

R-1 Single Family

"Parcel #8, containing 210 acres of land...less the property the Railroad is on and less the property that is requesting to be zoned R-3...be zoned B-5... and all the remainder of it being R-1..."

BEGINNING at the Northeast corner of a 32 acre tract conveyed to Erby Wolfe and Erby Hugh Wolfe, Jr., February 9, 1966, same being the Northeast corner of 2,532 acres conveyed to Billy H. King, in the West line of the W. P. Hardeman Survey;

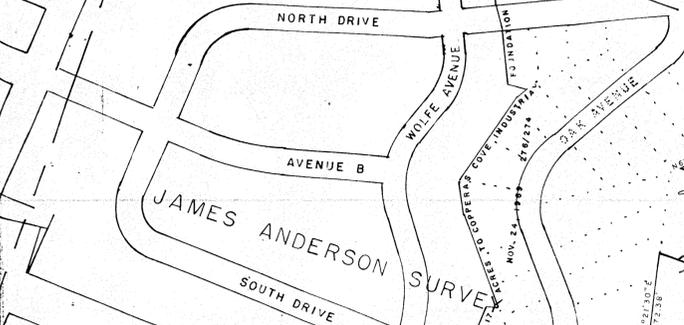
- THENCE: South 19° 21' 52" West 531.78 feet to the Northeast corner of TRACT 'A' conveyed to COVE VILLAGE APARTMENTS...
THENCE: North 69° 13' 08" West 392.75 feet to the Southwest corner of said Ranchette...
THENCE: North 2° 42' 52" East 105.34 feet along the East margin of Wolfe Road...
THENCE: North 69° 02' 38" West 69.01 feet to a point in the East line of 1.22 acres conveyed to the Copperas Cove Independent School District...
THENCE: South 21° 38' 36" West 189.52 feet to the Southeast corner of said 1.22 acre tract...
THENCE: North 87° 49' 27" West 10.5 feet to a Northeast corner of 1.61h acres of land conveyed to the Gen-Tex Ready-Mix Concrete Company...
THENCE: South 21° 30' 14" West 31.93 feet, along and with the West margin of Wolfe Road...
THENCE: North 88° 29' 46" West 168.51 feet and North 87° 24' 50" East 330.8 feet to the Southwest corner of said 1.61h acre tract...
THENCE: North 29° 58' 11" East 129.15 feet to the Northwest corner of said 1.81h acre tract...
THENCE: along and with the occupied South line of land once owned by James A. Halstead...
THENCE: North 69° 01' 41" East 27.80 feet, North 69° 33' 16" East 338.61 feet, North 80° 31' 51" East 281.07 feet, North 86° 41' 32" East 150.20 feet and North 70° 09' 27" East 398.70 feet to the place of beginning and containing 6,506 acres of land.

BEGINNING at an all corner of a 32 acre tract of land conveyed to Erby Wolfe and Erby Hugh Wolfe, Jr., February 9, 1966, in the West line of the W. P. Hardeman Survey;

- THENCE: South 21° 00' 29" West, along and with the occupied West line of said Hardeman Survey, to the Southeast corner of a tract of land conveyed to Kenneth W. Emerson, January 30, 1979, (commonly known as Wolfe Ranchette #2), 280.0 feet...
THENCE: North 70° 26' 18" West 435.90 feet to the Southwest corner of said Emerson tract in the East margin of Wolfe Road...
THENCE: along and with said Wolfe Road, North 19° 21' 52" East 105.0 feet, North 19° 28' 11" East 105.0 feet, North 19° 37' 31" East 94.5 feet and North 23° 29' 42" East 105.21 feet to the Southwest corner of TRACT 'B' conveyed to COVE VILLAGE APARTMENTS...
THENCE: South 70° 25' 48" East 431.95 feet, along and with South line of said TRACT 'B', to the Southeast corner of same, same being the Northeast corner of said Ranchette #13, in the occupied West line of said Hardeman Survey...
THENCE: South 19° 21' 52" West 880.0 feet to the place of beginning and containing 12.746 acres of land.

BEGINNING at the intersection of the West margin of Wolfe Road and the North line of Avenue A for the Southeast corner of this;

- THENCE: North 70° 50' 41" West 163.45 feet, along and with the North line of Avenue A, to the Southwest corner of a 0.713 acre tract of land conveyed to Charles G. Richey, February, 1973, in the East boundary of 37.816 acres of land conveyed to the City of Copperas Cove, March 31, 1980;
THENCE: along and with said East boundary, North 19° 09' 19" East 17.9 feet and North 21° 53' 15" East 175.0 feet to the Northwest corner of said Richey tract;
THENCE: North 70° 26' 21" East 160.28 feet to the Northeast corner of said Richey tract in the West margin of Wolfe Road;
THENCE: South 23° 50' 23" West 175.0 feet and South 19° 11' 53" West 16.6 feet to the place of beginning and containing 0.713 acre.



BEGINNING at the intersection of the West margin of Wolfe Road and the North line of Industrial Avenue for the Southeast corner of this;

- THENCE: North 70° 50' 41" West 162.68 feet, along and with the North line of Industrial Avenue, to the Southwest corner of a 3.528 acre tract of land conveyed to Johnnie Ruffin, November 17, 1972;
THENCE: North 19° 09' 19" East, along and with the West line of said 3.528 acres, 140.0 feet to the Northwest corner of a 0.337 acre tract of land conveyed to John Edward Stevens, August 11, 1978;
THENCE: South 70° 59' 41" East 163.02 feet, along and with said Stevens tract, same being the South line of a right of way easement granted to the Copperas Cove Industrial Foundation, Inc. (276/274);
THENCE: South 19° 11' 58" West 140.0 feet, along and with the West line of Wolfe Road, to the place of beginning and containing 1.645 acre of land.

R-3 Multi-Family Residential Zoning

"From property known as 133 Wolfe Road to the North property line of the property known as 137 Wolfe Road"

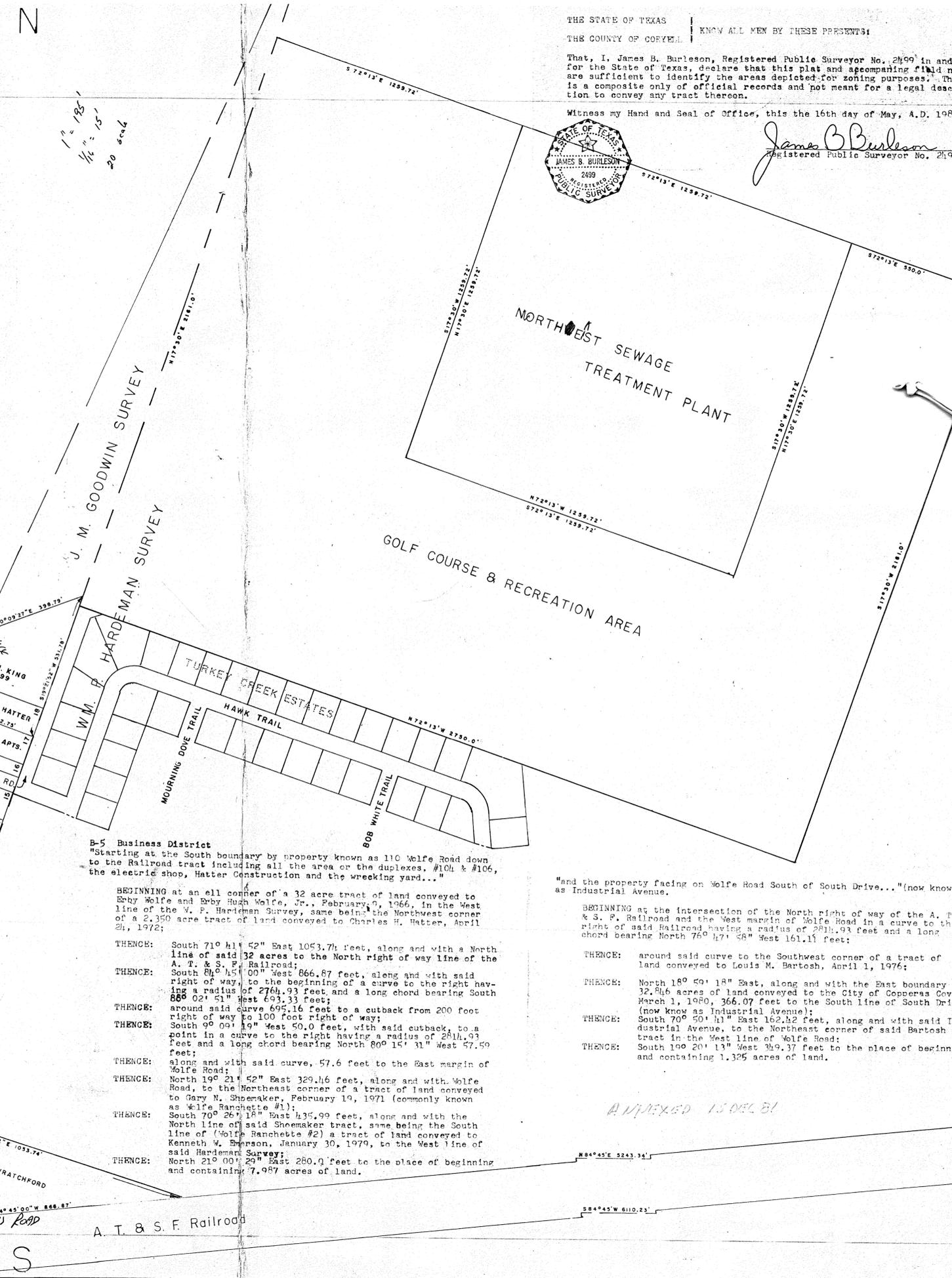
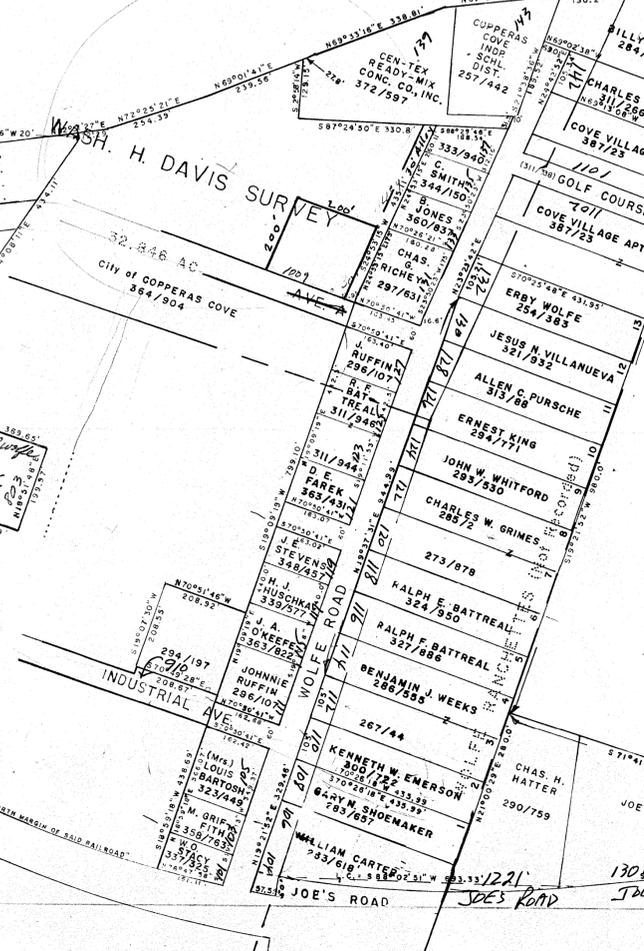
BEGINNING at the Southeast corner of a 1.81h acre tract of land conveyed to the Gen-Tex Ready-Mix Concrete Company, Inc., January 27, 1981, for the Northeast corner of this tract in the West line of Wolfe Road;

- THENCE: South 23° 40' 23" West 312.16 feet, along and with Wolfe Rd. to the Northeast corner of 0.713 acre tract of land conveyed to Charles G. Richey, February, 1973, for the Southeast corner of this tract;
THENCE: North 70° 26' 21" West 160.28 feet to the Northwest corner of said Richey Tract for the Southwest corner of this tract in the East boundary of 32.816 acres of land conveyed to the City of Copperas Cove, March 31, 1980;
THENCE: North 21° 53' 15" East 260.11 feet to the Northwest corner of a 0.31 acre tract of land conveyed to Herbert Neal Seccrest, May 2, 1977, for the Northwest corner of this in the South line of said Gen-Tex Ready-Mix... tract;
THENCE: South 88° 29' 46" East 168.51 feet to the place of beginning and containing 1.03h acre of land.

"From the South property line of the property known as 121 Wolfe Road to North Drive" (now known as Avenue A).

BEGINNING at the Northeast corner of a 3.528 acre tract of land conveyed to Johnnie Ruffin, November 17, 1972, for the Northeast corner of this tract, same being the intersection of the West line of Wolfe Road and the South line of Avenue A;

- THENCE: South 19° 11' 53" West 442.51 feet, along and with Wolfe Rd. to the Southeast corner of 0.412 acre tract of land conveyed to Donald E. Parek, December 5, 1979, same being the Northeast corner of a 60 foot easement granted to the Copperas Cove Industrial Foundation, Inc. (276/274);
THENCE: North 70° 50' 41" West 163.07 feet, along and with said easement, to the Southwest corner of said Parek tract in the East boundary of 32.816 acres of land conveyed to the City of Copperas Cove, March 31, 1980;
THENCE: North 19° 09' 19" East 442.5 feet to the Northwest corner of said 3.528 acre Ruffin tract;
THENCE: South 70° 50' 41" East 163.40 feet to the place of beginning and containing 1.658 acres of land.



THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: That, I, James B. Burleson, Registered Public Surveyor No. 2499 in and for the State of Texas, declare that this plat and accompanying field note are sufficient to identify the areas depicted for zoning purposes. This is a composite only of official records and not meant for a legal description to convey any tract thereon.

Witness my Hand and Seal of Office, this 16th day of May, A.D. 1983. James B. Burleson Registered Public Surveyor No. 2499

B-5 Business District Starting at the South boundary by property known as 110 Wolfe Road down to the Railroad tract including all the area or the duplexes, #10h & #106, the electric shop, Hatter Construction and the wrecking yard..."

- BEGINNING at an all corner of a 32 acre tract of land conveyed to Erby Wolfe and Erby Hugh Wolfe, Jr., February 9, 1966, in the West line of the W. P. Hardeman Survey, same being the Northwest corner of a 2,350 acre tract of land conveyed to Charles H. Hatter, April 21, 1972;
THENCE: South 71° 41' 52" East 1053.74 feet, along and with a North line of said 32 acres to the North right of way line of the A. T. & S. F. Railroad;
THENCE: South 84° 45' 00" West 866.87 feet, along and with said right of way, to the beginning of a curve to the right having a radius of 2764.93 feet, and a long chord bearing South 88° 02' 51" West 493.33 feet;
THENCE: around said curve 695.16 feet to a cutback from 200 foot right of way to 100 foot right of way;
THENCE: South 9° 09' 19" West 50.0 feet, with said cutback, to a point in a curve to the right having a radius of 2814.93 feet and a long chord bearing North 80° 15' 31" West 47.50 feet;
THENCE: along and with said curve, 57.6 feet to the East margin of Wolfe Road;
THENCE: North 19° 21' 52" East 329.46 feet, along and with Wolfe Road, to the Northeast corner of a tract of land conveyed to Gary N. Shoemaker, February 19, 1971 (commonly known as Wolfe Ranchette #1);
THENCE: South 70° 26' 18" East 435.99 feet, along and with the North line of said Shoemaker tract, same being the South line of (Wolfe Ranchette #2) a tract of land conveyed to Kenneth W. Emerson, January 30, 1979, to the West line of said Hardeman Survey;
THENCE: North 21° 00' 29" East 280.0 feet to the place of beginning and containing 7.987 acres of land.

- "and the property facing on Wolfe Road South of South Drive..." (now known as Industrial Avenue).
THENCE: around said curve to the Southwest corner of a tract of land conveyed to Louis M. Bartosh, April 1, 1976;
THENCE: North 18° 59' 18" East, along and with the East boundary of 32.816 acres of land conveyed to the City of Copperas Cove, March 1, 1980, 366.07 feet to the South line of South Drive (not known as Industrial Avenue);
THENCE: South 70° 50' 41" East 162.62 feet, along and with said Industrial Avenue, to the Northeast corner of said Bartosh tract in the West line of Wolfe Road;
THENCE: South 19° 20' 13" West 349.37 feet to the place of beginning and containing 1.325 acres of land.

ANNEXED 15 DEC 81