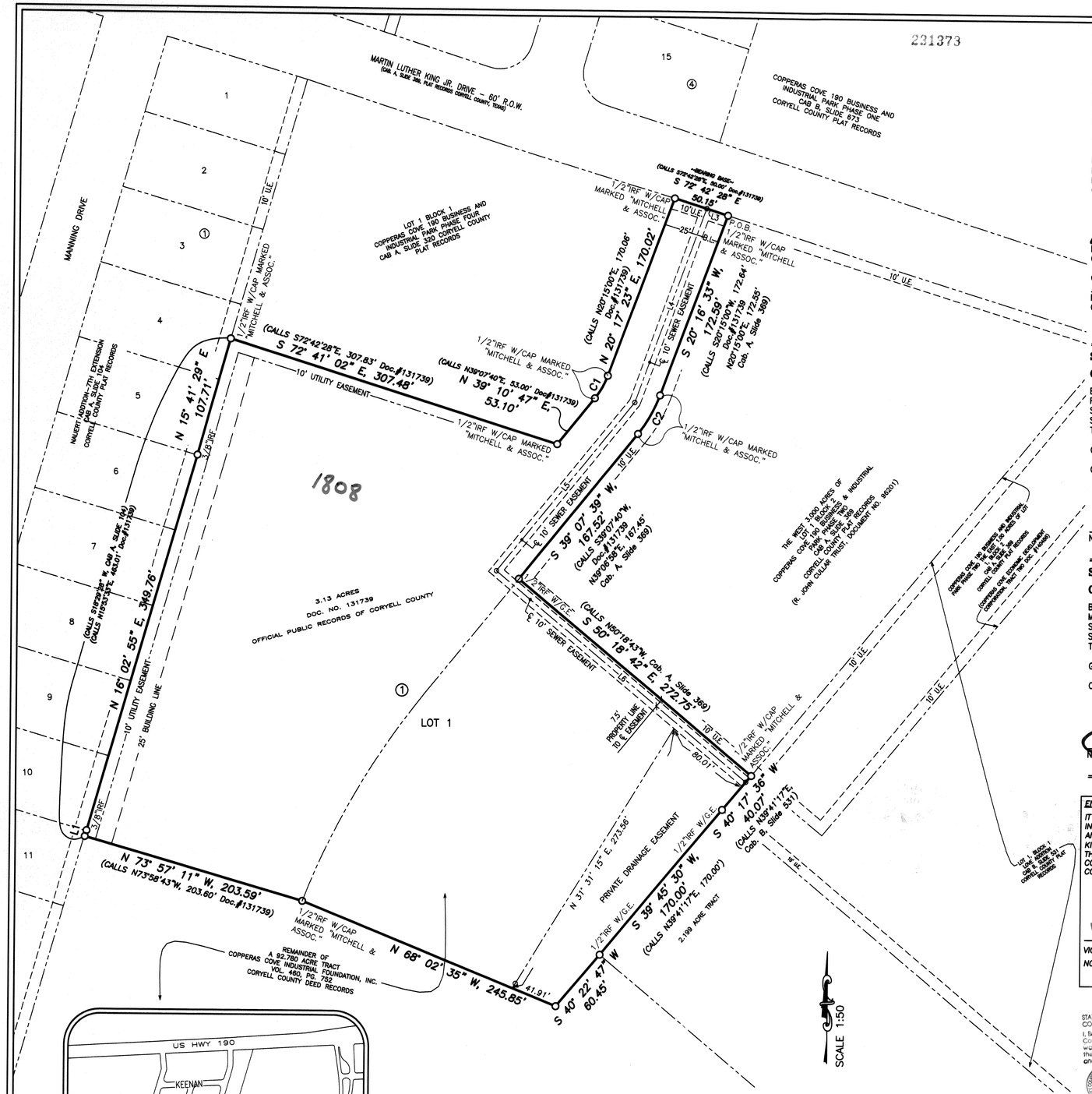
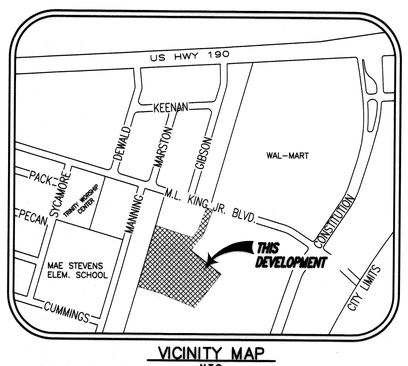
231373





VICINITY MAP
N.T.S.

NOTES:

1. ZONING: B-4: 25' FRONT, 0' REAR YARD, AND 15' EXTERIOR SIDE SIDE YARD BUILDING SETBACK LINES PER CITY OF COPPERAS COVE ZONING ORDINANCES; 25' INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL PER VARIANCE GRANTED BY CITY OF COPPERAS COVE BOARD OF ADJUSTMENTS ON JUNE 18, 2009
2. 10' UTILITY EASEMENTS ARE REQUIRED ON ALL LOTS ALONG STREETS AS SHOWN, UNLESS OTHERWISE SPECIFIED.
3. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF COPPERAS COVE.
4. ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC COMPANY.
5. ALL CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS OTHERWISE SPECIFIED.
6. A VARIANCE TO THIS PLAT CONCERNING THE WIDTH OF THE LOT AT THE STREET WAS GRANTED ON APRIL 6, 2009 BY THE CITY OF COPPERAS COVE PLANNING AND ZONING COMMISSION.

*CALLS ARE PER DOCUMENT #131739 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 16° 13' 52" E	5.57'
L2	N 39° 10' 47" E (CALLS N 39°07'40" E)	53.10' (CALLS 53.00')
L3	N 72° 42' 28" W	20.07'
L4	S 19° 57' 22" W	185.46'
L5	S 39° 10' 47" W	194.61'
L6	S 50° 18' 42" E	292.72'

CURVE TABLE					
NUMBER	DIRECTION	CH LENGTH	RADIUS	ARC LENGTH	TAN
C1	N 29° 32' 24" E (CALLS N 29° 39' 19" E)	23.20' (CALLS 23.32')	71.14' (CALLS 71.14')	23.30' (CALLS 23.43')	11.76'
C2	S 29° 41' 42" W (CALLS S 29° 39' 19" W)	39.64' (CALLS 39.71')	121.14' (CALLS 121.14')	39.82' (CALLS 39.89')	20.09'

*CALLS ARE PER DOCUMENT #131739 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CORYELL

THIS IS TO CERTIFY THAT ROBERT L. HERRING, SR. AND WIFE, MERILYNN J. HERRING ARE THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF THAT CERTAIN 3.13 ACRE TRACT OF LAND CONVEYED TO ROBERT L. HERRING, SR. AND WIFE, MERILYNN J. HERRING AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN BEING OF RECORD IN DOCUMENT NUMBER 131739 DATED APRIL 6, 2000, OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS STONEY BROOK ADDITION IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, I, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Robert L. Herring Sr 10-7-09
ROBERT L. HERRING — DATE
OWNER

Merilynn J. Herring 10-7-09
MERILYNN J. HERRING — DATE
OWNER

STATE OF TEXAS
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. HERRING, 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 THE 7 DAY OF October, 2009.

Sarah Knight
NOTARY PUBLIC

SARAH KNIGHT Notary Public, State of Texas My Commission Expires 6-3-2013

STATE OF TEXAS
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MERILYNN J. HERRING, 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 THE 7 DAY OF October, 2009.

Sarah Knight
NOTARY PUBLIC

SARAH KNIGHT Notary Public, State of Texas My Commission Expires 6-3-2013

ENGINEER MEMO:

IT IS HEREBY UNDERSTOOD THAT THE EIGHT INCH (8") WATER LINE SPECIFIED IN CONSTRUCTION DOCUMENTS FOR THIS PROPERTY WILL BE CONNECTED TO AN EXISTING SIX INCH (6") MAIN WATER LINE LOCATED ALONG MARTIN LUTHER KING JR. DRIVE AND SAID EIGHT INCH (8") WATER LINE, AT THE REQUEST OF THE CITY OF COPPERAS COVE, WILL BE A PRIVATE LINE WITH ANY FUTURE CONNECTIONS BEING SUBJECT TO INSPECTION BY THE CITY OF COPPERAS COVE.

Victor D. Turley
VICTOR D. TURLEY, P.E.
NO. 32525

STATE OF TEXAS VICTOR D. TURLEY 32525 LICENSED PROFESSIONAL ENGINEER 10/5/09

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

Filed For Record AT ___ O'CLOCK ___ M OCT 08 2009 County Clerk, Coryell Co., Texas

231373
Filed for record in Plat Cabinet B Slide 354
Deputy

STATE OF TEXAS
COUNTY OF CORYELL

THIS IS TO CERTIFY THAT THE COPPERAS COVE INDUSTRIAL FOUNDATION IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PART OR PORTION OF A 92.78 ACRE TRACT OF LAND CONVEYED TO COPPERAS COVE INDUSTRIAL FOUNDATION BEING OF RECORD IN VOLUME 460, PAGE 752, OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS STONEY BROOK ADDITION IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, I, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

10-7-2009
JAMES CLARK — DATE
PRESIDENT
COPPERAS COVE INDUSTRIAL FOUNDATION

STATE OF TEXAS
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES CLARK, 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 THE 7th DAY OF October, 2009.

Lorraine D. Uphill
NOTARY PUBLIC

LORRAINE D. UPHILL MY COMMISSION EXPIRES August 30, 2010

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

APPROVED THIS 8th DAY OF October, 2009, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

Andrea Gardner
SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE

THE CORYELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTORITY 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 THE ___ DAY OF October, 2009 A.D.

CORYELL COUNTY TAX APPRAISAL DISTRICT
By: ___

STATE OF TEXAS
COUNTY OF BELL

THAT I, MICHAEL E. ALVIS, 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.

10/05/09
MICHAEL E. ALVIS,
R.P.L.S. NO. 5402
301 N. 3RD STREET
TEMPLE, TEXAS 76501

STATE OF TEXAS MICHAEL E. ALVIS 5402 REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL PLAT OF:

STONEY BROOK ADDITION

1 Block, 1 Lot

5.020 ACRES (218,652.652 SQ. FT)
A SUBDIVISION IN THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

TRACT SURVEYED IN THE MONTH OF OCTOBER IN THE YEAR OF 2008

100 50 0 25 50

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS 76501
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400
FAX NO. (254) 773-3998

FINAL PLAT of:
STONEY BROOK ADDITION
A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

DEVELOPED by:
COPPERAS COVE A.L., L.L.C.
7800 Southwest Parkway, Suite 713
Austin, Texas, 78735

REVISIONS	

DATE:	October 5, 2009
DRN. BY:	MZS
REF.:	12061-D
FB/LB:	DATA COL.
JOB NO.:	08-474
SHEET	1 OF 1
COMPUTER DWG. NO.	08474FP.dwg

12079-D
FILE NO.