

KNOW ALL MEN BY THE PRESENTS:

That I, Mike W. Kregel, 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



THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Brigitte McNeely is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed recorded as Volume 605, Page 012 and Instrument No. 147058 of the Deed Records of Coryell County, Texas, designated herein as GORPIZAR ADDITION in the City of Copperas Cove, Texas.

FURTHER, I (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 purposes and consideration therein expressed.

Brigitte McNeely
Brigitte McNeely

THE STATE OF TEXAS
COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Brigitte McNeely, 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 28th day of February, 2011.



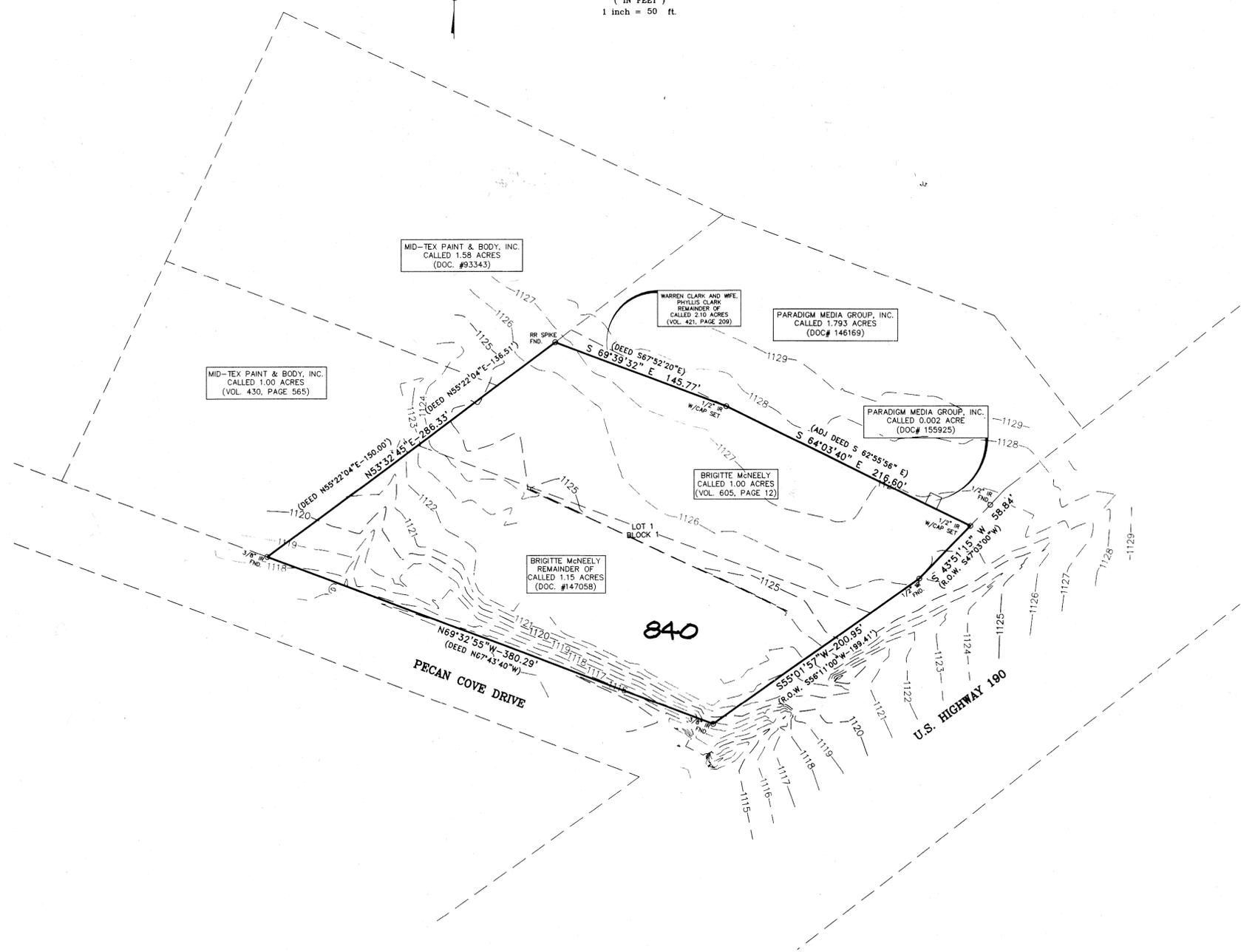
Notary Public, *Sheila R. Mikulec*, County, Texas.

This plat has been submitted to, 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 and approval.

APPROVED this 28th day of February, 2011, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Jack W. Watson
CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION



FIELD NOTES for a 2.051 acre tract of land in Coryell County, Texas, part of the J. M. Clements Survey, Abstract No. 1315 and the John W. Ogletree Survey, Abstract No. 1332, and the land herein described being all of a called 1.00 acre tract conveyed to Brigitte McNeely, of record in Volume 605, Page 12, Official Public Records of Coryell County, Texas, and part of a called 1.15 acre tract conveyed to Brigitte McNeely, of record in Document #147058, Official Public Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found on the present northwest right-of-way line of U. S. Highway 190 at the intersection of the present northwest right-of-way line of said U. S. Highway 190 with the north right-of-way line of Pecan Cove Drive, being on the south line of said 1.15 acre tract, for the southeast corner of this tract, from which the southeast corner of said 1.15 acre tract is called to bear S. 67° 43' 40" E., 19.71;

THENCE N. 69° 32' 55" W., 380.29 feet, with the south line of said 1.15 acre tract and the north right-of-way line of said Pecan Cove Drive, to a 3/8" iron rod, found at the southwest corner of said 1.15 acre tract, same being the southeast corner of a called 1.00 acre tract conveyed to Mid-Tex Paint & Body, Inc., of record in Volume 430, Page 565, Official Public Records of Coryell County, Texas, for the southeast corner of this tract;

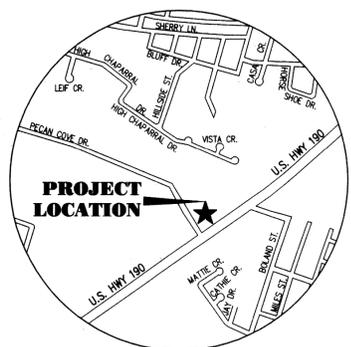
THENCE N. 53° 32' 45" E., 286.33 feet, with the west line of said 1.15 acre tract, the west line of said 1.00 acre McNeely tract, the east line of said 1.00 acre Mid-Tex tract and the east line of a called 1.58 acre tract conveyed to Mid-Tex Paint & Body, Inc., of record in Document #93343, Official Public Records of Coryell County, Texas, to a railroad spike, found at the northwest corner of said 1.00 acre McNeely tract, for the northeast corner of this tract;

THENCE S. 69° 39' 32" E., 145.77 feet, with the north line of said 1.00 acre McNeely tract, to a 1/2" iron rod with cap, set on the south line of a called 1.793 acre tract conveyed to Paradigm Media Group, Inc., of record in Document #146169, Official Public Records of Coryell County, Texas, for an angle corner of this tract;

THENCE S. 64° 03' 40" E., 216.60 feet, with the south line of said 1.793 acre tract, to a 1/2" iron rod with cap, set on the present northwest right-of-way line of said U. S. Highway 190 at the southeast corner of said 1.793 acre tract, for the northeast corner of this tract;

THENCE with the present northwest right-of-way line of said U. S. Highway 190, the following two (2) calls:
1. S. 43° 51' 15" W., 58.84 feet, to a 1/2" iron rod, found at an angle corner in said right-of-way, for an angle corner of this tract;
2. S. 55° 01' 57" W., 200.95 feet, to the POINT OF BEGINNING and containing 2.051 acres of land.

Bearing basis for the above described tract are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas Smart Net GPS observations.



- NOTES:
- 1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CO# 10449.
 - 2. ELECTRIC SERVICE PROVIDED BY HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION.
 - 3. OWNER: BRIGITTE McNEELY, 551 CR 4744, KEMPNER, TX 76539

FILED FOR RECORD AT 11 O'CLOCK AM MAR 01 2011
BARBARA SIMPSON, CLERK, CORYELL COUNTY, TEXAS
243845

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 _____ day of March, A.D. 2011
CORYELL COUNTY TAX OFFICE
BY: *Shirley K. Keady*

FILE FOR RECORD this 1st day of March, 2011, in Cabinet B, Slide 102, Plat Records of Coryell County, Texas. Dedication Instrument in Volume _____, Page _____, Deed Records of Coryell County, Texas.
J. MacAfee, Deputy Clerk

No.	DATE	REMARKS	REVISIONS
1	02/28/11	BOUNDARY-LESS PARADIGM	MOH

GORPIZAR ADDITION
COPPERAS COVE, CORYELL COUNTY, TEXAS
FINAL PLAT
SHEET TITLE

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. 3247
T. B. F. L. S. FIRM REGISTRATION NO. 100224-00

DWG No. 10-193-D
DRAWN BY: RHW/MDH
DATE: FEB. 2011
SCALE: 1"=50'
SHEET TITLE: 1 LOT, 1 BLOCK, 2.051 AC.