

VICINITY MAP  
N.T.S.

Bearing base S. 18° 29' 28" W., 1685.0 feet, east boundary line Nauert Addition, 7th Extension, Cabinet A, Slide 104, Plat Records, Coryell County, Texas.

BEING a 23,450 acre tract of land situated in the W. P. HARDEMAN SURVEY, ABSTRACT No. 454, Coryell County, Texas and being a part or portion of that certain 87.21 acre tract of land described in a Deed without Warranty From City of Copperas Cove, a municipal corporation to Copperas Cove Economic Development Corporation, a Texas Corporation and being of record in Document No. 190990, Official Public Records, Coryell County, Texas and being a part or portion of that certain 92,780 acre tract of land described in a Deed to the Copperas Cove Industrial Foundation, Inc. and being of record in Volume 460, Page 752, Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" Iron rod with cap stamped "RPLS 2475" found being in the west boundary line of the said 92,780 acre tract and being in the east boundary line of that certain 24,226 acre tract of land described as Nauert Addition, 7th Extension according to the map or plat of record in Cabinet A, Slide 104, Plat Records of Coryell County, Texas and being the southwest corner of that certain 5,020 acre tract of land described as Lot 1, Block 1, Stoney Brook Addition, a subdivision in the City of Copperas Cove, Coryell County, Texas according to the map or plat of record in Cabinet B, Slide 734, Plat Records of Coryell County, Texas for corner;

THENCE departing the said Nauert Addition and with the south and east boundary lines of the said Stoney Brook Addition and over and across the said 92,780 acre tract the following three (3) calls:

- 1) S. 71° 30' 06" E., 203.60 feet ( calls N. 73° 57' 11" W., 203.59 feet ) to a 1/4" Iron rod with cap stamped "Mitchell & Assoc." found for corner;
- 2) S. 65° 35' 30" E., 245.85 feet ( calls N. 68° 02' 35" W., 245.85 feet ) to a 1/4" Iron rod with cap stamped "RPLS 2475" found being the southeast corner of the said Stoney Brook Addition for corner;
- 3) N. 42° 49' 52" E., 60.45 feet with the east boundary line of the said Stoney Brook Addition ( calls S. 40° 22' 47" W., 60.45 ) to a 1/4" Iron rod with cap stamped "G. E. Walker" found being the southwest corner of that certain 2,199 acre tract described by field and drawing by Kevin R. Hessel, R.P.L.S. No. 5344 of G. E. Walker and Associates, L.L.C. in a survey dated July, 2005 ( release date of March 23, 2007 ( Project No. 2-01297 ) for corner;

THENCE S. 47° 48' 29" E., 595.77 feet departing the said Stoney Brook Addition and with the southerly boundary line of the said 2,199 acre tract ( survey calls N. 50° 18' 43" W., 595.78 feet ) to a 1/4" Iron rod with cap stamped "G. E. Walker" found being the southeast corner of the said 2,199 acre tract and being in the west right-of-way line of Constitution Drive as monumented, fenced and further evidenced on the ground and being at the beginning of a non-tangent curve to the left having a radius equals 3066.19 feet, chord bearing equals S. 16° 56' 37" W., 407.72 feet, central angle equals 07° 46' 36" for corner;

THENCE departing the said 2,199 acre tract and with the said west right-of-way line of Constitution Drive and continuing over and across the said 92.78 acre tract and continuing over and across the aforementioned 87.21 acre tract the following three ( 3 ) calls:

- 1) 408.03 feet along the arc of said curve to the left to a 1/4" Iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 13° 02' 48" W., 443.74 feet to a 1/4" Iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 495.49 feet, chord bearing equals S. 13° 09' 18" W., 12.61 feet, central angle equals 01° 27' 30" for corner;
- 3) 12.61 feet along the arc of said curve to the right to a 1/4" Iron rod with cap stamped "RPLS 2475" set for corner;

THENCE departing the said west right-of-way line of Constitution Drive and continuing over and across the said 87.21 acre tract the following three ( 3 ) calls:

- 1) N. 71° 18' 45" W., 786.53 feet to a 1/4" Iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 18° 47' 30" E., 116.91 feet to a 1/4" Iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 71° 24' 52" W., 287.35 feet to a 1/4" Iron rod with cap stamped "RPLS 2475" set being in the west boundary line of the said 87.21 acre tract and being in the east boundary line of the aforementioned Nauert Addition, 7th Extension for corner;

THENCE With the west boundary line of the said 87.21 acre tract and continuing with the west boundary line of the said 92.78 acre tract and with the east boundary line of the said Nauert Addition, 7th Extension the following two ( 2 ) calls:

- 1) N. 18° 29' 28" E., 889.39 feet ( calls S. 18° 29' 28" W. ) ( bearing base ) to a 1 1/2" Iron pipe found for corner;
- 2) N. 18° 40' 57" E., 64.16 feet to the Point of BEGINNING and containing 23,450 acres of land.



NOTE  
1. LOT 10 BLOCK ONE, LOT 1 BLOCK ONE, LOT 1 BLOCK 2, LOT 6 BLOCK 2 SHALL HAVE NO ACCESS TO CONSTITUTION DRIVE PER 1" NON-ACCESS EASEMENT.

NOTES  
1. THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON SHALL CONTAIN THE DRAINAGE IMPROVEMENTS NECESSARY TO MEET THE DRAINAGE POLICY OF THE CITY OF COPPERAS COVE, FOR ALL LOTS WITHIN THIS SUBDIVISION.  
2. THE RESPONSIBILITY FOR MAINTENANCE OF SAID PRIVATE DRAINAGE IMPROVEMENTS SHALL BE ENTIRELY WITHIN THE COPPERAS COVE BUSINESS & PROFESSIONAL PARK PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

STATE OF TEXAS  
COUNTY OF CORYELL 262291

THIS IS TO CERTIFY THAT COPPERAS COVE INDUSTRIAL FOUNDATION, INC. IS THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO COPPERAS COVE INDUSTRIAL FOUNDATION, INC. BY DEED RECORDED IN VOLUME 460, PAGE 752 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS COPPERAS COVE BUSINESS AND PROFESSIONAL PARK IN THE CITY OF COPPERAS COVE, TEXAS.

FURTHER, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAMES W. CLARK, PRESIDENT  
COPPERAS COVE INDUSTRIAL FOUNDATION, INC.  
DATE: 4-9-13

STATE OF TEXAS  
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. CLARK, 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 THE 9th DAY OF April, 2013.

APRIL LYNN TAYLOR  
Notary Public, State of Texas  
My Commission Expires  
October 21, 2016

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

APPROVED THIS 11th DAY OF March, 2013, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

JACK W. BLAND, CHAIRPERSON, PLANNING AND ZONING COMMISSION  
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 19th DAY OF March, 2013, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

JOHN HILL, MAYOR, CITY OF COPPERAS COVE  
ATTEST: CITY SECRETARY

TAX CERTIFICATE  
THE CORYELL COUNTY TAX ASSESSOR/COLLECTOR DISTRICT, 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 9th DAY OF April, 2013.

CORYELL COUNTY TAX ASSESSOR/COLLECTOR DISTRICT  
BY: Deputy Tax Assessor/Collector



STATE OF TEXAS  
COUNTY OF CORYELL

THAT I, MICHAEL E. ALVIS, 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.

MICHAEL E. ALVIS  
R.P.L.S. NO. 5402  
301 N. 3RD STREET  
TEMPLE, TEXAS 76501

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 18th day of April, 2013, A.D. at 9:45 AM in the plat records of Coryell County, Texas in Cabinet C, Slide(s) 808.

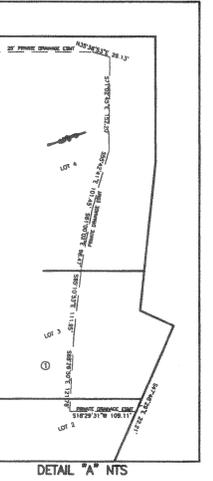
Deputy Clerk

STATE OF TEXAS  
COUNTY OF CORYELL  
Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that the  
instrument was filed for record in the volume  
and page of the Coryell County Public  
Records and of the time and date as stamped  
hereby by me.  
BARBARA SIMPSON, CLERK  
CORYELL COUNTY TEXAS

FILED FOR RECORD  
AT 9:45 O'CLOCK A.M.  
APR 18 2013  
COUNTY CLERK, CORYELL CO., TEXAS

CURVE TABLE

NUMBER	DIRECTION	CH LENGTH	RADIUS	ARC LENGTH	TAN
C1	S 16° 56' 37" W	407.72	3006.19	408.03	204.33
C2	S 13° 09' 18" W	12.61	485.49	12.61	6.31
C3	S 18° 52' 48" W	100.00	3006.19	100.00	50.01
C4	S 18° 38' 25" W	30.00	3006.19	30.00	15.00
C5	S 18° 04' 06" W	30.00	3006.19	30.00	15.00
C6	S 19° 52' 27" W	200.21	3006.19	200.25	100.18
C7	S 13° 30' 38" W	47.78	3006.19	47.78	23.89
C8	S 28° 29' 14" E	141.42	100.00	157.08	100.00
C9	S 83° 30' 46" W	141.42	100.00	157.08	100.00
C10	S 54° 47' 42" E	74.88	130.00	75.75	38.98
C11	S 09° 47' 42" E	123.28	130.00	128.48	70.02
C12	S 28° 29' 14" E	98.99	70.00	108.98	70.00
C13	S 41° 00' 46" W	99.50	130.00	102.10	53.85
C14	S 75° 39' 56" W	54.73	130.00	55.15	27.98
C15	N 81° 30' 04" W	48.70	130.00	48.98	23.74
C16	S 83° 30' 46" W	98.99	70.00	108.98	70.00



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N 42° 49' 52" E	60.45
L2	S 13° 02' 48" W	30.14
L3	N 13° 02' 48" E	30.14
L4	N 18° 40' 57" E	64.16

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
TURLEY ASSOCIATES, INC.  
301 N. 3rd St. Temple, Texas 76501  
E-MAIL: VTURLEY@AOL.COM  
FIRM REGISTRATION No. F-1658

FINAL PLAT OF:  
COPPERAS COVE BUSINESS AND PROFESSIONAL PARK  
A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS  
DEVELOPED BY:  
COPPERAS COVE INDUSTRIAL FOUNDATION, INC.  
311 S. FIRST STREET  
COPPERAS COVE, TEXAS 76522

REVISIONS		
JFB	REVISED	2/26/13
JFB	REVISED	3/15/13

DATE: October 31, 2012  
DRN. BY: MZS/JFB  
REF.:  
FB/LB: DATA COL  
JOB NO.: 08-484  
SHEET 1 OF 1  
COMPUTER DWG. NO. 08-484 FINAL PLAT  
12529-D  
FILE NO.

COPPERAS COVE BUSINESS AND PROFESSIONAL PARK  
2 Blocks, 16 Lots  
23,450 ACRES  
A SUBDIVISION IN THE CITY OF COPPERAS COVE CORYELL COUNTY, TEXAS  
23,450 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT  
TRACT SURVEYED IN THE MONTH OF OCTOBER IN THE YEAR OF 2008.