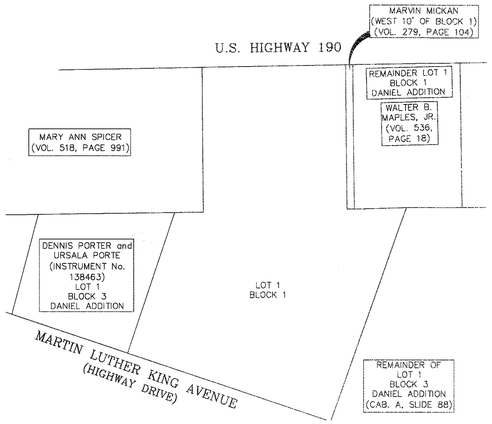
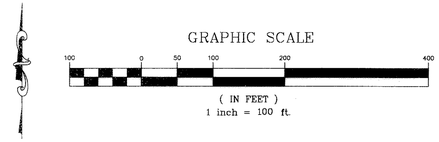
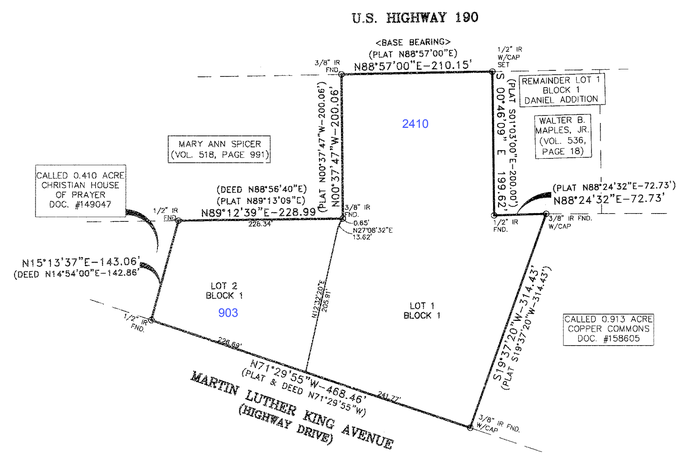
246686







FIELD NOTES for a 3.456 acre tract of land in Coryell County, Texas, part of the William P. Hardeman Survey, Abstract No. 454, and the land herein described being all of Lot 1, Block 1, Heart O' Texas Federal Credit Union Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 595, Plat Records of Coryell County, Texas, all a called 0.702 acre tract out of Lot 1, Block 3, Daniel Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 88, Plat Records of Coryell County, Texas, conveyed to Dennis Porter and Ursula Porter, being of record in Instrument No. 138463, Deed Records of Coryell County, Texas, and the west 10.00 feet of Block 1, of said Daniel Addition, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap, found on the north right-of-way line of Martin Luther King Avenue (formerly known as Highway Drive), at the southeast corner of said Lot 1, Block 1, and being on the south line of said Lot 1, Block 3, Daniel Addition, for the southeast corner of this tract;

THENCE N. 71° 29' 55" W., 468.46 feet, with the north right-of-way line of said Martin Luther King Avenue and the south line of said Lot 1, Block 1 and the south line of said 0.702 acre tract, to a 1/2" iron rod, found at the southwest corner of said 0.702 acre tract, for the southwest corner of this tract;

THENCE N. 15° 13' 37" E., 143.06 feet, with the west line of said 0.702 acre tract, to a 1/2" iron rod, found on the north line of said Lot 1, Block 3, Daniel Addition, being on the south line of that certain tract conveyed to Mary Ann Spicer, of record in Volume 518, Page 991, Deed Records of Coryell County, Texas, being the northwest corner of said 0.702 acre tract, for the westerly northwest corner of this tract;

THENCE N. 89° 12' 39" E., 228.99 feet, with the north line of said 0.702 acre tract and the north line of said Lot 1, Block 1, to a 3/8" iron rod, found at an interior corner of said Lot 1, Block 1, and the southeast corner of said Spicer tract, for an interior corner of this tract;

THENCE N. 00° 37' 47" W., 200.06 feet, with a west line of said Lot 1, Block 1, and the east line of said Spicer tract, to a 3/8" iron rod, found on the south right-of-way line of U. S. Highway 190, being the northerly northwest corner of said Lot 1, Block 1, and the northeast corner of said Spicer tract, for the northerly northwest corner of this tract;

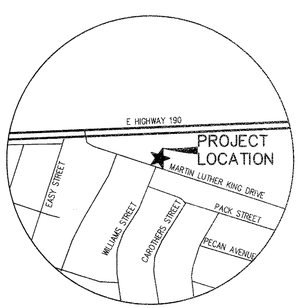
THENCE N. 88° 57' 00" E., with the south right-of-way line of said U. S. Highway 190 and the north line of said Lot 1, Block 1, passing a 3/8" iron rod with cap, found at the northerly northeast corner of said Lot 1, Block 1 at 200.15 feet, and continuing with the north line of said Block 1, Daniel Addition a total distance of 210.15 feet, to a ½" iron rod with cap, set, for the northerly northeast corner of this tract;

THENCE S. 00° 46' 09" E., 199.62 feet, over and across said Block 1, Daniel Addition, to a 1/2" iron rod, found at the southwest corner of that certain tract conveyed to Walter B. Maples, Jr., of record in Volume 536, Page 18, Deed Records of Coryell County, Texas, for an angle corner of this tract;

THENCE N. 88° 24' 32" E., 72.73 feet, with a north line of said Lot 1, Block 1, and the south line of said Maples tract, to a 3/8" iron rod with cap, found at the southerly northeast corner of said Lot 1, Block 1, for the southerly northeast corner of this tract;

THENCE S. 19° 37' 20" W., 314.43 feet, with the easterly east line of said Lot 1, Block 1, to the POINT OF BEGINNING and containing 3.456 acre of land.

The bearings for the above description are based on the most northerly line of said Lot 1, Block 1, Heart O' Texas Federal Credit Union, per plat.



VICINITY MAP
SCALE: N.T.S.

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 Dennis and Ursula Porter and Heart of Texas Federal Credit Union are the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated January 17, 2001 and recorded in Instrument # 138463 of the Deed Records of Coryell County, Texas, and designated herein as Heart of Texas Federal Credit Union Addition Phase Two, Being a Replat of all of Heart of Texas Federal Credit Union Addition & Part of Lot 1, Block 3, Daniel 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.

Dennis Porter

THE STATE OF TEXAS
COUNTY OF Coryell

Before me, the under signed authority, on this day personally appeared Dennis Porter, 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 4th day of June, 2011.

Notary Public, Coryell County, Texas.

Ursula Porter

Debra C Crighton Notary Public STATE OF TEXAS My Comm. Exp. 02/21/2014

THE STATE OF TEXAS
COUNTY OF Coryell

Before me, the under signed authority, on this day personally appeared Ursula Port..r, 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 4th day of June, 2011.

Notary Public, Coryell County, Texas.

Debra C Crighton Notary Public STATE OF TEXAS My Comm. Exp. 02/21/2014

For: Heart of Texas Federal Credit Union

Mike Chaney

THE STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the under signed authority, on this day personally appeared Mike Chaney, 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 8th day of JUNE, 2011.

Notary Public, McLENNAN County, Texas.

STATE OF TEXAS Notary Public My Commission Expires 02/01/2014

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

APPROVED this 21 day of JULY, 2008 by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION — SECRETARY, PLANNING & ZONING COMMISSION

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 2:00 O'CLOCK P M
JUL 01 2011
COUNTY CLERK, CORYELL CO., TEXAS

246686

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 1 day of June, A.D. ~~2008~~ 2011

CORYELL COUNTY TAX OFFICE
BY: Nessy Holmes

NOTES:

1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.
2. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.

FILE FOR RECORD this 21 day of July, ~~2008~~ 2011, in Cabinet D, Slide 404, Plat Records of Coryell County, Texas. Dedication Instrument in Volume ~~, Page~~ Instrument # 246686, Deed Records of Coryell County, Texas.
Angela Malley - Deputy

No.	DATE	REMARKS	BY
2	7/16/08	ADD WEST 10' BLOCK 1, DANIEL ADD	MDH
1	7/21/08	CITY OF COPPERAS COVE COMMENTS	FRB

REVISIONS

HEART O' TEXAS FEDERAL CREDIT UNION ADDITION PHASE TWO

BEING A REPLAT OF ALL OF HEART OF TEXAS FEDERAL CREDIT UNION ADDITION & PART OF LOT 1, BLOCK 3, & THE WEST 10.0' OF BLOCK 1, DANIEL ADDITION

COPPERAS COVE, CORYELL COUNTY, TEXAS

SHEET TITLE: MINOR PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG. No.	DRAWN BY:	DATE:	SCALE:	REF.:	2 LOTS	1 BLOCK	AREA:
08-320-D	FRB	JUNE 2008	1"=100'	04-719-D			3.456 Ac.