

JAMES ANDERSON SURVEY
 SUPPERS 807'S, 807 1/2 ALL 800777, TEXAS

231796



THE STATE OF TEXAS
 COUNTY OF CORYELL:

THIS IS TO CERTIFY THAT WE, CITY OF COPPERAS COVE, ARE THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF LOT 3 AND A PORTION OF THE SOUTH ONE-HALF OF THE ADJOINING 20 FOOT WIDE ALLEY OF BLOCK 8, TOWN OF COPPERAS COVE CONVEYED TO THE CITY OF COPPERAS COVE BY DEED RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211715 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, ALSO BEING ALL OF A CALLED 2.50 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF COPPERAS COVE RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211722 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS DESIGNATED HEREIN AS THE COPPERAS COVE POLICE STATION 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John Hull
 JOHN HULL
 MAYOR, CITY OF COPPERAS COVE
 507 SOUTH MAIN STREET
 COPPERAS COVE, TEXAS 76522

THE STATE OF TEXAS
 COUNTY OF CORYELL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN HULL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF August, 2009.

Janie E. Tomljanovich
 JANIE E. TOMLIANOVIICH
 Notary Public, State of Texas
 My Commission Expires
 February 25, 2011



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 20TH DAY OF July, 2009, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

John Hull
 JOHN HULL
 CHAIRMAN, PLANNING AND ZONING COMMISSION

Andrea Gordon
 ANDREA GORDON
 SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2009, BY THE CITY COUNCIL OF CITY OF COPPERAS COVE, TEXAS.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

THE CORYELL COUNTY 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. 2009

CORYELL COUNTY TAX APPRAISAL DISTRICT

BY: _____
 FILED FOR RECORD THIS 29TH DAY OF October, 2009, IN CABINET B, SLIDE 735 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

J. Madhoo
 J. Madhoo
 Deputy Clerk

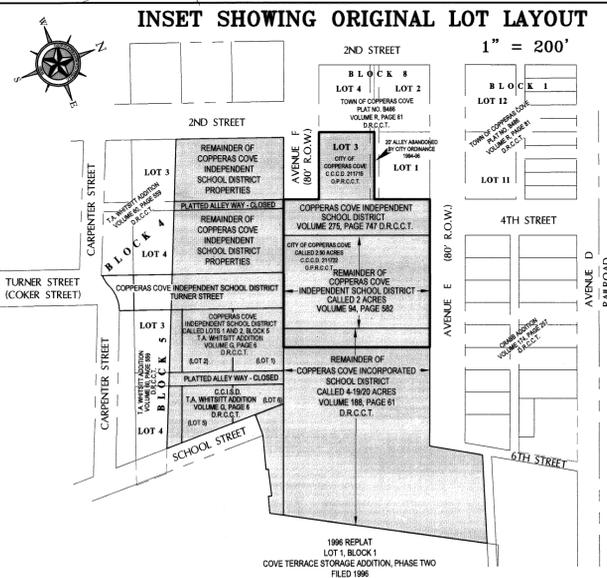
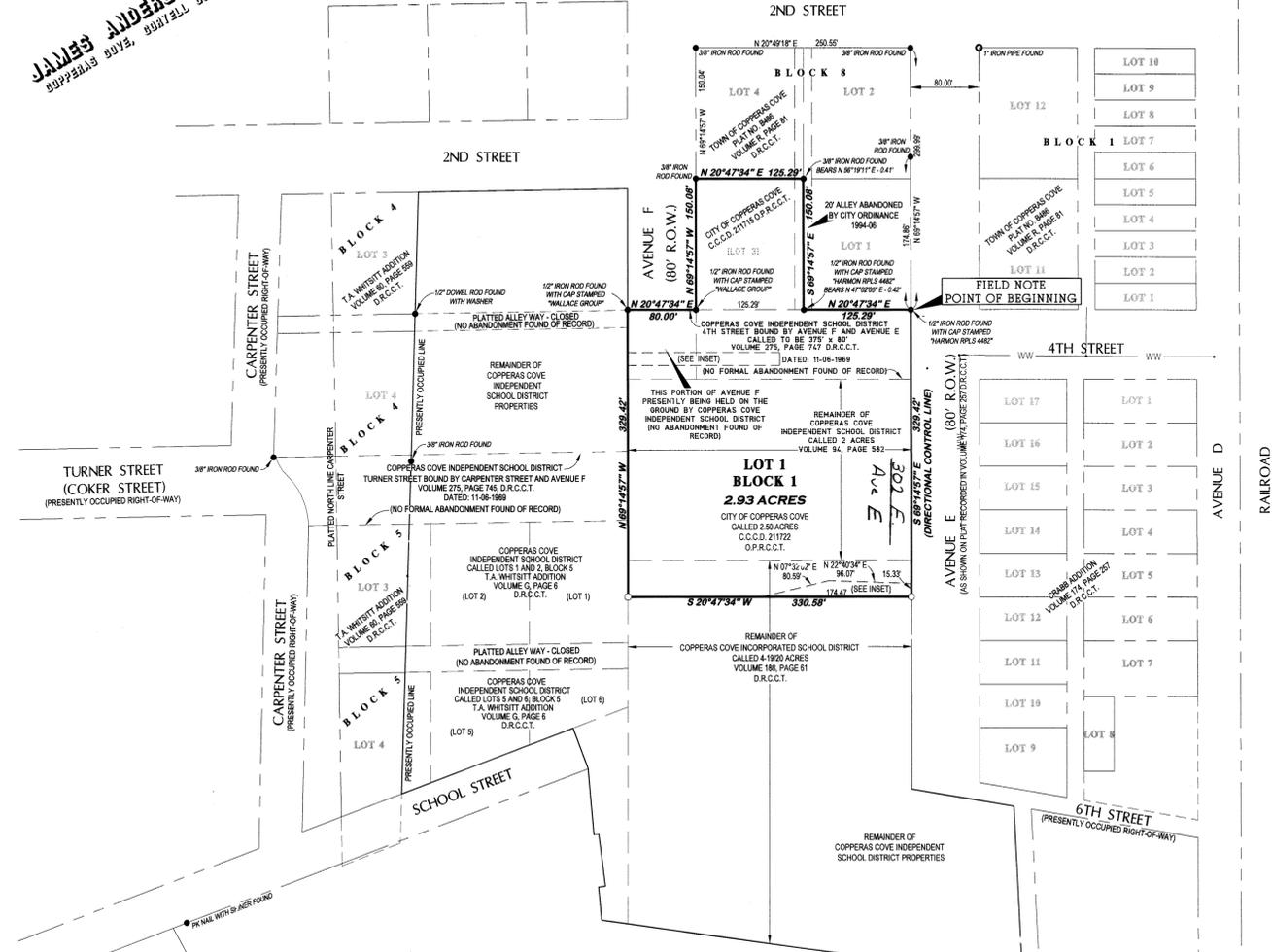
Filed For Record
 AT 1:30 O'CLOCK A.M.

OCT 29 2009

Andrea Gordon
 ANDREA GORDON
 County Clerk, Coryell Co., TEXAS

231796
 FINAL PLAT

LOT 1, BLOCK 1, COPPERAS COVE POLICE STATION ADDITION
 TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS
 BEING A 2.93 ACRE TRACT OF LAND LOCATED IN THE JAMES ANDERSON SURVEY, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING ALL OF LOT 3 AND A PORTION OF THE SOUTH ONE-HALF OF THE ADJOINING 20 FOOT WIDE ALLEY AS SHOWN ON THE PLAT OF BLOCK 8, TOWN OF COPPERAS COVE RECORDED UNDER PLAT NO. B486 IN VOLUME "R", PAGE 81 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS ALSO BEING ALL OF A CALLED 2.50 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF COPPERAS COVE RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211722 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID LOT 3 AND THE SOUTH ONE-HALF OF THE 20 FOOT WIDE ALLEY BEING ALL THE LAND CONVEYED TO THE CITY OF COPPERAS COVE BY DEED RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211715 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS



FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480155-0005 E WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 21, 1978 AND REVISION DATE OF AUGUST 1, 1983 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

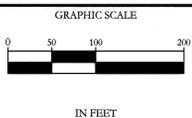
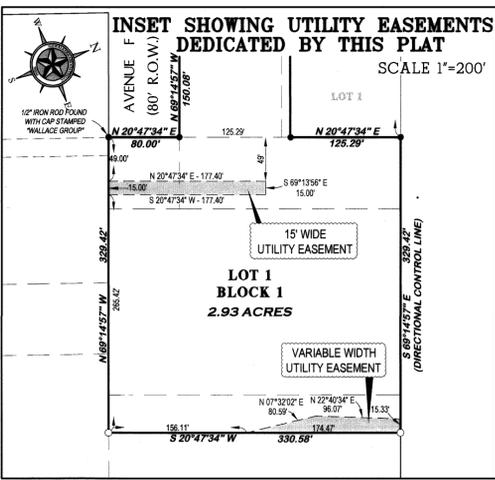
EXPLANATION OF FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.

LEGEND

- = 1/2" IRON ROD SET WITH CAP STAMPED "GE WALKER"
- C.C.C.D. = CORYELL COUNTY CLERK'S DOCUMENT
- D.R.C.C.T. = DEED RECORDS CORYELL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS

FIELD NOTES FOR A 2.93 ACRE TRACT OF LAND LOCATED IN THE JAMES ANDERSON SURVEY, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING ALL OF LOT 3 AND THE SOUTH ONE-HALF OF THE ADJOINING 20 FOOT WIDE ALLEY AS SHOWN ON THE PLAT OF BLOCK 8, TOWN OF COPPERAS COVE RECORDED UNDER PLAT NO. B486 IN VOLUME "R", PAGE 81 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS AND ALL OF A CALLED 2.50 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF COPPERAS COVE RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211722 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID LOT 3 AND A PORTION OF THE SOUTH ONE-HALF THE 20 FOOT WIDE ALLEY BEING ALL THE LAND CONVEYED TO THE CITY OF COPPERAS COVE BY DEED RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211715 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 2.93 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS WITH BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83 ACQUIRED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AS FOLLOWS:

- BEGINNING** AT A 1/2" IRON ROD WITH CAP STAMPED "HARMON RPLS 4482" FOUND IN THE PLATTED SOUTH RIGHT-OF-WAY LINE OF AVENUE E (80' WIDE AS SHOWN ON THE ABOVE-MENTIONED PLAT RECORDED IN VOLUME "R", PAGE 81 OF THE D.R.C.C.T.) AT ITS INTERSECTION WITH THE PROJECTED WEST RIGHT-OF-WAY LINE OF 4TH STREET, MARKING THE PLATTED NORTHWEST CORNER OF LOT 1, BLOCK 8 OF THE TOWN OF COPPERAS COVE AS SHOWN THE SAID PLAT, SAME BEING THE NORTHWEST CORNER OF A CALLED 375 FOOT BY 80 FOOT TRACT OF LAND DESCRIBED IN A DEED TO COPPERAS COVE INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 275, PAGE 747 OF THE D.R.C.C.T., ALSO MARKING THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 2.50 ACRE TRACT AND A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE S 89°14'57" E - 329.42'** (DIRECTIONAL CONTROL LINE) WITH THE SOUTH RIGHT-OF-WAY LINE OF AVENUE E (80' WIDE AS SHOWN ON PLAT RECORDED IN VOLUME 174, PAGE 257 OF THE D.R.C.C.T.) SAME BEING THE NORTH LINE OF THE 2.50 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET FOR THE NORTHEAST CORNER OF THE 2.50 ACRES AND THE HEREIN DESCRIBED TRACT;
- THENCE S 20°47'34" W - 330.58'** LEAVING SAID LINE OF AVENUE E WITH THE EAST LINE OF THE 2.50 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "GE WALKER" SET IN THE PLATTED NORTH LINE OF LOT 1, BLOCK 5 OF THE T.A. WHITSITT ADDITION RECORDED IN VOLUME 80, PAGE 559 OF THE D.R.C.C.T., SAME BEING THE SOUTH LINE OF THE REMAINDER OF A CALLED 4-19/20 ACRE TRACT DESCRIBED IN A DEED TO COPPERAS COVE INCORPORATED SCHOOL DISTRICT RECORDED IN VOLUME 188, PAGE 61 OF THE D.R.C.C.T., SAID IRON ROD MARKING THE SOUTHWEST CORNER OF THE 2.50 ACRES AND THE HEREIN DESCRIBED TRACT;
- THENCE N 69°14'57" W - 329.42'** WITH THE PLATTED NORTH LINE OF SAID T.A. WHITSITT ADDITION, SAME BEING THE SOUTH LINE OF THE 2.50 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALLACE GROUP" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF AVENUE F (80' WIDE AS SHOWN ON SAID PLAT RECORDED IN VOLUME "R", PAGE 81 OF THE D.R.C.C.T.) AT ITS INTERSECTION WITH THE PROJECTED WEST LINE OF 4TH STREET, MARKING THE SOUTHWEST CORNER OF THE SAID 375 X 80' TRACT (AS HELD ON THE GROUND), ALSO MARKING THE SOUTHWEST CORNER OF THE 2.50 ACRES AND A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE N 20°47'34" E - 80.00'** WITH THE WEST LINE OF THE 2.50 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "WALLACE GROUP" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF AVENUE F, MARKING THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED LOT 3, BLOCK 8 OF THE TOWN OF COPPERAS COVE, ALSO MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE N 69°14'57" W - 150.00'** WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE F TO A 3/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE N 20°47'34" E - 125.29'** LEAVING SAID LINE OF AVENUE F WITH THE COMMON LINE OF LOTS 3 AND 4 OF SAID BLOCK 8 AND A PROJECTION THEREOF TO A POINT IN THE CENTERLINE OF AN ABANDONED 20' WIDE ALLEY (ABANDONED BY CITY ORDINANCE 1994-06) MARKING THE NORTHWEST CORNER OF THE ABOVE-MENTIONED LAND CONVEYED TO THE CITY OF COPPERAS COVE BY DEED RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211715 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, ALSO MARKING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR REFERENCE BEARS N 56°19'11" E - 0.41';
- THENCE S 69°14'57" E - 150.00'** WITH SAID CENTERLINE OF THE ABANDONED ALLEY, SAME BEING THE NORTH LINE OF THE LAND CONVEYED TO THE CITY OF COPPERAS COVE BY DEED RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 211715 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS TO A POINT IN THE EAST LINE OF BLOCK 8, SAME BEING THE WEST LINE OF THE 2.50 ACRE TRACT FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "HARMON RPLS 4482" FOUND FOR REFERENCE BEARS N 47°02'05" E - 0.42';
- THENCE N 20°47'34" E - 125.29'** WITH THE EAST LINE OF BLOCK 8, SAME BEING THE WEST LINE OF THE 2.50 ACRE TRACT TO THE POINT OF BEGINNING.



		I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS, SURVEYED DURING THE MONTH OF _____, 2009.		RELEASE DATE: JUNE 24, 2009		G. E. WALKER & ASSOCIATES, L.L.C. ENGINEERS SURVEYORS TEXAS 600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76708 • PHONE: 1-254-714-1402 • T.B.P.E. REGISTRATION NO. 8053		GRAPHIC SCALE 0 50 100 200 IN FEET		COPPERAS COVE POLICE STATION ADDITION CITY OF COPPERAS COVE FINAL PLAT LOT 1, BLOCK 1, COPPERAS COVE POLICE STATION ADDITION TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS		SHEET 1 OF 1		
REV	DESCRIPTION	DATE	BY	PLAT NO. D-1-0088	PROJ. NO. 2-01307	DRAFT DATE 05-03-09	DRAWN BY KRE	CHECKED BY MPP	FIELD NOTE NO. NA	TAB. NO. NA	FW/PC 1-021-08	DWG. NAME 2-01307EN.DWG		

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