235188

LEGEND

- ○ = 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET (UNLESS OTHERWISE NOTED)
- ▣ = 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET IN CONCRETE
- ● = 5 / 8 " IRON ROD WITH CAP STAMPED " GORRONDONA & ASSOC. AUSTIN TX" FOUND (UNLESS OTHERWISE NOTED)
- C.C.C.D. = CORYELL COUNTY CLERK'S DOCUMENT
- D.R.C.C.T. = DEED RECORDS CORYELL COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS CORYELL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS CORYELL COUNTY, TEXAS

VICINITY MAP (NOT TO SCALE)

FIELD NOTES FOR A 30.874 ACRE TRACT OF LAND LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" UNDER CORYELL COUNTY CLERK'S DOCUMENT (C.C.C.D.) 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 30.874 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 370.3 ACRE TRACT DESCRIBED IN A DEED TO JAY MANNING AND JOAN MANNING RECORDED UNDER C.C.C.D. 182714 OF THE O.P.R.C.C.T., AND THE SOUTHEAST CORNER OF LOT 18, BLOCK 9, THOUSAND OAKS ADDITION II, RECORDED IN VOLUME 6, PAGE 29 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS (P.R.C.C.T.), ALSO MARKING AN ANGLE POINT IN THE WEST LINE OF THE ABOVE-MENTIONED REMAINDER OF THE 87.21 ACRES;

THENCE N 14°48'10" E - 126.50' WITH THE EAST LINE OF SAID BLOCK 9, SAME BEING THE WEST LINE OF THE REMAINDER OF THE 87.21 ACRES TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET FOR THE **POINT OF BEGINNING** BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 14°48'10" E - 1616.68' CONTINUING WIN THE EAST LINE OF SAID BLOCK 9 AND THE WEST LINE OF THE REMAINDER OF THE 87.21 ACRES TO A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF BLOCK 9, SAME BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, THOUSAND OAKS ADDITION I, RECORDED IN VOLUME 6, PAGE 9 AND CABINET A, SLIDE 294 OF THE P.R.C.C.T., SAID IRON ROD ALSO MARKING AN ANGLE POINT IN THE WEST LINE OF THE REMAINDER OF THE 87.21 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE N 15°19'28" E - 113.05' WITH THE EAST LINE OF SAID BLOCK 1 TO A 3/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 7.098 ACRE TRACT DESCRIBED IN A DEED TO TXU ELECTRIC DELIVERY COMPANY RECORDED UNDER C.C.C.D. 203668 OF THE O.P.R.C.C.T., ALSO MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THE 7.098 ACRE TRACT THE FOLLOWING 3 CALLS:

1) **S 87°35'10" E - 468.55'** TO A 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOC. AUSTIN TX" FOUND MARKING AN ANGLE POINT,
2) **N 50°18'09" E - 386.13'** TO A 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOC. AUSTIN TX" FOUND MARKING AN ANGLE POINT,
3) **S 88°49'25" E - 382.57'** TO A 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOC. AUSTIN TX" FOUND IN THE WEST LINE OF A CALLED 0.267 ACRE ROADWAY EASEMENT RECORDED UNDER C.C.C.D. 203669 OF THE P.R.C.C.T., BEING THE PROPOSED WEST RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF CONSTITUTION DRIVE (80' WIDE), SAID IRON ROD MARKING THE SOUTHEAST CORNER OF THE 7.098 ACRES, ALSO MARKING A CORNER OF THE REMAINDER OF THE 87.21 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE THE FOLLOWING 3 CALLS:

1) **N 27°55'19" E - 95.56'** WITH THE EAST LINE OF THE 7.098 ACRES AND A PROJECTION THEREOF TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOC. AUSTIN TX" FOUND MARKING THE NORTHEAST CORNER OF THE 7.098 ACRES BEARS S 27°55'19" W - 5.92';
2) **AN ARC DISTANCE OF 149.96'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 494.23' AND CHORD WHICH BEARS N 19°13'46" E - 149.38' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF TANGENCY;
3) **N 10°32'14" E - 310.64'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET IN A NORTH LINE OF THE REMAINDER OF THE 87.21 ACRES AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE, MARKING THE SOUTHWEST CORNER OF A CALLED 2.330 ACRE (80' WIDE) TRACT DEDICATED FOR CONSTITUTION DRIVE RIGHT-OF-WAY UNDER C.C.C.D. 169878 OF THE O.P.R.C.C.T., SAID IRON ROD MARKING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 33°12'57" E - 208.41' WITH THE SOUTH LINE OF THE 2.330 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET IN THE EAST RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE, MARKING THE SOUTHEAST CORNER OF THE 2.330 ACRES AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE PROPOSED EAST RIGHT-OF-WAY LINE OF THE EXTENSION OF CONSTITUTION DRIVE (80' WIDE) THE FOLLOWING 9 CALLS:

1) **AN ARC DISTANCE OF 50.81'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2925.66' AND CHORD WHICH BEARS S 10°56'12" W - 50.81' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF TANGENCY,
2) **S 10°32'14" W - 452.13'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE,
3) **AN ARC DISTANCE OF 174.23'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 574.23' AND CHORD WHICH BEARS S 19°13'46" W - 173.56' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF TANGENCY,
4) **S 27°55'19" W - 451.61'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE,
5) **AN ARC DISTANCE OF 158.13'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1020.00' AND CHORD WHICH BEARS S 32°21'47" W - 157.97' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF TANGENCY,
6) **S 36°48'16" W - 181.65'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE,
7) **AN ARC DISTANCE OF 114.23'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00' AND CHORD WHICH BEARS S 40°04'37" W - 114.17' TO A 1/2" IRON ROD IN CONCRETE WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF TANGENCY,
8) **S 43°20'57" W - 579.56' (DIRECTIONAL CONTROL LINE)** TO A 1/2" IRON ROD IN CONCRETE WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE,
9) **AN ARC DISTANCE OF 193.56'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 920.00' AND CHORD WHICH BEARS S 37°19'20" W - 193.20' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE LEAVING SAID LINE OF CONSTITUTION DRIVE THE FOLLOWING 3 CALLS:

1) **S 59°27'29" E - 99.92'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT,
2) **S 30°32'31" W - 60.00'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT,
3) **N 59°27'29" W - 100.00'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET IN THE PROPOSED EAST RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF CONSTITUTION DRIVE MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 30°32'31" E - 15.04' WITH THE PROPOSED EAST RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF CONSTITUTION DRIVE E TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 59°27'29" W - 80.00' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE MARKING AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF THE FUTURE EXTENSION OF CONSTITUTION DRIVE THE FOLLOWING 2 CALLS:

1) **S 30°32'31" W - 638.75'** TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET MARKING A POINT OF CURVATURE,
2) **AN ARC DISTANCE OF 217.91'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00' AND CHORD WHICH BEARS S 37°02'41" W - 217.44' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 46°27'10" W - 161.43' TO A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 75°11'50" W - 50.00' TO THE POINT OF BEGINNING.

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"BUILDING SETBACK REQUIREMENTS BASED UPON ZONING"

LOTS 1, 2 AND 3, BLOCK 1 SHOWN HEREON ARE CURRENTLY ZONED R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT).
LOT 1, BLOCK 2 SHOWN HEREON IS CURRENTLY ZONED R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT).
IF ANY PORTION OF THE LOTS ARE REZONED IN THE FUTURE BUILDING SETBACKS MAY CHANGE. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF COPPERAS COVE, TEXAS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

BUILDING SETBACK REQUIREMENTS BASED UPON CURRENT R-1 AND R-3 ZONING ARE AS FOLLOWS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
INTERIOR SIDE YARD = 7.5 FEET
EXTERIOR SIDE YARD = 15 FEET

"WATER EASEMENTS"

NO PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCING, PARKING AND LANDSCAPING SHALL BE LOCATED WITHIN THE LIMITS OF THE EASEMENTS.

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. 2010

CORYELL COUNTY TAX APPRAISAL DISTRICT

BY: ______

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 1ST DAY OF MARCH, 2010, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

John J. Galle
CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 16TH DAY OF MARCH, 2010, BY THE CITY COUNCIL OF CITY OF COPPERAS COVE, TEXAS.

John Hull
MAYOR, CITY OF COPPERAS COVE

Jane Lees
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. 2010

CORYELL COUNTY TAX APPRAISAL DISTRICT

BY: ______

FILED FOR RECORD THIS 17th DAY OF March, 2010, IN CABINET B, SLIDE 747 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

J. Mattlee, Deputy Clerk

REMAINDER OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, A TEXAS CORPORATION TRACT THREE - EXHIBIT "C" CALLED 87.21 ACRES C.C.C.D. 190990 O.P.R.C.C.T.

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 of the time and date as stamped hereon by me.
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 11 O'CLOCK A M
MAR 17 2010
Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

235188

THE STATE OF TEXAS
COUNTY OF CORYELL:

TRACT THREE - EXHIBIT "C"
CALLED 87.21 ACRES
C.C.C.D. 190990 O.P.R.C.C.T.

THIS IS TO CERTIFY THAT WE, COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, A TEXAS CORPORATION ARE THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A CALLED 87.21 ACRE TRACT OF LAND CONVEYED TO US BY DEED DATED JANUARY 19, 2006, RECORDED UNDER CORYELL COUNTY CLERK'S DOCUMENT 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE 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.

Dan D. Yancey
DAN YANCEY, CHAIRMAN
210 SOUTH 1ST 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 DAN YANCEY, 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 THE 15th DAY OF MARCH 2010.

Linda Hight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS — Linda Hight My Commission Expires 04/25/2012

"KNOW ALL MEN BY THESE PRESENTS:"

THAT I, KEVIN R. HESSEL 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 FORGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF COPPERAS COVE, TEXAS.

SURVEYED: JANUARY 2010
RELEASED: FEBRUARY 15, 2010
REVISED: MARCH 03, 2010

KEVIN R. HESSEL, R.P.L.S. 5344

STATE OF TEXAS REGISTERED KEVIN R. HESSEL 5344 PROFESSIONAL LAND SURVEYOR

REMAINDER OF UNITED STATES OF AMERICA CALLED 165 ACRES VOLUME 146, PAGE 410 D.R.C.C.T.

FINAL PLAT

COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE

BEING A 30.874 ACRE TRACT OF LAND LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" UNDER CORYELL COUNTY CLERK'S DOCUMENT (C.C.C.D.) 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP-CALL BEFORE YOU DIG!

REV	DESCRIPTION	DATE	BY
1	CHANGED WATER EASEMENT ON LOT 1 AS REQUESTED BY McCLURE & BROWNE ENGN.	03-03-10	KRH

PLAT NO. D1-0141
PROJ. NO. 2-01353
DRAFT DATE 01-11-10
DRAWN BY KRH
CHECKED BY WLS
FIELD NOTE NO. NA
TAB NO. NA
FB/PG 1-91/52
DWG. NAME 2-01353FIN.DWG

G. E. WALKER & ASSOCIATES, L.L.C.
ENGINEERS SURVEYORS
TEXAS
600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701 • PHONE: 1-254-714-1402

GRAPHIC SCALE 0 50 100 200 IN FEET

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

FINAL PLAT
COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE

SHEET 1 OF 1

G:\Projects\2-01353\dwg\2-01353FIN.dwg, Model, 3/12/2010 10:06:36 AM, khessel, 1:100