



Legal Description

BEING a 7.098 acre tract of land situated in the W.P. Hardeeman Survey, Abstract No. 454, City of Copperas Cove, Coryell County, Texas, and being all of a tract of land described in deed to Oncor Electric Delivery Company, as recorded in Document Number 203668, Deed Records of Coryell County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "GORRONDONA" found for the southwest corner of said Oncor tract, same being a corner in the west line of the remainder of an 87.21 acre tract of land described in deed to Copperas Cove Economic Development Corporation, as recorded in Document Number 190990, D.R.C.C.T., said corner being in the east line of the Replat of Lots 7, 8, 9, & 10, Block 1, Thousand Oaks Addition I, and Lot 10, Block 3, Nauerl Addition 8th Extension, an addition to the City of Copperas Cove, Coryell County, Texas, as recorded in Cabinet A, Slide 295, Plat Records of Coryell County, Texas (P.R.C.C.T.);

THENCE North 15 degrees 18 minutes 45 seconds East, along the common line with said Replat of Lots 7, 8, 9, & 10, Block 1, Thousand Oaks Addition I, and Lot 10, Block 3, Nauerl Addition 8th Extension, a distance of 185.05 feet to a flagged steel-T-post found for corner;

THENCE North 15 degrees 48 minutes 19 seconds East, continuing along said common line, a distance of 174.07 feet to a 1-inch iron pipe found for corner;

THENCE North 15 degrees 58 minutes 32 seconds East, continuing along said common line, a distance of 146.82 feet to a 1/2-inch iron with yellow plastic cap stamped "Half Associates, Inc." set for the northwest corner of said Oncor tract, said corner being in the west line of said 87.21 acre tract;

THENCE departing said common line, and along the common line with said 87.21 acre tract, the following bearings and distances:

South 87 degrees 31 minutes 44 seconds East, a distance of 352.40 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

South 02 degrees 24 minutes 43 seconds West, a distance of 50.30 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

South 67 degrees 44 minutes 18 seconds East, a distance of 302.76 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

South 88 degrees 48 minutes 45 seconds East, a distance of 422.88 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner in the west right-of-way line of Constitution Drive (an 80-foot wide right-of-way at this point);

THENCE South 27 degrees 56 minutes 36 seconds West, departing said common line, and along the west right-of-way line of said Constitution Drive, a distance of 89.61 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

THENCE departing said west right-of-way line, and along the common line with said 87.21 acre tract, the following bearings and distances:

North 88 degrees 48 minutes 45 seconds West, a distance of 382.54 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

South 50 degrees 17 minutes 52 seconds West, distance of 386.19 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA" found for corner;

North 87 degrees 35 minutes 17 seconds West, a distance of 468.47 feet to the POINT OF BEGINNING AND CONTAINING 309,194 square feet, or 7.098 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: That I, Andrew J. Shafer 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.

Andrew J. Shafer
 Andrew J. Shafer
 Registered Professional Surveyor
 Texas No. 5017

October 16, 2009

Before me, the under signed authority, on this day personally appeared *Andrew Shafer*, 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 16th day of Oct, 2009.

THE STATE OF TEXAS
 COUNTY OF CORYELL

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 on the time and date as stamped herein by me.

FILED FOR RECORD
 AT 10:32 O'CLOCK A.M.
 OCT 29 2009
 BARBARA SIMPSON, CLERK
 CORYELL COUNTY, TEXAS

231797

THE STATE OF TEXAS
 COUNTY OF CORYELL

This is to certify that Oncor Electric Delivery Co., LLC is the legal owner(s) of the land shown on this plat, being a tract of land conveyed by deed dated 02/09/2007 and recorded in Document No. 203668, of the Deed records of Coryell County, Texas, and designated herein as the Copperas Cove Substation in the City of Copperas Cove, Texas. FURTHER, the undersigned does 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.

Oncor Electric Delivery Co., LLC,
 a Delaware limited liability company

W. Bruce Dietzman
 By: W. Bruce Dietzman
 Attorney-in-Fact

THE STATE OF TEXAS
 COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared *Bruce Dietzman*, 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 16th day of Oct, 2009.

Sandy Smith
 Notary Public,
 Collin County, Texas

"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 27th day of April, 2009
 by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

John J. Hall
 CHAIRMAN, PLANNING & ZONING COMMISSION

Arden Calder
 SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this the _____ day of _____, 2009
 by the City Council of the City of Copperas Cove, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY _____

APPROVED this the _____ day of _____, 2009
 by the County Commissioners of Coryell County, Texas.

COUNTY JUDGE
 FILED FOR RECORD this 29th day of October, 2009
 In Volume _____, Page _____ of the Plat Records of Coryell County, Texas."

Cabinet B, Slide 736
J. Michael
 Deputy Clerk

LEGEND

1/2" SIR
 5/8" FIR
 W/CAP
 (C.M.)
 P.R.C.C.T.
 D.R.C.C.T.
 R.O.W.
 DOC. #

ONE HALF INCH SET IRON ROD
 FIVE-EIGHTHS INCH FOUND IRON ROD
 WITH CAP STAMPED "GORRONDONA"
 CONTROL MONUMENT
 PLAT RECORDS OF CORYELL COUNTY TEXAS
 DEED RECORDS OF CORYELL COUNTY TEXAS
 RIGHT OF WAY
 DOCUMENT NUMBER

FINAL PLAT
 OF
COPPERAS COVE SUBSTATION
LOT 1, BLOCK 1
7.098 ACRES
 SITUATED IN THE
W.P. HARDEMAN SURVEY ABST. NO. 454
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS
 FOR
ONCOR ELECTRIC DELIVERY COMPANY
 BY

HALFF

3801 PARKWOOD BLVD., SUITE 500 FRISCO, TEXAS 75034 (214) 618-4570
 SCALE: 1" = 100' AVO: 26457 DATE: OCTOBER, 2009

10/16/2009 11:50:27 AM ah2073 HALFF I:\28000s\26457\CADD\Sheets\C001-FP-26457.dgn