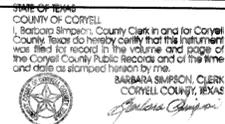


235936

U.S. HIGHWAY 190  
(R.O.W. VARIES)



FILED FOR RECORD  
AT 5 O'CLOCK P.M.  
APR 13 2010  
COUNTY CLERK, CORYELL CO., TEXAS

Filed for Record in  
Plat Cabinet B Slide 750  
Angela Medley Deputy  
235936

STATE OF TEXAS  
COUNTY OF CORYELL  
THIS IS TO CERTIFY THAT MAURA PESAVENTO, LLC IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO MAURA PESAVENTO, LLC BY DEED DATED JANUARY 20, 2010 AND RECORDED IN DOCUMENT NO. 233740 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS; AND DESIGNATED HEREIN AS MEADOW BROOK COMMERCIAL SECTION 1 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.

Maura Pesavento 04-09-10  
MAURA PESAVENTO PRESIDENT  
DATE  
MAURA PESAVENTO, LLC.

STATE OF TEXAS  
COUNTY OF CORYELL  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAURA PESAVENTO, 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 9 DAY OF April, 2010.

Nancy Sanchez  
NOTARY PUBLIC  
04-03-2013

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 5 DAY OF APRIL 2010, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

John F. Gall  
CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE  
THE CORYELL COUNTY TAX ASSESSOR/COLLECTOR 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 13 DAY OF April 2010 A.D.  
CORYELL COUNTY TAX ASSESSOR/COLLECTOR DISTRICT  
By: Lisa Derraf

STATE OF TEXAS  
COUNTY OF CORYELL

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.

Michael E. Alvis  
MICHAEL E. ALVIS  
R.P.L.S. NO. 5402  
301 N. 3RD STREET  
TEMPLE, TEXAS 76501

FINAL PLAT OF:

MEADOW BROOK COMMERCIAL SECTION 1  
BEING A REPLAT OF A PORTION OF COMMERCIAL PROPERTY, MEADOW BROOK ESTATES, SECTION TWO AND A PORTION OF LOT 1, BLOCK 1, WRANGLER COMMERCIAL ADDITION CITY OF COPPERAS COVE CORYELL COUNTY, TEXAS

1 Block, 1 Lot  
1.425 ACRES (62,066.84 SQ. FT)  
A SUBDIVISION IN THE CITY OF COPPERAS COVE CORYELL COUNTY, TEXAS

TURLEY ASSOCIATES, INC.  
ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
301 N. 3rd ST. TEMPLE, TEXAS 76501  
E-MAIL: VDTURLEY@AOL.COM  
(254) 773-2400  
(254) 773-3998

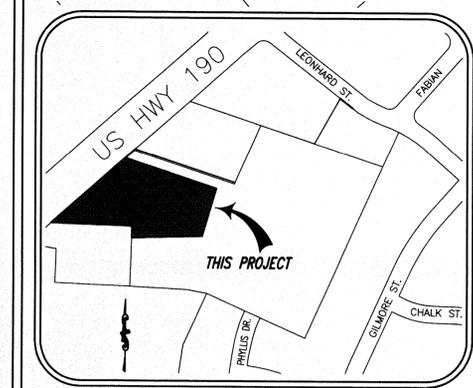
FIRM NO. F-1658

FINAL PLAT OF:  
MEADOW BROOK COMMERCIAL SECTION 1  
A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

DEVELOPED BY:  
MAURA PESAVENTO, LLC  
824 RUSTLING CIRCLE  
COPPERAS COVE, TEXAS 76522

REVISIONS
RAD COMMENTS
3/10/10

DATE: FEBRUARY 17, 2010
DRN. BY: RAD
REF.:
FB/LB: DATA COL
JOB NO.: 10-048
SHEET 1 OF 1
COMPUTER DWG. NO. 10-048
12235-D
FILE NO.



VICINITY MAP  
N.T.S.

BEING a 1.425 acre tract of land situated in the JAMES GEORGE SURVEY, ABSTRACT No. 389 and the ED S. JONES SURVEY, ABSTRACT No. 575, Coryell County, Texas and being a part or portion of that certain MEADOW BROOK ESTATES, SECTION TWO, an addition to the City of Copperas Cove, Coryell County, Texas according to the map or plat of record in Cabinet A, Slide 129, Plat Records of Coryell County, Texas and being a part or portion of Lot 1, Block 1, WRANGLER COMMERCIAL ADDITION, an addition to the City of Copperas Cove, Coryell County, Texas and being all of that certain 1.425 acre tract of land (Exhibit A) described in a Warranty Deed with Vendor's Lien dated January 15, 2010 from 4JC Partners, LP, a Texas limited partnership to Maura Pesavento, LLC, a Texas limited liability corporation and being of record in Document No. 233740, Official Public Records of Coryell County, Texas; said 1.425 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING at a 3/8" iron rod found being the northwest corner of the said 1.425 acre tract and being the most westerly boundary corner of said Lot 1, Block 1, WRANGLER COMMERCIAL ADDITION, and being the northwest corner of that certain tract to Texas Power and Light company and being of record in Volume 386, Page 929, Deed Records of Coryell County, Texas and being in the southeasterly right-of-way line of U.S. Highway No. 190 for corner;  
THENCE N. 51° 07' 53" E., 254.18 feet departing said Texas Power and Light Company Tract and with the northwesterly boundary line of the said 1.425 acre tract ( deed calls N. 51° 07' 53" E., 254.18 feet ) and with the northwesterly boundary line of said WRANGLER COMMERCIAL ADDITION and with said southeasterly right-of-way line to a 1/2" iron rod with cap marked "RPLS 2475" found being the northeast corner of the said 1.425 acre tract for corner;  
THENCE S. 70° 00' 53" E., 296.10 feet departing said right-of-way line and northwesterly boundary line and with the easterly boundary line of the said 1.425 acre tract ( deed erroneously calls S. 70° 00' 53" E., 295.07 feet ) to a 1/2" iron rod with cap marked "RPLS 2475" found being the southeast corner of the said 1.425 acre tract for corner;

THENCE S. 19° 59' 07" W., 139.88 feet with the southeasterly boundary line of the said 1.425 acre tract ( deed erroneously calls S. 19° 59' 07" W., 140.60 feet ) to a 1/2" iron rod with cap marked "RPLS 2475" found being the southwest corner of the said 1.425 acre tract for corner;  
THENCE N. 84° 51' 27" W., 214.30 feet with the westerly boundary line of the said 1.425 acre tract ( deed erroneously calls N. 84° 51' 27" W., 241.30 feet ) to a 1/2" iron rod with cap marked "RPLS 2475" found being an exterior ell corner in the westerly boundary line of the said 1.425 acre tract and being in a westerly boundary line of said WRANGLER COMMERCIAL ADDITION and being in the east boundary line of said Texas Power and Light Company Tract for corner;  
THENCE N. 05° 17' 57" E., 34.13 feet with said westerly boundary lines ( deed calls N. 05° 17' 57" E., 34.13 feet ) and with said east boundary line to a 3/8" iron rod found being an ell or angle corner of said WRANGLER COMMERCIAL ADDITION and being the northeast corner of said Texas Power and Light Company Tract and being an interior ell corner in the westerly boundary line of the said 1.425 acre tract for corner;  
THENCE N. 84° 46' 11" W., 218.98 feet with a southerly boundary line of said WRANGLER COMMERCIAL ADDITION and with the north boundary line of said Texas Power and Light Company Tract and continuing with the westerly boundary line of the said 1.425 acre tract ( deed erroneously calls N. 84° 43' 11" W., 218.98 feet ) to the Point of Beginning and containing 62,066.84 square feet or 1.425 acres of land.  
Bearing base: N. 84° 46' 11" W., 218.98 feet, boundary line WRANGLER COMMERCIAL ADDITION.

THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48099C0633F, DATED FEBRUARY 17, 2010.

