

# RESUBDIVISION OF LOT 1, BLOCK "A" FIVE HILLS SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT WE, C-COVE 90 PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP, OWNER OF LOT 1, REPLAT OF FIVE HILLS SUBDIVISION, OF RECORD IN CABINET B, SLIDES 785-786, OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC THE USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS AMENDED PLAT OF FIVE HILLS SUBDIVISION.

*Andy Foster*  
C-COVE 90 PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP  
204 LAVACA STREET, SUITE 1160  
AUSTIN, TEXAS 78701

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY 10/19/2012, PERSONALLY APPEARED Andy Foster, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

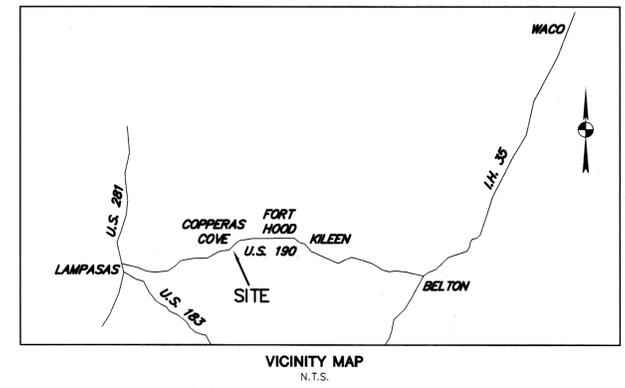
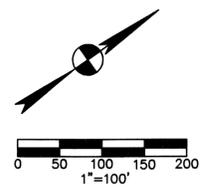
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Nancy Vanhemert  
MY COMMISSION EXPIRES: 3/27/2015



**GENERAL NOTES:**

1. THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
2. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF COPPERAS COVE.
3. ISSUANCE OF A BUILDING PERMIT, LAND DISTURBANCE PERMIT, OR CONNECTION TO PUBLIC UTILITIES ARE SUBJECT TO REVIEW AND APPROVAL OF A SITE PLAN, BUILDING PLANS, EROSION CONTROL PLANS, AND CONFORMANCE WITH ANY APPLICABLE PROVISIONS OF THE CODE OF ORDINANCE OF THE CITY OF COPPERAS COVE THAT ARE EFFECTIVE AS OF THE DAY OF THE PLAT SUBMITTAL.
4. THE CERTIFIED ELECTRIC SERVICE PROVIDER FOR THIS AREA IS ONCOR. THE LOCAL MANAGER IS IS KARL GREEN AT (254)554-2262.
5. ONCOR AND/OR ITS SUCCESSORS AND ASSIGNS, MAY AT ITS SOLE RISK, CONSTRUCT AND MAINTAIN GUY WIRES AND STAKES ASSOCIATED WITH THEIR ADJACENT IMPROVEMENTS WITHIN THE OUTER TWO FEET (2') OF THE TWENTY FOOT (20') WATER LINE EASEMENT ADJACENT TO THE U.S. 190 BYPASS. THE CITY OF COPPERAS COVE WILL MAKE REASONABLE EFFORTS TO NOTIFY ONCOR IN THE EVENT THAT A CONFLICT OR DETERIORATING CONDITION IS PRESENT WHICH MAY AFFECT THE INTEGRITY OF ONCOR'S IMPROVEMENTS. HOWEVER, THE CITY OF COPPERAS COVE IS NOT OBLIGATED TO REPAIR, RESTORE, OR REPLACE ANY OF ONCOR'S IMPROVEMENTS WITHIN THE WATER LINE EASEMENT OR ONCOR'S ADJACENT IMPROVEMENTS WHICH MAY BECOME DAMAGED AS A RESULT OF THE CITY'S NORMAL USE AND MAINTENANCE OF CITY FACILITIES WITHIN THE WATER EASEMENT.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET
  - MONUMENT FOUND
  - P.O.B. POINT OF BEGINNING



STATE OF TEXAS  
COUNTY OF CORYELL

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 12 DAY OF September, 20 12, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

*Jack Williams*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

*John Mull*  
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 12 DAY OF October, 20 12, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

*John Mull*  
JOHN MULL  
MAYOR, CITY OF COPPERAS COVE

*Jane Lees*  
JANE LEES  
ATTEST: CITY SECRETARY

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.

DATE THIS 12 DAY OF October, 20 12

CORYELL COUNTY TAX OFFICE  
By: *Deputy Tax Assessor/Collector*

STATE OF TEXAS  
COUNTY OF BEJAR

I, GARY W. FREELAND, DO HEREBY CERTIFY THAT NO LOT WITHIN THIS SUBDIVISION IS ENCOACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOODS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 4809900875 F, DATED FEBRUARY 17, 2010 AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF COPPERAS COVE.

GARY W. FREELAND, P.E.  
TEXAS REGISTRATION NO. 107307  
BURY + PARTNERS-SA, INC  
922 ISOM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78216



STATE OF TEXAS  
COUNTY OF TRAVIS

I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CORYELL COUNTY, TEXAS.

JOHN T. BILNOSKI, R.P.L.S.  
TEXAS REGISTRATION NO. 4998  
BURY + PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



STATE OF TEXAS  
COUNTY OF CORYELL

Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the public records of the County of Coryell, Texas on the 25th day of October, 2012 at 9:30 o'clock A.M.

BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

257873

**METES AND BOUNDS DESCRIPTION:**

OF A 8.929 ACRE TRACT OUT OF THE D.D. THOMPSON SURVEY ABSTRACT NO. 1041, THE A.G. MATTHEWS SURVEY ABSTRACT NO. 1765, THE JAMES A. WELLS SURVEY ABSTRACT NO. 1065, AND THE C.G. BENNETT SURVEY ABSTRACT NO. 1680, SITUATED IN CORYELL COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK "A" FIVE HILLS SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET B, SLIDES 774-775, OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS; SAID 8.929 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A TXDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND AT THE NORTHERLY TERMINUS OF A RIGHT-OF-WAY RETURN LINE BETWEEN SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 190 (CSJ 0231-02-044, R.O.W. VARIES) AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF U.S. 190 BYPASS (CSJ 0231-02-044, R.O.W. VARIES), BEING THE NORTHERNMOST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST CORNER HEREOF;

**THENCE** S21°35'58"E, ALONG SAID RIGHT-OF-WAY RETURN LINE, BEING THE EASTERLY LINE OF SAID LOT 1, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 189.58 FEET TO A TXDOT TYPE II MONUMENT (BRASS DISC IN CONCRETE) FOUND AT THE SOUTHERLY TERMINUS OF SAID RIGHT-OF-WAY RETURN LINE, BEING IN SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF U.S. 190 BYPASS, FOR THE EASTERNMOST CORNER HEREOF;

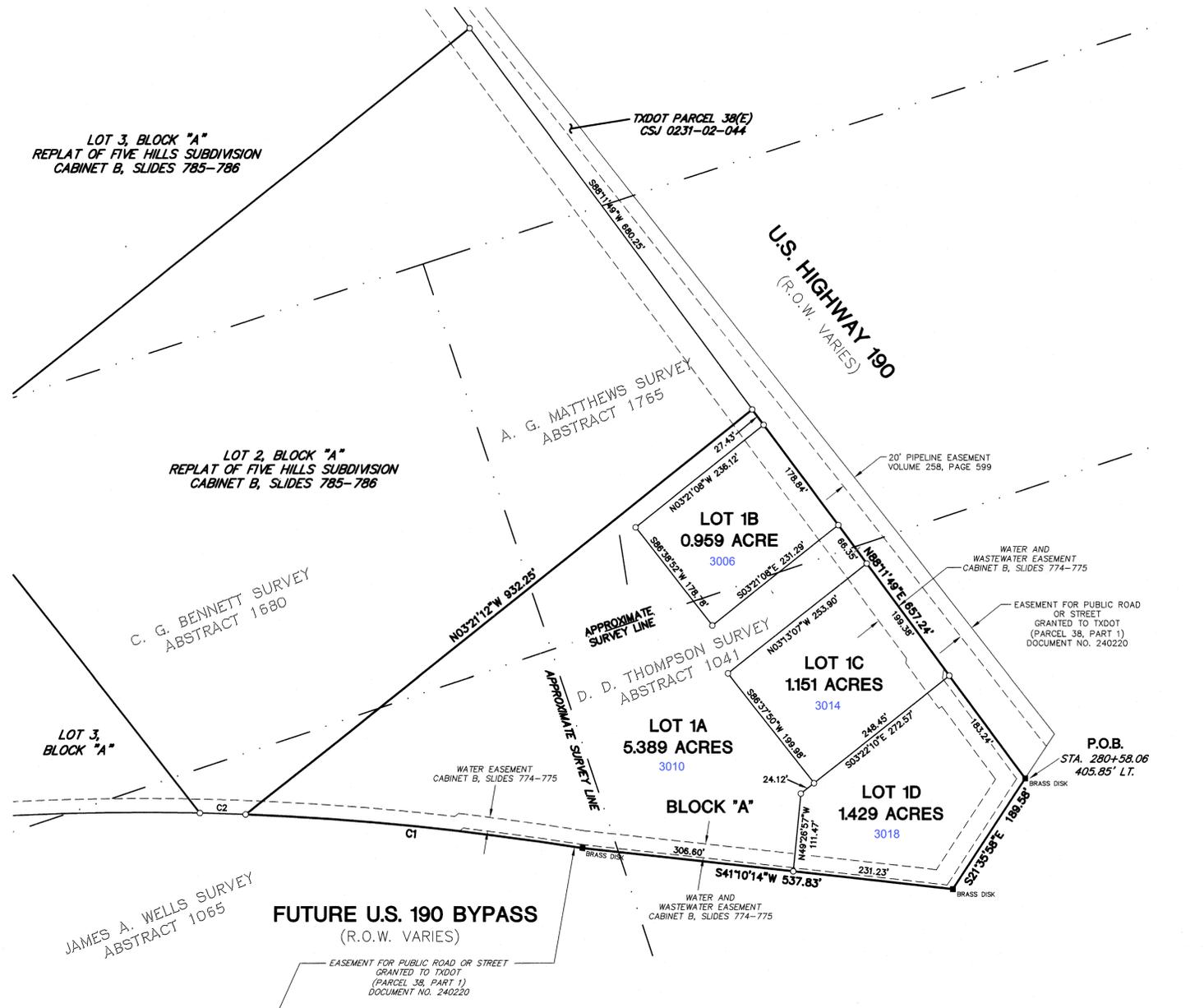
**THENCE** CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF U.S. 190 BYPASS, BEING THE EASTERLY LINE OF SAID LOT 1, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING FOUR (2) COURSES AND DISTANCES:

S41°10'14"W, A DISTANCE OF 537.83 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE, HAVING A RADIUS OF 3990.07 FEET, A CENTRAL ANGLE OF 17°25'10", AN ARC LENGTH OF 1213.08 FEET, AND A CHORD WHICH BEARS S35°28'10"W, A DISTANCE OF 1208.63 FEET TO A 1/2" IRON ROD WITH CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID FIVE HILLS SUBDIVISION, BEING THE SOUTHERNMOST CORNER OF SAID LOT 1, FOR THE SOUTHERNMOST CORNER HEREOF;

**THENCE** N03°21'12"E, LEAVING SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF U.S. 190 BYPASS, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, FOR THE WESTERLY LINE HEREOF, A DISTANCE OF 932.25 FEET TO A 1/2" IRON ROD WITH CAP SET AT THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 190, BEING THE COMMON NORTHERLY CORNER OF SAID LOT 1 AND SAID LOT 2, FOR THE NORTHWESTERLY CORNER HEREOF;

**THENCE** N88°11'49"E, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 2, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 190, WITH THE NORTHERLY LINE OF SAID LOT 1, FOR THE NORTHERLY LINE HEREOF, A DISTANCE OF 657.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.929 ACRES (388,959 SQUARE FEET), MORE OR LESS, WITHIN THESE METES AND BOUNDS.



**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	7°00'48"	3990.07	488.41	488.11	S40°40'21"W
C2	0°56'42"	3990.07	65.81	65.81	S36°41'36"W

RESUBDIVISION OF  
LOT 1, BLOCK "A"  
FIVE HILLS SUBDIVISION  
A FOUR (4) LOT SUBDIVISION  
CONSISTING OF 8.929 ACRES



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Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0825  
TBPLS Registration Number 101075-00  
Bury+Partners, Inc. © Copyright 2012

DATE: AUGUST 2012  
PREPARED BY:

SHEET  
1  
OF 1