CORYELL

WHEREAS Aaron Rents Inc. is the owner of a tract or parcel of land situated in the J.M. Clements Survey, Abstract Number 1315, City of Copperas Cove, Coryell County, Texas, and being all of Lot One (1), Block One (1), COVE NURSERY ADDITION, an addition to the City of Copperas Cove as recorded in Cabinet B, Slide 512, Plat Records of Coryell County, Texas, and being the same tract of land as described in deed to Aaron Rents Inc., as recorded in County Clerk's File Number 197738, Deed Records of Coryell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with yellow cap stamped "CEI" on the southerly right of way line of U.S. HWY 190 (a variable width right-of-way) and being the northwesterly corner of a tract or parcel of land described to Edwin Thompson recorded in Volume 408, Page 98, Deed Records of Coryell County, Texas;

THENCE South 49°36'02" East, leaving said U.S. HWY 190 and along the westerly line of said tract or parcel of land described to Edwin Thompson, a distance of 281.20 feet to a 5/8 inch iron rod set with yellow cap stamped "CEI" being the southwesterly corner of aforementioned Edwin Thompson tract;

THENCE South 56°10'23" West, along the north line of a tract or parcel of land described to Fred Groth recorded in Volume 145, Page 624, Deed Records of Coryell County, Texas, a distance of 212.21 feet to a point in a cliff;

THENCE North 39°10'07" West, a distance of 117.22 feet to a 5/8 inch iron rod set with yellow cap stamped "CEI";

THENCE South 50°59'00" West, a distance of 125.00 feet to a corner in a cliff from which a 5/8 inch iron rod set with yellow cap stamped "CEI" bears North 39°10'04" West-5.01';

THENCE North 39°10'04" West, a distance of 140.00 feet to a 1/2 inch iron rod found with red cap being on the southerly line of aforementioned U.S. HWY 190;

THENCE North 50° 59'00" East, continuing along said southerly line of U.S. HWY 190, a distance of 284.70 feet to the POINT OF BEGINNING and containing 66,751 Sq. Ft. or 1.532 Acres of land more or less.

OWNERS DEDICATION

STATE OF TEXAS
 COUNTY OF CORYELL

This is to certify that I, AARON RENTS, INC. are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed dated August 09, 2006 and recorded in County Clerks File Number 194422 of the Deed Records of Coryell County, Texas, and designated herein as the COVE NURSERY ADDITION in the City of Copperas Cove, Texas.

FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, water courses, drains, easement, and public places shown on this plat for the purpose and consideration herein expressed.

By: *Bob Carley*
 Mr. Bob Carley
 Senior Director of Construction
 Aaron's, Inc.

STATE OF TEXAS
 COUNTY OF CORYELL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Brian Horan* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of June, 2009.

Brian Horan
 Notary Public in and for the State of Texas
 My commission expires: 07-13-09

WITNESS, my hand at Dallas, Texas, this the 10th day of June, 2009.

By: *Brian Horan*
 (Printed name of authorized signature)



FINAL PLAT
COVE NURSERY ADDITION
REPLAT NO. 1
LOT 1R AND LOT 2R
 1.532 ACRES
 BEING A REPLAT OF
LOT ONE, BLOCK ONE
COVE NURSERY ADDITION

SITUATED IN THE
J.M. CLEMENTS SURVEY, ABSTRACT 1315
CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS.

JUNE 10, 2009

CEI ENGINEERING ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 Tri West Plaza, 3030 LBJ Freeway (972) 488-3737 JOB NO.: 25971
 Suite 100, Dallas, TX 75234 FAX (972) 488-6732 DWG NAME: 25971surv
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