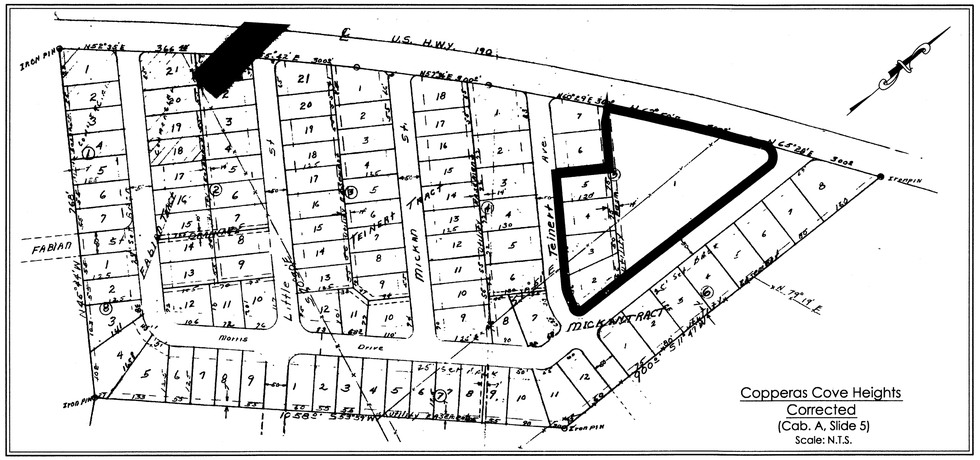


261139

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FIELD NOTES for a 2.581 acre tract of land in Coryell County, Texas, and the land herein described being all of Lots 1, 2, 3, 4 and 5, Block 5, Copperas Cove Heights (Corrected), an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 5, Plat Records of Coryell County, Texas, and being all that certain tract conveyed to Trinity Lutheran Church of Copperas Cove, Texas, of record in Volume 200, Page 96, Deed Records of Coryell County, Texas, being described in Volume 179, Page 292, Deed Records of Coryell County, Texas, also being all that certain called 0.038 acre tract conveyed to Trinity Lutheran Church of Copperas Cove, Texas, of record in Volume 485, Page 700, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in a curve to the right on the southeasterly right-of-way line of U. S. Highway 190 at the westerly corner of said Lot 1, being the northerly corner of Lot 7, said Block 5, for the most northerly westerly corner of this tract;

THENCE with the southeasterly right-of-way line of U. S. Highway 190, the northwesterly line of said Lot 1 and along said curve to the right, having a radius of 6,815.49 feet, an arc length of 360.88 feet and a long chord bearing **N. 60° 16' 45" E., 360.84 feet,** to a 1/2" iron rod found at the beginning of another curve to the right, for a corner of this tract;

THENCE with the northerly line of said Lot 1 and along said curve to the right, having a radius of 27.52 feet, an arc length of 61.81 feet and a long chord bearing **S. 66° 14' 47" E., 49.61 feet,** to a 1/2" iron rod found at the end of said curve on the west right-of-way line of Morris Drive (50' R.O.W.) at a corner of said Lot 1, for a corner of this tract;

THENCE **S. 09° 19' 57" W., 532.07 feet,** with the west right-of-way line of said Morris Drive and the east line of said Lot 1 and said Lot 2, to a 3/8" iron rod found at the beginning of a curve to the right, being a corner of said Lot 2, for a corner of this tract;

THENCE with the southerly line of said Lot 2 and along said curve to the right, having a radius of 12.95 feet, an arc length of 25.90 feet and a long chord bearing **S. 76° 44' 42" W., 21.80 feet,** to a 3/8" iron rod found at the end of said curve on the northeasterly right-of-way line of Teinert Avenue (50' R.O.W.) at a corner of said Lot 2, for a corner of this tract;

THENCE **N. 66° 58' 58" W., 27.25 feet,** with the northeasterly right-of-way line of said Morris Drive and the south line of said Lot 2, to an "X" found in concrete at the beginning of a curve to the right, being a corner of said Lot 2, for a corner of this tract;

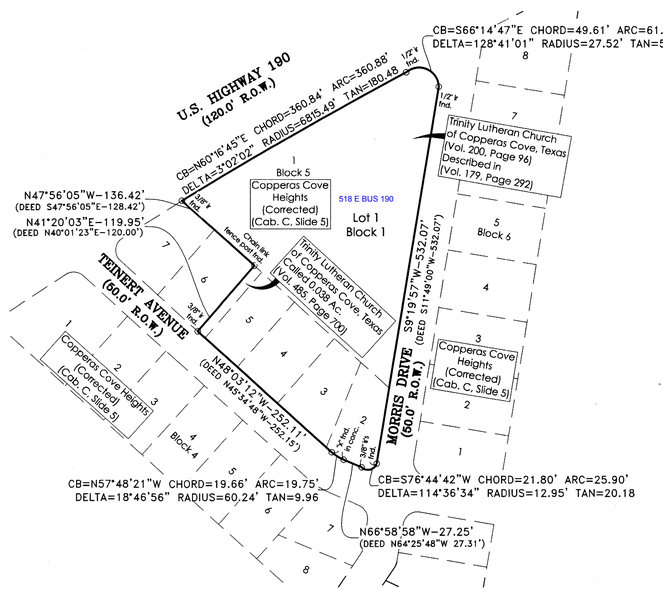
THENCE with the southerly line of said Lot 2, the northeasterly right-of-way line of said Teinert Avenue and along said curve to the right, having a radius of 60.24 feet, an arc length of 19.75 feet and a long chord bearing **N. 57° 48' 21" W., 19.66 feet,** to an "X" found in concrete at the end of said curve at a corner of said Lot 2, for a corner of this tract;

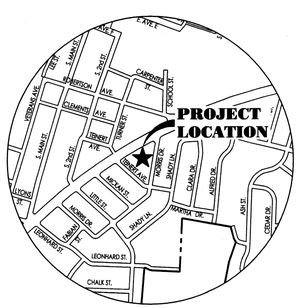
THENCE **N. 48° 03' 12" W., 252.11 feet,** with the northeasterly right-of-way line of said Teinert Avenue and the southwesterly line of said Lots 2, 3, 4 and 5, to a 3/8" iron rod found at the westerly corner of said Lot 5 and the southerly corner of said Lot 6, being the westerly corner of said 0.038 acre tract, for the southerly west corner of this tract;

THENCE **N. 41° 20' 03" E., 119.95 feet,** with the line between said Lots 5 and 6, to a chain link fence corner post found on the southwesterly line of said Lot 1 at the northerly corner of said Lot 5 and the easterly corner of said Lot 6, being the easterly corner of said 0.038 acre tract, for an interior corner of this tract;

THENCE **N. 47° 56' 05" W., 136.42 feet,** with the southwesterly line of said Lot 1 and the northeasterly line of said Lot 6 and 7, to the POINT OF BEGINNING and containing 2.581 acres of land.

The bearings for the above description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.





VICINITY MAP
SCALE: N.T.S.

NOTES:

1. All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
2. Water service provided by City of Copperas Cove. CCN #10449
3. Electric service provided by TXU Electric.
4. Property owner: Trinity Lutheran Church of Copperas Cove, Texas 518 East Highway 190 Copperas Cove, TX 76522

KNOW ALL MEN BY THE PRESENTS:

That I, Rex D. Haas, 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. 4378
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED REX D HAAS 4378 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that we, Trinity Lutheran Church of Copperas Cove, Texas, are the legal owner(s) of the land shown on this plat, being a tract of land conveyed to us by deed dated August 6, 1956, recorded in Volume 200, Page 9 and deed dated April 23, 1990, recorded in Volume 485, Page 700 of the Deed records of Coryell County, Texas, and designated herein as the Trinity Lutheran Church Addition to the City of Copperas Cove, Texas.

FURTHER, 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 purpose and consideration therein expressed.

For: Trinity Lutheran Church of Copperas Cove, Texas

Mike W. Kriegel

THE STATE OF TEXAS
COUNTY OF BELL

Before me, the under signed authority, on this day personally appeared Mike W. Kriegel, 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 purpose and considerations therein stated.

Given under my hand and seal of office this 19th day of February, 2013.

TRACEY L REESE
My Commission Expires
November 4, 2015

Notary Public, Bell County, Texas

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 11th day of February, 2013 by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this the 19th day of February, 2013, by the City Council of the City of Copperas Cove, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

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 of the time and date as stamped hereon by me.
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 1:45 O'CLOCK P M

MAR 07 2013

COUNTY CLERK, CORYELL CO., TEXAS

261139

I, Barbara Simpson, County Clerk of Coryell County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 7th day of March, 20 13, A.D. at 1:45 in the plat records of Coryell County, Texas in Cabinet B Slide(s) 199.

Deputy Clerk

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 27 day of Feb, A.D. 2013
CORYELL COUNTY TAX OFFICE
BY: Deputy Tax Assessor Collector

No.	DATE	REMARKS	BY
1	2/11/2013	PLAT COMMENTS	FRB
		REVISIONS	

TRINITY LUTHERAN CHURCH ADDITION

BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 4 & 5, BLOCK 5
COPPERAS COVE HEIGHTS (CORRECTED)
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. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100224-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
12-03-D	MDH	JAN. 2013	1"=100'	1705/1	1 BLOCK	2.581 Ac.

SHEET P1 OF P1

\Subdivisions\Trinity Lutheran Church Addition 12-03-D\dwg\Trinity Lutheran Church Addition 12-03-D Plat.dwg, PLAT, 2/13/2013 3:44:47 PM