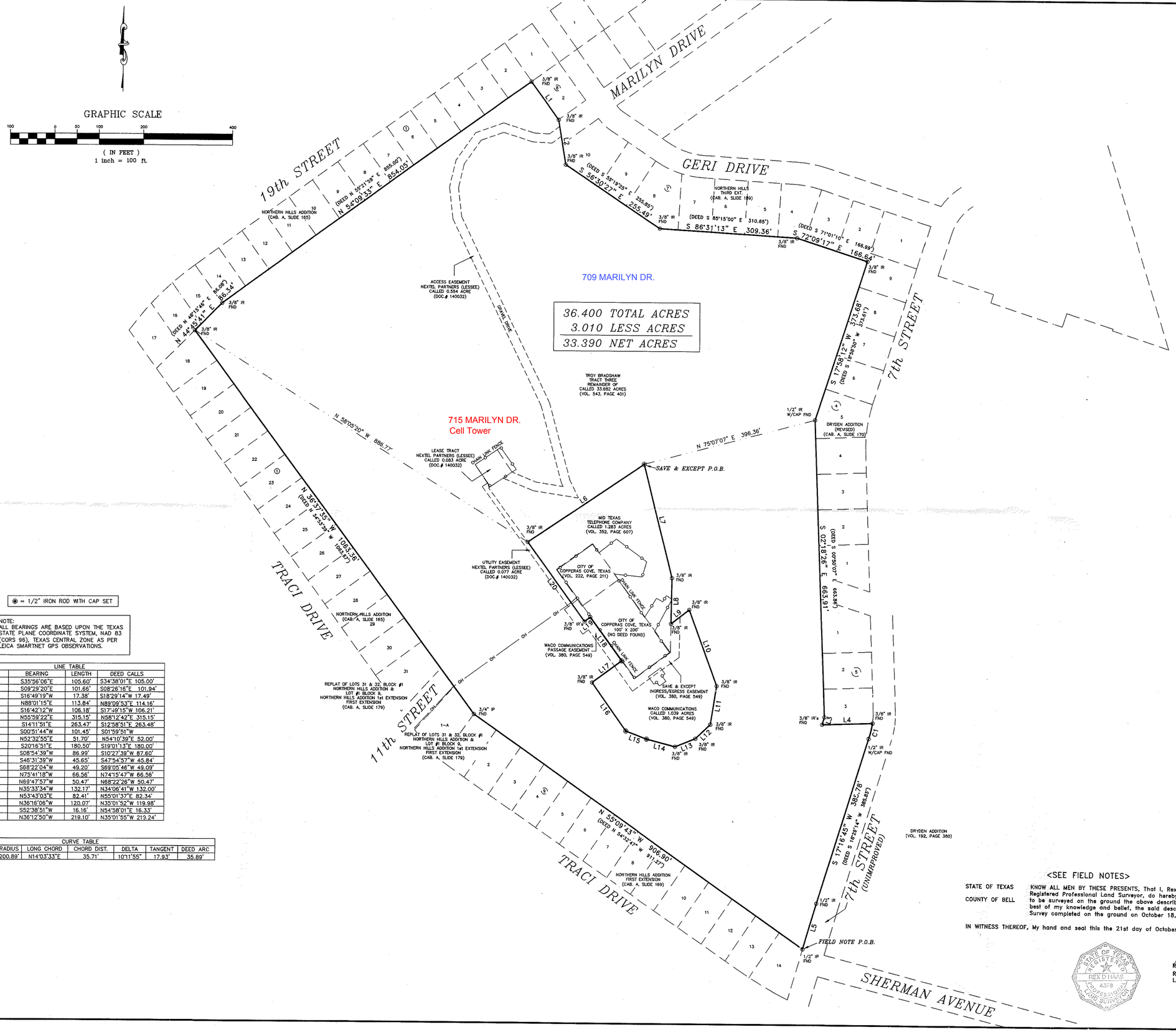

⊕ = 1/2" IRON ROD WITH CAP SET

NOTE:
ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA SMARTNET GPS OBSERVATIONS.

LINE TABLE

LINE	BEARING	LENGTH	DEED CALLS
L1	S35°56'06"E	105.60'	S34°38'01"E 105.00'
L2	S09°29'20"E	101.66'	S08°26'16"E 101.94'
L3	S16°49'19"W	17.38'	S18°29'14"W 17.49'
L4	N88°01'15"E	113.84'	N89°09'53"E 114.16'
L5	S16°42'12"W	106.18'	S17°49'15"W 106.21'
L6	N55°59'22"E	315.15'	N58°12'42"E 315.15'
L7	S14°11'51"E	263.47'	S12°58'51"E 263.48'
L8	S00°51'44"W	101.45'	S01°59'51"W
L9	N52°32'55"E	51.70'	N54°10'39"E 52.00'
L10	S20°16'51"E	180.50'	S19°01'13"E 180.00'
L11	S08°54'39"W	86.99'	S10°27'39"W 87.60'
L12	S46°31'39"W	45.65'	S47°54'57"W 45.84'
L13	S68°22'04"W	49.20'	S69°05'48"W 49.09'
L14	N75°41'18"W	66.56'	N74°15'47"W 66.56'
L15	N69°47'57"W	50.47'	N68°22'26"W 50.47'
L16	N35°33'34"W	132.17'	N34°06'41"W 132.00'
L17	N53°43'03"E	82.41'	N55°01'37"E 82.34'
L18	N36°16'06"W	120.07'	N35°01'52"W 119.98'
L19	S52°38'51"W	16.16'	N54°58'01"E 16.33'
L20	N36°12'50"W	219.10'	N35°01'55"W 219.24'

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT	DEED ARC
C1	35.76'	200.89'	N14°03'33"E	35.71'	10°11'55"	17.93'	35.89'

<SEE FIELD NOTES>

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct. Survey completed on the ground on October 18, 2011.

IN WITNESS THEREOF, My hand and seal this the 21st day of October, 2011.

STATE OF TEXAS REGISTERED REX D. HAAS 4378 PROFESSIONAL LAND SURVEYOR

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

No.	DATE	REMARKS	BY
		REVISIONS	

33.390 ACRES, PART OF THE
W. H. DAVIS SURVEY, ABSTRACT NO. 276
COPPERAS COVE, CORYELL COUNTY, TEXAS

SHEET TITLE: BOUNDARY SURVEY

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. & P. L. S. FIRM REGISTRATION NO. 100204-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB:	REF:	CLIENT:
11-365-D	MDH	10/19/11	1"=100'	1689/63	GPS	TJ BRADSHAW CONST

Surveyor: Mitchell & Associates, Inc. Proj. Mgr: Rex D. Haas Drawn: M.D. Hughes Rev. 1: 11/14/2011 Rev. 2: 11/22/2011

FIELD NOTES for a 36.390 acre tract of land in Coryell County, Texas, being part of the W. H. Davis Survey, Abstract No. 276, and the land herein described being all of a called 36.694 acre tract designated Tract Three, conveyed to Troy Bradshaw, of record in Volume 543, Page 401, Official Public Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found on the west right-of-way line of 7th Street (50' R.O.W. Vol. 192, Page 380, D.R.) at the northeast corner of Block 9, Northern Hills Addition, First Extension, an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 169, Plat Records of Coryell County, Texas, being the most southerly corner of said 36.694 acre tract, for the most southerly corner of this tract;

THENCE **N. 55° 09' 43" W., 906.90 feet**, with the northeasterly line of said Block 9 (as found monumented) and the southwesterly line of said 36.694 acre tract, to a 3/4" iron pipe found at the easterly corner of Lot 1-A, Replat of Lots 31 & 32, Block 1, Northern Hills Addition & Lot 1, Block 9, Northern Hills Addition, First Extension, of record in Cabinet A, Slide 179, Plat Records of Coryell County, Texas, being an angle corner of said 36.694 acre tract, for an angle corner of this tract;

THENCE **N. 36° 37' 35" W., 1063.36 feet**, with the northeasterly line of said replat and the northeasterly line of Northern Hills Addition, of record in Cabinet A, Slide 165, Plat Records of Coryell County, Texas, to a 3/8" iron rod found at the northerly corner of Lot 18, Block 1, and on the southeasterly line of Lot 16, Block 1, said Northern Hills Addition, being the westerly corner of said 36.694 acre tract, for the westerly corner of this tract;

THENCE **N. 44° 45' 41" E., 86.34 feet**, with the southeasterly line of said Northern Hills Addition and the northwesterly line of said 36.694 acre tract, to a 3/8" iron rod found at the southeasterly mutual corner of Lots 14 and 15, said Block 1, being an angle corner of said 36.694 acre tract, for an angle corner of this tract;

THENCE **N. 54° 09' 33" E., 854.05 feet**, with the southeasterly line of said Northern Hills Addition and the northwesterly line of said 36.694 acre tract, to a 3/8" iron rod found at the southeasterly mutual corner of Lots 1 and 2, said Block 1, being the westerly corner of Lot 2, Block 8, Northern Hills Addition, Third Extension, of record in Cabinet A, Slide 189, Plat Records of Coryell County, Texas, being the northerly corner of said 36.694 acre tract, for the northerly corner of this tract;

THENCE in a southeasterly direction with the southwesterly line of Blocks 7 and 8, said Northern Hills Addition, Third Extension, and the northeasterly lines of said 36.694 acre tract, the following five (5) calls:

1. **S. 35° 56' 06" E., 105.60 feet**, to a 3/8" iron rod found for an angle corner of this tract;
2. **S. 09° 29' 20" E., 101.66 feet**, to a 3/8" iron rod found for an angle corner of this tract;
3. **S. 56° 30' 27" E., 255.49 feet**, to a 3/8" iron rod found for an angle corner of this tract;
4. **S. 86° 31' 13" E., 309.36 feet**, to a 3/8" iron rod found for an angle corner of this tract;
5. **S. 72° 09' 17" E., 166.64 feet**, to a 3/8" iron rod found at the southeast corner of Lot 2, said Block 7, and being on the west line of Block 4, Dryden Addition (Revised), of record in Cabinet A, Slide 170, Plat Records of Coryell County, Texas, being the northeast corner of said 39.694 acre tract, for the northeast corner of this tract;

THENCE in a southerly direction with the westerly line of Block 4, said Dryden Addition, and the westerly and southerly lines of said Block 5, Dryden Addition, same being the easterly lines of said 36.694 acre tract, the following four (4) calls:

1. **S. 17° 58' 12" W., 373.68 feet**, to a 1/2" iron rod with cap found for an angle corner of this tract;
2. **S. 02° 18' 26" E., 663.91 feet**, to a 3/8" iron rod found for an angle corner of this tract;
3. **S. 16° 49' 19" W., 17.38 feet**, to a 3/8" iron rod found for an angle corner of this tract;
4. **N. 88° 01' 15" E., 113.84 feet**, to a 3/8" iron rod found in a curve to the right on the west right-of-way line of said 7th Street at the southeast corner of Lot 3, said Block 5, being an exterior corner of said 39.694 acre tract, for an exterior corner of this tract;

THENCE in a southerly direction with the west right-of-way line of said 7th Street and the easterly lines of said 36.694 acre tract, the following three (3) calls:

1. along said curve to the right, having a radius of 200.89 feet, an arc length of 35.76 feet and a long chord bearing **S. 14° 03' 33" W., 35.71 feet**, to a 1/2" iron rod with cap found at the end of said curve, for a corner of this tract;
2. **S. 17° 16' 45" W., 385.78 feet**, to a 1/2" iron rod found for an angle corner of this tract;
3. **S. 16° 42' 12" W., 106.18 feet**, to the POINT OF BEGINNING containing 36.400 acres of land, less 3.010 acres described below leaving **33.390 acres net.**

Save & Except from the above described 36.390 acre tract, four tracts of land listed as follows:
A called 1.283 acre tract conveyed to Mid Texas Telephone Company, of record in Volume 352, Page 607, a called 1.039 acre tract conveyed to Waco Communications, of record in Volume 380, Page 529, a called 100' X 100' tract conveyed to the City of Copperas Cove, of record in Volume 222, Page 211, all in Deed Records of Coryell County, Texas, and a called 200' X 100' tract adjoining said 100' X 100' tract, owned by the City of Copperas Cove (not found of record), all four tracts contiguous and lying within the above described 36.390 acre tract, the perimeter of said tracts is described as follows:

BEGINNING at a 1/2" iron rod with cap set at the most northerly corner of said 1.283 acre tract, whence a 1/2" iron rod with cap found at an angle corner in the east line of said 36.390 acre tract, being an angle corner of Lot 5, Block 4, said Dryden Addition (Revised), bears N. 75° 07' 07" E., 396.36 feet;

THENCE **S. 14° 11' 51" E., 263.47 feet,** with a east line of said 1.283 acre tract, to a 3/8" iron rod found at an angle corner of said 1.283 acre tract, for an angle corner of this tract;

THENCE **S. 00° 51' 41" W., 101.45 feet,** with a east line of said 1.283 acre tract, to a 3/8" iron rod found at a northerly corner of said 1.039 acre tract, for an interior corner of this tract;

THENCE **N. 52° 32' 55" E., 51.70 feet,** with a north line of said 1.039 acre tract, to a 3/8" iron rod found at the northeast corner of said 1.039 acre tract, for an exterior corner of this tract;

THENCE around said 1.039 acre tract, the following eight (8) calls:

1. **S. 20° 16' 51" E., 180.50 feet,** to a 3/8" iron rod found at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
2. **S. 08° 54' 39" W., 86.99 feet,** to a 3/8" iron rod found at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
3. **S. 46° 31' 39" W., 45.65 feet,** to a 3/8" iron rod found at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
4. **S. 68° 22' 04" W., 49.20 feet,** to a 3/8" iron rod found at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
5. **N. 75° 41' 18" W., 66.56 feet,** to a 1/2" iron rod with cap set at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
6. **N. 69° 47' 57" W., 50.47 feet,** to a 1/2" iron rod with cap set at an angle corner of said 1.039 acre tract, for an angle corner of this tract;
7. **N. 35° 33' 34" W., 132.17 feet,** to a 3/8" iron rod found at the westerly corner of said 1.039 acre tract, for an "L" corner of this tract;
8. **N. 53° 43' 03" E., 82.41 feet,** to a 1/2" iron rod with cap set on the southwest line of said 100' X 200' tract at a northerly corner of said 1.039 acre tract, for an interior corner of this tract;

THENCE **N. 36° 16' 06" W., 120.07 feet,** with a southwesterly line of said 100' X 200' tract, to a 3/8" iron rod found at a southerly corner of said 1.283 acre tract, for an interior corner of this tract;

THENCE **S. 52° 38' 51" W., 16.16 feet,** with a south line of said 1.283 acre tract, to a 3/8" iron rod found at a south corner of said 1.283 acre tract, for an exterior corner of this tract;

THENCE **N. 36° 12' 50" W., 219.10 feet,** with a southwesterly line of said 1.283 acre tract, to a 3/8" iron rod found at the most westerly corner of said 1.283 acre tract, for the most westerly corner of this tract, whence a 3/8" iron rod found at the most westerly corner of said 36.390 acre tract bears N. 58° 05' 20" W., 886.77 feet;

THENCE **N. 55° 59' 22" E., 315.15 feet,** with the northeasterly line of said 1.283 acre tract, to the POINT OF BEGINNING and containing 3.010 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 Smart Net GPS observations.

See accompanying drawing.

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract and that this description is true and correct to the best of my knowledge and belief. Survey completed on the ground October 18, 2011.

IN WITNESS THEREOF, my hand and seal this the 21st day of October, 2011, A. D.

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

STATE OF TEXAS REGISTERED REX D HAAS 4378 PROFESSIONAL LAND SURVEYOR