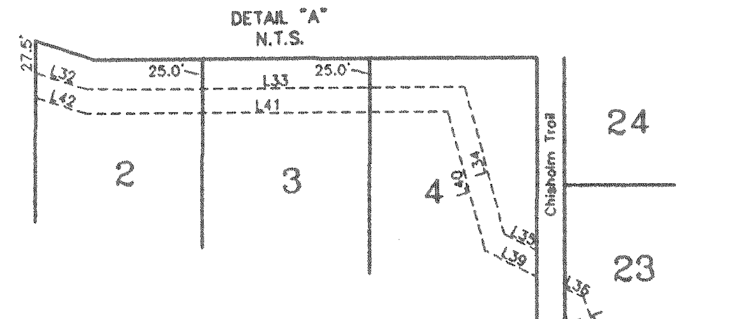
PL-0100a

BIG VALLEY CORPORATION
VOL. 330, PP. 545-548

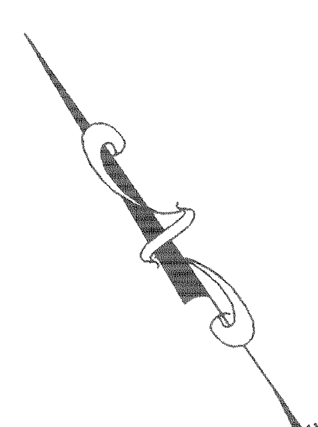
CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	L.C.
C1	1109.10	3°28'55"	67.40'	N82°43'01"W	67.39'
C2	1049.10	2°43'04"	49.77'	N85°48'08"W	49.76'
C3	438.56	36°25'11"	278.77'	S74°35'13"W	274.10'
C4	495.02	36°51'13"	318.41'	S74°48'51"W	312.95'
C5	1113.10	3°10'11"	61.58'	N85°34'35"W	61.57'
C6	502.56	36°25'12"	319.45'	S74°35'10"W	314.10'
C7	1057.38	43°09'59"	796.61'	S34°46'34"W	777.90'
C8	1008.61	1°29'22"	26.22'	S56°26'20"W	26.22'
C9	1008.61	8°28'56"	149.32'	S51°27'10"W	149.18'
C10	958.70	27°07'48"	453.95'	S43°34'03"W	449.73'
C11	1008.61	11°20'10"	199.56'	S41°32'37"W	199.23'
C12	60.00	36°21'45"	142.80'	N53°02'41"W	111.40'
C13	794.17	10°57'42"	151.94'	S31°19'55"W	151.71'
C14	965.81	9°18'27"	156.89'	S23°05'40"W	156.72'
C15	903.72	10°34'42"	166.85'	S25°02'36"W	166.61'
C16	903.72	10°12'35"	161.04'	S14°38'57"W	160.82'
C17	965.81	5°46'46"	97.42'	S15°33'04"W	97.38'
C18	160.33	29°36'04"	82.83'	S66°06'51"E	81.92'
C19	224.33	20°48'48"	81.49'	S70°30'29"E	81.04'
C20	224.33	8°47'16"	34.41'	S55°42'27"E	34.37'
C21	192.33	29°36'04"	99.37'	S66°06'51"E	98.26'
C22	673.42	13°41'14"	160.87'	S02°58'20"W	160.49'
C23	642.42	13°21'17"	149.74'	S02°48'21"W	149.40'
C24	704.42	10°07'33"	124.49'	S01°09'29"W	124.33'
C25	516.22	12°40'13"	114.15'	N02°25'49"E	113.92'
C26	547.22	40°09'12"	383.49'	N16°10'18"E	375.69'
C27	578.22	10°00'31"	101.00'	N01°05'58"E	100.88'
C28	578.22	14°04'59"	142.12'	N13°08'43"E	141.77'
C29	516.22	21°48'08"	196.43'	N19°39'59"E	195.25'
C30	578.22	10°53'40"	109.95'	N25°38'02"E	109.78'
C31	60.00	14°42'17"	15.40'	N19°56'28"E	15.36'
C32	60.00	67°00'55"	70.18'	N60°48'04"E	66.25'
C33	60.00	49°29'59"	51.84'	S60°56'29"E	50.24'
C34	60.00	66°08'37"	69.27'	S41°07'38"E	65.48'
C35	60.00	63°26'41"	66.44'	S23°40'01"W	63.10'
C36	60.00	67°57'06"	71.16'	S47°17'56"E	67.06'
C37	60.00	55°38'46"	58.27'	N70°54'08"E	56.01'
C38	60.00	54°56'46"	57.54'	N15°36'22"E	55.36'
C39	60.00	76°30'16"	80.12'	N50°07'09"W	74.29'
C40	60.00	40°29'23"	42.40'	S71°23'01"W	41.52'
C41	60.00	60°37'02"	63.48'	S40°43'29"E	60.56'
C42	60.00	69°11'25"	72.46'	S24°10'44"W	68.13'

LINE TABLE		
LINE	LENGTH	BEARING
L1	221.45	N76°35'22"E
L2	190.97	S08°33'32"W
L3	58.80	S13°22'07"W
L4	55.56	N87°12'57"W
L5	91.62	S56°21'33"W
L6	85.38	N86°43'51"W
L7	5.77	S13°22'07"W
L8	55.56	N87°12'57"W
L9	85.49	S56°21'33"W
L10	91.17	S56°21'33"W
L11	21.15	N80°57'34"W
L12	20.58	S55°37'48"W
L13	20.39	S37°05'34"E
L14	20.39	N81°00'05"W
L15	65.36	N79°43'10"W
L16	69.71	S03°54'18"E
L17	59.21	S03°54'18"E
L18	69.71	S03°54'18"E
L19	21.94	S81°11'44"W
L20	26.99	N09°24'17"W
L21	30.00	S80°35'43"W
L22	38.42	S06°58'06"E
L23	21.77	N80°35'43"E
L24	24.50	S06°29'24"E
L25	20.00	S84°55'56"W
L26	20.00	S05°04'02"E
L27	16.48	S74°25'12"W
L28	18.20	N15°34'48"W
L29	21.59	S71°03'18"E
L30	68.28	S71°02'00"E
L31	28.29	S18°54'28"W
L32	94.13	N37°02'05"W
L33	656.23	S54°49'13"E
L34	264.61	N20°14'42"E
L35	62.55	N28°15'18"W
L36	38.18	N28°15'18"W
L37	104.66	N16°44'42"E
L38	69.89	N16°44'42"E
L39	100.56	S28°15'18"E
L40	249.83	S20°14'42"W
L41	626.06	S54°49'13"E
L42	94.10	S37°02'05"E

DETAIL "A"
N.T.S.



Note: All lots have a ten (10) foot utility and drainage easement along their frontage as indicated hereon.



BEING a 69.651 acre tract of land situated in the S. S. COSPER SURVEY, ABSTRACT No. 1232, Lampasas County, Texas and being a part or portion of that certain 73 acre tract of land (SECOND TRACT) described in a Deed dated December 20, 1973 from Bernice Walker Roy and husband, E. T. Roy to Floyd D. Allen and George M. Amthor and being of record in Volume 302, Page 877, Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the called most northerly northwest corner (calls iron pin) of that certain 129.191 acre tract known as OGLETREE GAP SUBDIVISION, a subdivision in Lampasas and Coryell Counties, Texas according to the map or plat of record in Plat Cabinet 1, Slide 217 and 218, Plat Records of Lampasas County, Texas for corner;

THENCE continuing with the westerly boundary lines of said OGLETREE GAP SUBDIVISION, the following nine (9) calls:

(1) S. 08 33' 32" W., 190.97 feet (calls S. 08 53' 41" W., 191.19 feet) to a 3/8" iron rod found in the north right-of-way line (calls point) a dedicated right-of-way originally known as Ogletree Pass on said Plat of OGLETREE GAP SUBDIVISION at the beginning of a curve to the left for corner;

(2) Thence with said curve to the left, radius equals 1109.10 feet, arc equals 67.40 feet and the long chord bearing equals N. 82 43' 01" W., 67.39 feet (calls radius 1109.10 feet, arc 73.92 feet, long chord N. 82 33' 53" W., 73.90 feet) to a iron fod found for corner;

(3) S. 13 22' 07" W., 58.80 feet (calls S. 05 31' 34" W., 60.00 feet) to a 3/8" iron rod found (calls iron pin) at the beginning of a curve to the left for corner;

(4) Thence with said curve to the left, radius equals 1049.10 feet, arc length equals 49.77 feet and the long chord bearing equals N. 85 48' 08" W., 49.76 feet (calls radius 1049.10 feet, arc 49.75 feet, long chord N. 85 49' 55" W., 49.74 feet) to a p/k nail in rock found (calls point) for corner;

(5) N. 87 12' 57" W., 55.56 feet (calls N. 87 11' 27" W., 55.84 feet) to a 3/8" iron rod found (calls iron rod) at the beginning of a curve to the left for corner;

(6) Thence with the said curve to the left, radius equals 438.56 feet, arc length equals 278.77 feet and the long chord bearing equals S. 74 35' 13" W., 274.10 feet (calls radius 438.56 feet, arc 278.79 feet, long chord S. 74 35' 52" W., 274.12 feet) to a 3/8" iron rod found (calls point) for corner;

(7) S. 56 21' 33" W., 91.62 feet (calls S. 56 23' 10" W., 91.53 feet) to a 3/8" iron rod found (calls iron pin) for corner;

(8) S. 08 24' 59" W., 983.05 feet (calls S. 08 24' 59" W., 983.77 feet) to a 3/8" iron rod found (calls no monument) for corner;

(9) S. 17 50' 04" W., 748.78 feet (calls S. 17 51' 18" W., 747.73 feet) to a 3/8" iron rod found (calls iron pin) being the called southwest corner of OGLETREE GAP SUBDIVISION and being in the southerly boundary line of said SECOND TRACT and being in the northerly boundary line of that certain 200.224 acre tract of land (TRACT ONE) described in a Special Warranty Deed dated March 27, 1997 from Big Valley Development Co., a Texas Corporation to Big Valley Land Development, Ltd., a Texas Limited Partnership and being of record in Volume 330, Page 545, Official Public Records of McLennan County, Texas and being at an existing fence line for corner;

THENCE departing from said westerly boundary line and continuing with said southerly boundary line and with said northerly boundary line and with an existing fence line the following two (2) calls:

(1) N. 50 14 45 W., 857.42 feet (calls N. 51 26 37 W., 857.70 feet) to a ½ iron rod found for corner;

(2) N. 49 56 18 W., 1177.67 feet (calls N. 51 09 07 W., 1177.73 feet) to a ½ iron rod found being the called northwest corner of said 200.224 acre tract for corner;

THENCE N. 31 15 25 E., 1413.57 feet departing from said southerly boundary line and said northerly boundary line and with an existing fence line to a ½ iron rod with cap stamped RPLS # 2475 set at a fence corner post for corner;

THENCE S. 71 08' 05" E., 1626.99 feet with an existing fence-line to a ½" iron rod found for corner;

THENCE N. 76 35' 22" E., 221.45 feet with an existing fence-line to the Point of BEGINNING and containing 69.651 acres of land.

* * * * * * * * * *

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley

Victor D. Turley, R.P.L.S.
February 29, 2000

bearing base: S. 08 24' 59" W., 983.05 feet (calls 983.77 feet) westerly boundary line OGLETREE GAP SUBDIVISION Cabinet 1, Slide 217-218, Plat Records Lampasas County, Texas

STATE OF TEXAS

COUNTY OF LAMPASAS

THIS IS TO CERTIFY THAT I, FLOYD D. ALLEN, AM THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A TRACT OF LAND CONVEYED TO US BY DEED DATED DECEMBER 20, 1973 AND RECORDED IN VOLUME 302, PAGE 877, OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND DESIGNATED HEREIN AS OGLETREE GAP, PHASE III 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.

Floyd D. Allen

FLOYD D. ALLEN

STATE OF TEXAS

COUNTY OF LAMPASAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FLOYD D. ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSRICED 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 26 DAY OF OCTOBER ~~2000~~. 2001

Sandra J. Summers

NOTARY PUBLIC, LAMPASAS COUNTY, TEXAS

SANDRA J SUMMERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 0?/?/2002

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 26th DAY OF JUNE 2000, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

Joyce Wilson

CHAIRMAN, PLANNING & ZONING COMMISSION

Wayne Herrington

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED THIS THE 7TH DAY OF JULY, 2000, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

Rodney G. Mauret

MAYOR, CITY OF COPPERAS COVE

Pamela J. Russell

ATTEST: CITY SECRETARY

RESULTS OF TESTS PERFORMED UNDER THE SUPERVISION OF THE OFFICIAL RESPONSIBLE FOR LAMPASAS COUNTY INDICATE THAT LOT SIZES IN THIS SUBDIVISION ARE ARE ADEQUATE FOR THE INSTALLATION AND USE OF ON-SITE SEWERAGE FACILITES.

J. T. Martin

OFFICIAL, LAMPASAS COUNTY

STATE OF TEXAS

COUNTY OF LAMPASAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, VICTOR D. TURLEY 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.

Victor D. Turley

VICTOR D. TURLEY, R.P.L.S.
NO. 2475

FINAL PLAT FOR:

OGLETREE GAP, PHASE III

69.651 ACRES

3 BLOCKS, 62 LOTS
BLOCK 1, 27 LOTS
BLOCK 2, 15 LOTS
BLOCK 3, 20 LOTS

OUT OF AND A PART OF THE S. S. COSPER SURVEY, ABSTRACT #1232
A SUBDIVISION IN THE CITY OF COPPERAS COVE
LAMPASAS COUNTY, TEXAS

69.651 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

TRACT SURVEYED FEBRUARY 29TH, 2000

200 100 0 200 400

FILED FOR RECORD THIS 19th DAY OF October, ~~2000~~ 2001, IN CABINET 1, SLIDE 374, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

Connie [illegible]

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400
FAX NO. (254) 773-3998

FINAL PLAT OF
OGLETREE GAP, PHASE III
S.S. COSPER SURVEY, ABSTRACT #1232
A SUBDIVISION IN THE CITY COPPERAS COVE
LAMPASAS COUNTY, TEXAS

DEVELOPED BY:
2JB CORPORATION
P.O. BOX 1049
LAMPASAS, TEXAS 76550

REVISIONS		
19Jul	Staff Comments	cc
16Aug	Dimens. Adjust.	cc
28Mar	Added Esm'ts	cc

Date: May 20th, 2000
Drawn By: CC
Reference:
FB/LB: DATA COL
Job Number: 99-577
Sheet 1 of 15
Computer: 99577-FP

10516-C
DRAWING NUMBER