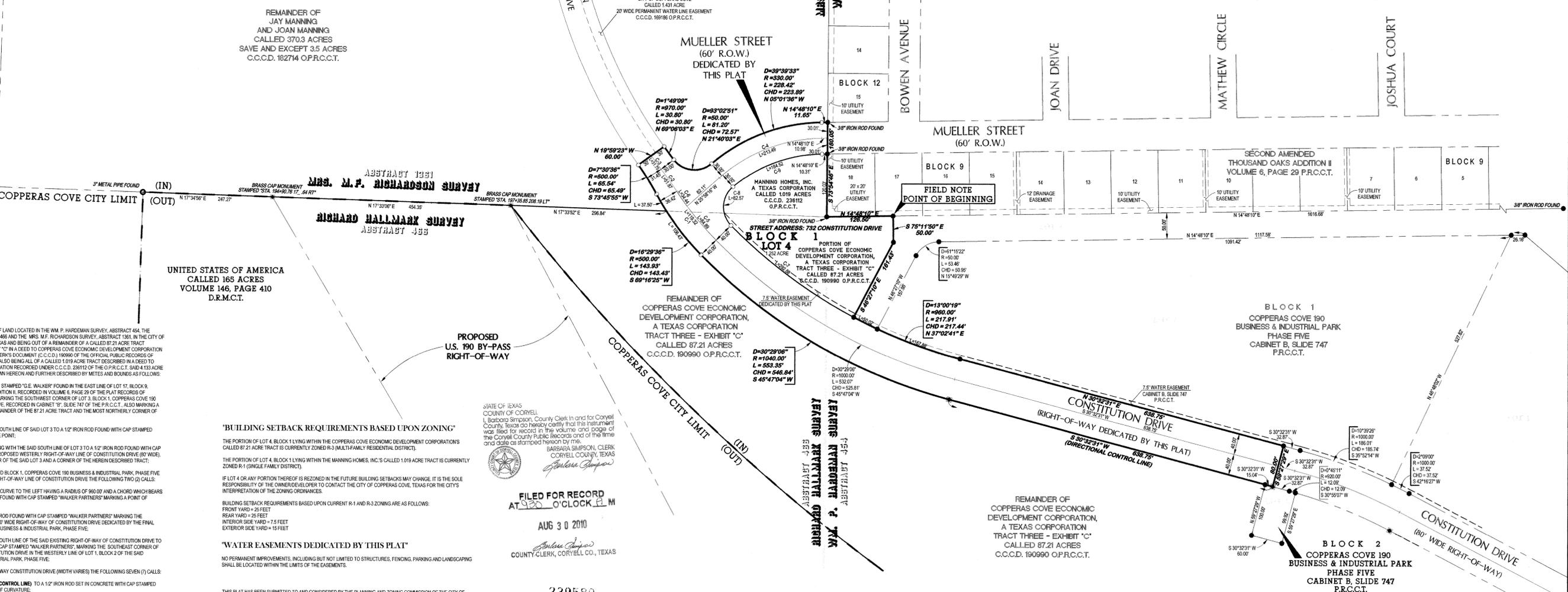
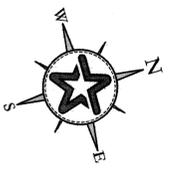
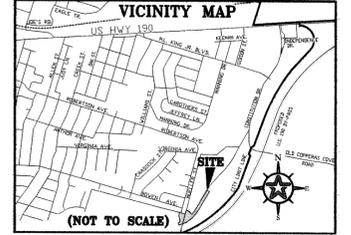


CURVE	DELTA	CHORD	CHORD
C-1	11723.40'	600.00'	119.32'
C-2	4113.47'	702.50'	51.87'
C-3	1740.09'	1000.00'	31.75'
C-4	4074.29'	300.00'	213.49'
C-5	8702.22'	600.00'	68.89'
C-6	3171.16'	600.00'	34.44'
C-7	17284.77'	960.00'	292.88'
C-8	9437.08'	50.00'	82.57'
C-9	3219.24'	270.00'	184.52'

LEGEND	
○	= 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" (UNLESS OTHERWISE NOTED)
●	= 1/2" IRON ROD SET IN CONCRETE WITH CAP STAMPED "WALKER PARTNERS" (UNLESS OTHERWISE NOTED)
○	= 1/2" IRON FOUND WITH CAP STAMPED "G.E. WALKER" OR "WALKER PARTNERS" (UNLESS OTHERWISE NOTED)
C.C.C.D.	= CORVELL COUNTY CLERK'S DOCUMENT
D.R.C.C.T.	= DEED RECORDS CORVELL COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS CORVELL COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS CORVELL COUNTY, TEXAS



FIELD NOTES FOR A 4.133 ACRE TRACT OF LAND LOCATED IN THE WM. P. HARDEMAN SURVEY, ABSTRACT 454, THE RICHARD HALLMARK SURVEY, ABSTRACT 466 AND THE MRS. M.F. RICHARDSON SURVEY, ABSTRACT 1361, IN THE CITY OF COPPERAS COVE, CORVELL COUNTY, TEXAS AND BEING OUT OF A REMAINDER OF A CALLED 87.21 ACRE TRACT DESCRIBED AS "TRACT THREE" IN EXHIBIT "C" IN A DEED TO COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION RECORDED UNDER CORVELL COUNTY CLERK'S DOCUMENT C.C.C.D. 190990 OF THE OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING ALL OR A PORTION OF A CALLED 1.019 ACRE TRACT DESCRIBED IN A DEED TO MANNING HOMES, INC., A TEXAS CORPORATION RECORDED UNDER C.C.C.D. 236112 OF THE O.P.R.C.C.T. SAID 4.133 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD WITH CAP STAMPED "G.E. WALKER" FOUND IN THE EAST LINE OF LOT 17, BLOCK 9, SECOND AMENDED THOUSAND OAKS ADDITION II, RECORDED IN VOLUME 6, PAGE 29 OF THE PLAT RECORDS OF CORVELL COUNTY, TEXAS (P.R.C.C.T.), MARKING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE, RECORDED IN CABINET "B", SLIDE 747 OF THE OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS (O.P.R.C.C.T.), ALSO MARKING A CORNER OF THE ABOVE-MENTIONED REMAINDER OF THE 87.21 ACRE TRACT AND THE MOST NORTHERLY CORNER OF THE HEREBY DESCRIBED TRACT;

**THENCE** S 75°11'50" E - 50.00' WITH THE SOUTH LINE OF SAID LOT 3 TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WALKER PARTNERS" MARKING AN ANGLE POINT;

**THENCE** S 40°37'19" E - 161.43' CONTINUING WITH THE SAID SOUTH LINE OF LOT 3 TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WALKER PARTNERS" IN THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE (60' WIDE), MARKING THE MOST SOUTHERLY CORNER OF THE SAID LOT 3 AND A CORNER OF THE HEREBY DESCRIBED TRACT;

**THENCE** WITH THE EASTERLY LINE OF SAID BLOCK 1, COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE AND THE SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CONSTITUTION DRIVE THE FOLLOWING TWO (2) CALLS:

**1) AN ARC DISTANCE OF 217.91'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 960.00' AND A CHORD WHICH BEARS N 37°24'1" E - 217.44' TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF TANGENCY;

**2) AN ARC DISTANCE OF 438.79'** TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WALKER PARTNERS" MARKING THE SOUTHWEST CORNER OF THE EXISTING 80' WIDE RIGHT-OF-WAY OF CONSTITUTION DRIVE DEDICATED BY THE FINAL PLAT OF THE SAID COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE;

**THENCE** S 59°27'22" E - 80.00' WITH THE SOUTH LINE OF THE SAID EXISTING RIGHT-OF-WAY OF CONSTITUTION DRIVE TO A 1/2" IRON ROD SET IN CONCRETE WITH CAP STAMPED "WALKER PARTNERS" MARKING THE SOUTHEAST CORNER OF THE EXISTING RIGHT-OF-WAY OF CONSTITUTION DRIVE IN THE WESTERLY LINE OF LOT 1, BLOCK 2 OF THE SAID COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE FIVE;

**THENCE** WITH THE PROPOSED RIGHT-OF-WAY CONSTITUTION DRIVE (WIDTH VARIES) THE FOLLOWING SEVEN (7) CALLS:

**1) S 30°32'31" W - 638.79' (DIRECTIONAL CONTROL LINE)** TO A 1/2" IRON ROD SET IN CONCRETE WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF CURVATURE;

**2) AN ARC DISTANCE OF 303.35'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00' AND A CHORD WHICH BEARS S 40°47'04" W - 486.84' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF COMPOUND CURVATURE;

**3) AN ARC DISTANCE OF 143.82'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00' AND A CHORD WHICH BEARS S 69°16'25" W - 143.43' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF REVERSE CURVATURE;

**4) AN ARC DISTANCE OF 65.54'** WITH A CURVE TO THE LEFT HAVING A RADIUS OF 500.00' AND A CHORD WHICH BEARS S 75°11'50" E - 65.49' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING THE MOST SOUTHERLY CORNER OF THE SAID PROPOSED RIGHT-OF-WAY OF CONSTITUTION DRIVE AND THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED 1.019 ACRE TRACT;

**5) N 19°58'23" W - 60.00'** TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A CORNER OF THE SAID PROPOSED RIGHT-OF-WAY OF CONSTITUTION DRIVE AND THE SAID 1.019 ACRE TRACT;

**6) AN ARC DISTANCE OF 30.80'** WITH A WESTERLY LINE OF THE SAID 1.019 ACRE TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 910.00' AND A CHORD WHICH BEARS N 69°06'03" E - 30.80' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF COMPOUND CURVATURE;

**7) AN ARC DISTANCE OF 81.20'** WITH A WESTERLY LINE OF THE SAID 1.019 ACRE TRACT ALONG A CUT-BACK LINE OF THE PROPOSED WESTERLY RIGHT-OF-WAY (60' WIDE), WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' AND A CHORD WHICH BEARS N 21°40'03" E - 72.57' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF REVERSE CURVATURE;

**THENCE** WITH A WESTERLY LINE OF THE SAID 1.019 ACRE TRACT, SAME BEING THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF MUELLER STREET (60' WIDE) THE FOLLOWING TWO (2) CALLS:

**1) AN ARC DISTANCE OF 228.42'** WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00' AND A CHORD WHICH BEARS N 05°01'36" W - 228.42' TO A 1/2" IRON ROD SET WITH CAP STAMPED "WALKER PARTNERS" MARKING A POINT OF TANGENCY;

**2) N 14°48'10" E - 11.65'** TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF THE SECOND AMENDED THOUSAND OAKS ADDITION II AT ITS INTERSECTION WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF MUELLER STREET, MARKING THE SOUTHEAST CORNER OF LOT 15, BLOCK 12 OF THE ABOVE-MENTIONED SECOND AMENDED THOUSAND OAKS ADDITION II AND THE NORTHWEST CORNER OF THE SAID 1.019 ACRE TRACT AND THE HEREBY DESCRIBED TRACT;

**THENCE** S 73°04'49" E - 189.89' WITH THE COMMON LINE OF THE SAID 1.019 ACRE TRACT AND THE SECOND AMENDED THOUSAND OAKS ADDITION II TO A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE SAID 1.019 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF THE ABOVE-MENTIONED REMAINDER OF THE 87.21 ACRE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION TRACT, ALSO MARKING THE SOUTHWEST CORNER OF LOT 15, BLOCK 9, SECOND AMENDED THOUSAND OAKS ADDITION II;

**THENCE** N 14°48'10" E - 116.58' WITH THE COMMON LINE OF THE SAID REMAINDER OF THE 87.21 ACRE TRACT AND THE SAID BLOCK 9 TO THE POINT OF BEGINNING.

**"BUILDING SETBACK REQUIREMENTS BASED UPON ZONING"**

THE PORTION OF LOT 4, BLOCK 1 LYING WITHIN THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION'S CALLED 87.21 ACRE TRACT IS CURRENTLY ZONED R-3 (MULTIFAMILY RESIDENTIAL DISTRICT).

THE PORTION OF LOT 4, BLOCK 1 LYING WITHIN THE MANNING HOMES, INC.'S CALLED 1.019 ACRE TRACT IS CURRENTLY ZONED R-1 (SINGLE-FAMILY DISTRICT).

IF LOT 4 OR ANY PORTION THEREOF IS REZONED IN THE FUTURE BUILDING SETBACKS MAY CHANGE. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER 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 DEDICATED BY THIS PLAT"**

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

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

*Chairman*  
 CHAIRMAN, PLANNING AND ZONING COMMISSION

*Secretary*  
 SECRETARY, PLANNING AND ZONING COMMISSION

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

*Mayor*  
 MAYOR, CITY OF COPPERAS COVE

*Secretary*  
 ATTEST: CITY SECRETARY

THE CORVELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN CORVELL 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

CORVELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS 30th DAY OF August, 2010, IN CABINET B, SLIDE 747 OF THE PLAT RECORDS OF CORVELL COUNTY, TEXAS.

*Deputy*  
 COUNTY CLERK, CORVELL CO., TEXAS



STATE OF TEXAS  
 COUNTY OF CORVELL

239580

THE STATE OF TEXAS  
 COUNTY OF CORVELL

THIS IS TO CERTIFY THAT MANNING HOMES, INC., A TEXAS CORPORATION IS THE LEGAL OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, BEING A CALLED 1.019 ACRE TRACT OF LAND CONVEYED TO ME BY DEED DATED APRIL 21, 2010 AND RECORDED IN DOC. 289112 OF THE OFFICIAL PUBLIC RECORDS OF CORVELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE SIX 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.

MANNING HOMES, INC.  
 2426 E. HWY 190  
 COPPERAS COVE, TEXAS 76522

*Dan Vankey*  
 DAN VANKEY, CHAIRMAN  
 210 SOUTH 1ST STREET  
 COPPERAS COVE, TEXAS 76522

THE STATE OF TEXAS  
 COUNTY OF CORVELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAY MANNING, 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.

IN WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May, 2010.

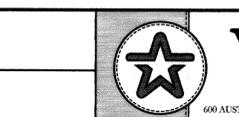
*Sandra Flight*  
 SANDRA FLIGHT  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May, 2010.

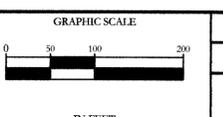
*Sandra Flight*  
 SANDRA FLIGHT  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UNITED STATES OF AMERICA  
 STATE OF TEXAS  
 COUNTY OF CORVELL

600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701 • PHONE: 1-254-714-1402 • T.B.P.E. REGISTRATION NO. 8053



**Walker Partners**  
 ENGINEERS • SURVEYORS



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION  
**FINAL PLAT**  
 COPPERAS COVE 190 BUSINESS & INDUSTRIAL PARK, PHASE SIX

SHEET  
 1  
 OF  
 1

REV	DESCRIPTION	DATE	BY

PLAT NO.	121.0178
PROJ. NO.	2-01553
DRAWN BY	04.01.10
CHECKED BY	KMB
FILED NO.	NA
TAB. NO.	NA
DWG. NAME	1-21-12
DWG. NO.	2-01553V1.P112.DWG