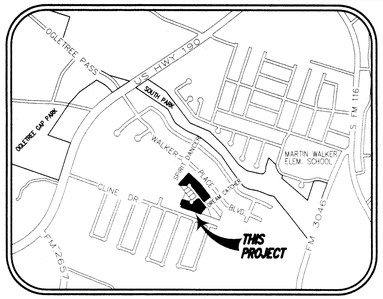
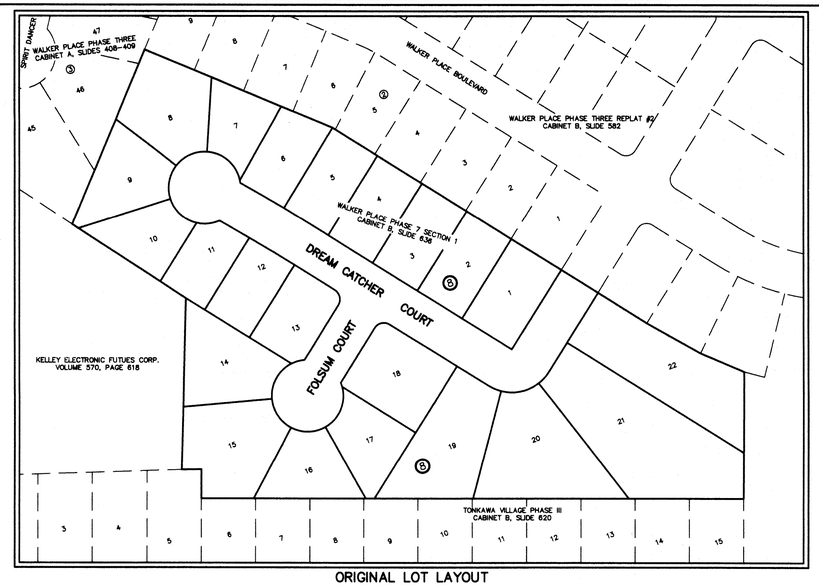
CURVE TABLE					
CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA
C1	173.56	3000.00	N39° 58' 12"W	173.54	3.31
C2	47.12	30.00	S83° 18' 46"E	42.43	90.00
C3	171.17	50.00	S83° 22' 02"E	99.01	196.15
C4	23.56	15.00	S83° 18' 46"E	21.21	90.00
C5	18.17	60.00	S46° 59' 14"E	18.11	17.36
C6	135.11	3030.00	N39° 35' 24"W	135.10	2.55
C7	165.96	50.00	N83° 12' 23"W	99.61	190.18
C8	78.47	50.00	S30° 15' 00"E	70.66	89.92
C9	86.82	50.00	N55° 02' 42"E	76.32	99.49
C10	5.88	50.00	N1° 55' 40"E	5.88	6.74
C11	68.59	50.00	N27° 24' 54"W	63.34	78.60
C12	97.37	50.00	S57° 29' 43"W	82.70	111.58
C13	91.29	3030.00	N40° 00' 16"W	91.29	1.73
C14	43.82	3030.00	N38° 43' 37"W	43.82	0.83

239579

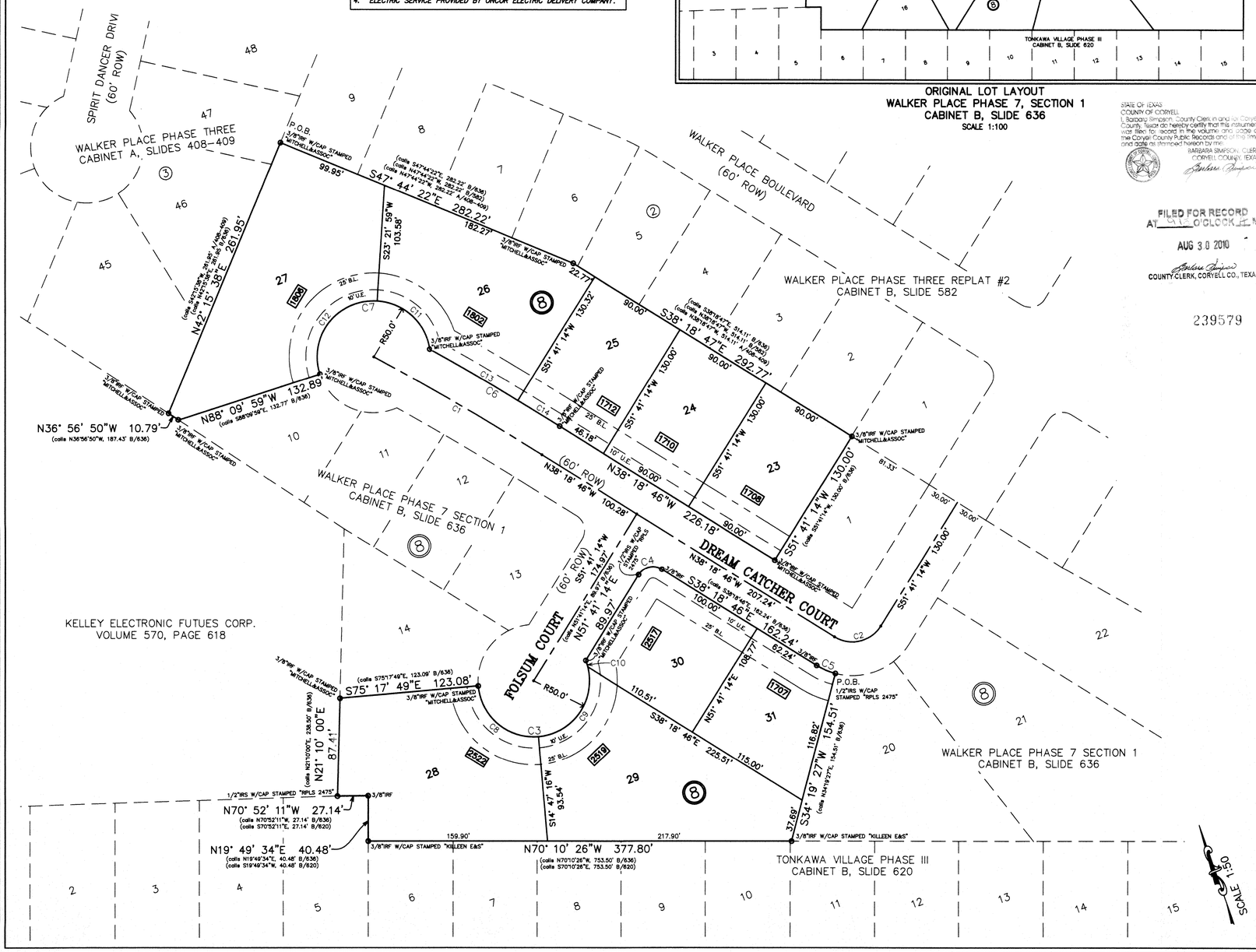


VICINITY MAP
N.T.S.

NOTES:
1. ZONING: R-1: ALL LOTS REQUIRE 25' FRONT, 15' STREET SIDE, 25' STREET SIDE WHERE LOT IS ADJACENT TO A STREET WHICH HAS A 25' FRONT SETBACK ON THE SAME SIDE OF THE STREET, 7.5' INTERIOR SIDE, AND 25' REAR BUILDING SETBACK LINES.
2. 10' UTILITY EASEMENTS ARE REQUIRED ON ALL LOTS ALONG STREETS AS SHOWN, UNLESS OTHERWISE SPECIFIED.
3. WATER SERVICE IN CITY OF COPPERAS COVE CCN # 10449.
4. ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC DELIVERY COMPANY.



ORIGINAL LOT LAYOUT
WALKER PLACE PHASE 7, SECTION 1
CABINET B, SLIDE 636
SCALE 1:100



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
AUG 30 2010
COUNTY CLERK, CORYELL CO., TEXAS

239579

STATE OF TEXAS
COUNTY OF CORYELL

THIS IS TO CERTIFY THAT COVE 3rd GENERATION BUILDERS, LLC, IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO COVE 3rd GENERATION BUILDERS, LLC, A TEXAS GENERAL PARTNERSHIP BY INSTRUMENT NUMBER 218693 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS **WALKER PLACE PHASE 7, SECTION 1, REPLAT #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.

FOR COVE 3rd GENERATION BUILDERS, LLC,

JEFF DEWALD — DATE 8-4-10

STATE OF TEXAS
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF DEWALD, 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 4th DAY OF August, 2010.

NOTARY PUBLIC

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 7TH DAY OF July, 2010, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION — SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 20TH DAY OF July, 2010, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

MAYOR, CITY OF COPPERAS COVE — ATTEST: CITY SECRETARY

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
R.P.L.S. NO. 5402
TURLEY ASSOCIATES, INC.
301 N. 3RD STREET
TEMPLE, TEXAS 76501

TAX CERTIFICATE

THE CORYELL CENTRAL 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 04 DAY OF August, 2010 A.D.

CORYELL CENTRAL APPRAISAL DISTRICT

By: Kish Derrick

TAX ASSESSOR COLLECTOR JUSTIN CAROTHERS OFFICIAL SEAL CORYELL COUNTY, TEXAS

Filed for record August 30, 2010 in Cabinet B Slide 766 Plat Records Coryell County, Texas
Angela Medley, Deputy

FINAL PLAT of:

WALKER PLACE PHASE 7, SECTION 1, REPLAT #1

1 Block, 9 Lots

3.388 ACRES
(1.534 & 1.85 ACRES)
J.W. OGLETREE SURVEY, ABSTRACT No. 1332

BEING A REPLAT OF
LOTS 2, 3, 4, 5, 6, 7, 8, 9, &
LOTS 15, 16, 17, 18, 19, BLOCK 8
WALKER PLACE PHASE 7, SECTION 1
A SUBDIVISION IN THE CITY OF COPPERAS COVE,
CORYELL COUNTY, TEXAS

3.388 ACRES MORE FULLY DESCRIBED BY
METES & BOUNDS BY SEPARATE FIELD NOTES

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400 FAX NO. (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM
FIRM REGISTRATION No. F-1658

FINAL PLAT of:
WALKER PLACE PHASE 7, SECTION 1 REPLAT #1
3.388 ACRES
(1.534 & 1.85 ACRES)
J.W. OGLETREE SURVEY, ABSTRACT No. 1332
BEING A REPLAT OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, & LOTS 15, 16, 17, 18, 19, BLOCK 8
WALKER PLACE PHASE 7, SECTION 1
A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

REVISIONS		

DATE:	July 29, 2010
DRN. BY:	MZS
REF.:	
FB/LB:	DATA COL
JOB NO.:	10-148
SHEET	1 OF 2
COMPUTER DWG. NO.	10148REPLAT

12270-D
FILE NO.