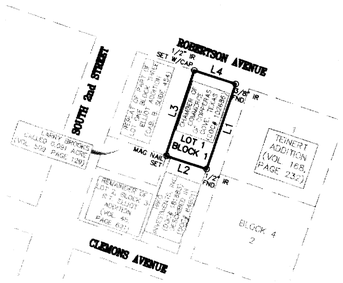
240952

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



KNOW ALL MEN BY THE PRESENTS:

That I, Mike W. Kriegel, 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.

Registered Professional Land Surveyor No. 4330
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that The Chamber of Commerce of Copperas Cove is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated January 27, 1997 and recorded in Document #102686 of the Deed Records of Coryell County, Texas, designated herein as **CHAMBER OF COMMERCE ADDITION BEING A REPLAT PF A PART OF LOT 1, BLOCK 3, R. T. ELLIOT ADDITION** in the City of Copperas Cove, Texas.

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 purposes and consideration therein expressed.

For: The Chamber of Commerce of Copperas Cove

Marty Smith

Marty Smith

Teresa L Hawkins
My Commission Expires
08/26/2013

THE STATE OF TEXAS
COUNTY OF Bell

Before me, the under signed authority, on this day personally appeared Marty Smith, 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 purposed and considerations therein stated.

Given under my hand and seal of office this 16th day of August, 20 10.

SHEILA R. MIKULEC
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/04/2011

Notary Public, 09/04/2011 County, Texas.
Bell

This plat has been submitted to, considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

APPROVED this 8th day of SEPTEMBER, 20 10, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

No.	DATE	REMARKS	BY

REVISIONS

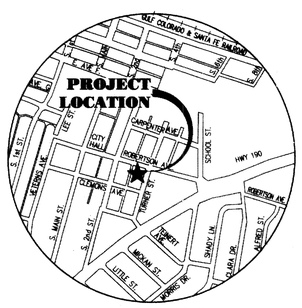
CHAMBER OF COMMERCE ADDITION

BEING A REPLAT OF A PART OF LOT 1, BLOCK 3, R. T. ELLIOT ADDITION

COPPERAS COVE, CORYELL COUNTY, TEXAS

MINOR PLAT

SHEET TITLE:



VICINITY MAP
SCALE: N.T.S.

FIELD NOTES for a 0.173 acre tract of land in Coryell County, Texas, and the land herein described being all of that certain tract conveyed to The Chamber of Commerce of Copperas Cove, Texas, of record in Document #102686, Official Public Records of Coryell County, Texas, also being known as the east 60 feet of Lot 1, Block 3, R. T. Elliott Addition to the City of Copperas Cove, Texas, of record in Volume 45, Page 621, deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found at the intersection of the west right-of-way line of a 20 feet wide alley with the south right-of-way line of Robertson Avenue, same being the northeast corner of said Lot 1, for the northeast corner of this tract;

THENCE S. 19° 00' 00" W., 125.00 feet, with the west right-of-way line of said alley and the east line of said Lot 1, to a 1/2" iron rod, found at the southeast corner of said Lot 1 and said Chamber of Commerce tract, same being the northeast corner of Lot 2 and that certain tract conveyed to Hiko Investments, Inc., of record in Document #181883, Official Public Records of Coryell County, Texas, for the southeast corner of this tract;

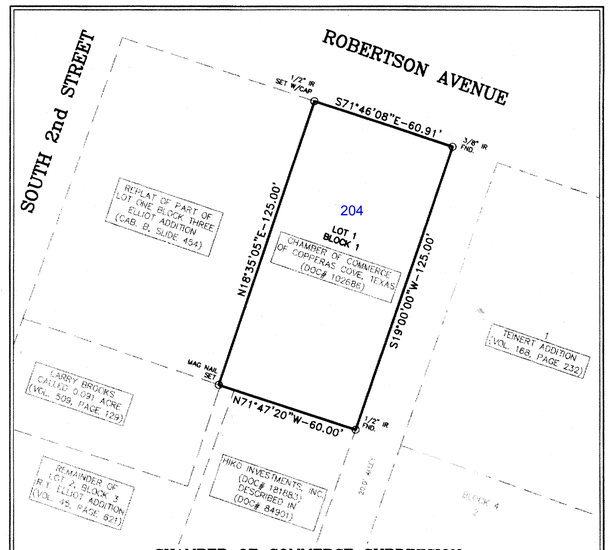
THENCE N. 71° 47' 20" W., 60.00 feet, with the south line of said Lot 1 and said Chamber of Commerce tract and the north line of said Lot 2 and said Hiko Investments tract, to a mag nail, set at the southwest corner of said Chamber of Commerce tract and the southeast corner of Replat of part of Lot 1, Block 3, R. T. Elliott Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 454, Plat Records of Coryell County, Texas, for the southwest corner of this tract;

THENCE N. 18° 35' 05" E., 125.00 feet, with the west line of said Chamber of Commerce tract and the east line of said Replat of part of Lot 1, to a 1/2" iron rod with cap, set on the south right-of-way line of said Robertson Avenue and the north line of said Lot 1, being at the northwest corner of said Chamber of Commerce tract and the northeast corner of said Replat of part of Lot 1, for the northwest corner of this tract;

THENCE S. 71° 46' 08" E., 60.91 feet, with the north line of said Lot 1 and said Chamber of Commerce tract and the south right-of-way line of said Robertson Avenue, to the POINT OF BEGINNING and containing 0.173 acre of land.

The bearings for the above tract are based on monumentation found on the east line of said Lot 1 and are assumed as S. 19° 00' 00" W. No plat bearings.

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S19°00'00"W	125.00	ASSUMED BASIS OF BEARINGS 125.00
L2	N71°47'20"W	60.00	NO PLAT BEARING 60.00'
L3	N18°35'05"E	125.00	NO PLAT BEARING 125.00'
L4	S71°46'08"E	60.91	NO PLAT BEARING 60.00'



CHAMBER OF COMMERCE SUBDIVISION
SCALE: 1"=30'

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 3:45 O'CLOCK P M
OCT 26 2010
COUNTY CLERK, CORYELL CO., TEXAS

240952

NOTES:

1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.
2. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.
3. OWNER:
   THE CHAMBER OF COMMERCE OF COPPERAS COVE, TEXAS
   204 E. ROBERTSON AVENUE
   COPPERAS COVE, TX 76522

The Coryell County Tax Office, 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 23 day of Sept, A.D. 2010

CORYELL COUNTY TAX OFFICE

BY: _____

FILE FOR RECORD this 26th day of October, 2010, in Cabinet B, Slide 454, Plat Records of Coryell County, Texas. Dedication Instrument in Volume ____, Page ____, Deed Records of Coryell County, Texas.

Linda Mallory, Deputy

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. & P. L. S. FIRM REGISTRATION NO. 10020400

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
10-214-D	MDH	JULY 2010	1"=100'	1549/754	1 BLOCK	0.173 Ac.

\Subdivisions\Chamber of Commerce Subdivision 10-214-D\dwg\Chamber of Commerce Subdivision 10-214-D.dwg, PLAT, 8/13/2010 10:01:15 AM, cad4