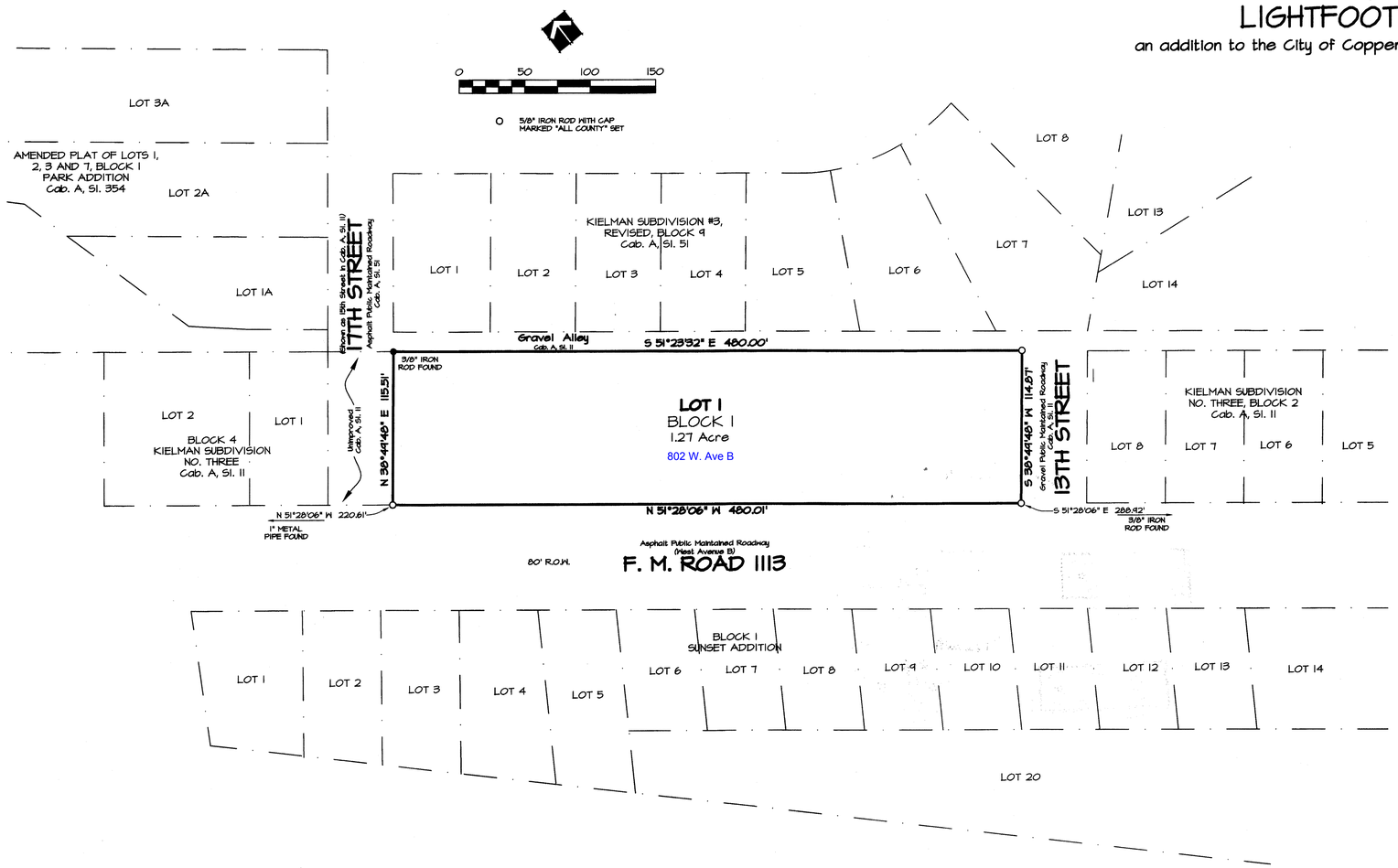
265651

FINAL PLAT OF

LIGHTFOOT ADDITION

an addition to the City of Copperas Cove, Coryell County, Texas.

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 1.27 ACRE



County of Coryell
State of Texas

KNOW ALL MEN BY THESE PRESENTS, that RONNIE LIGHTFOOT and BARRY LIGHTFOOT, are the legal owners of the land shown on this plat, being a tract of land conveyed to them by deed dated December 18, 2006, recorded in Doc. No. 202105 of the Official Public Records of Coryell County, Texas, and designated herein as **LIGHTFOOT ADDITION** in the City of Copperas Cove, Texas.

FURTHER, it does 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.

Ronnie Lightfoot Barry Lightfoot

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared RONNIE LIGHTFOOT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

9th day of August, 2013.

Notary Public in and for the State of Texas

GAYLE MYERS
Notary Public
STATE OF TEXAS
My Comm. Exp. Dec. 31, 2016

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared BARRY LIGHTFOOT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated and in the capacity therein stated.

9th day of August, 2013.

Notary Public in and for the State of Texas

GAYLE MYERS
Notary Public
STATE OF TEXAS
My Comm. Exp. Dec. 31, 2016

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

May 23, 2013

Surveyor's Field Notes for LIGHTFOOT ADDITION, for:

1.27 ACRE, and being all of LOTS ONE (1) through EIGHT (8), in BLOCK THREE (3), of KIELMAN SUBDIVISION NO. THREE, in the City of Copperas Cove, Coryell County, Texas, according to the plat of record in Cabinet A, Slide 11 of the Plat Records of Coryell County, Texas, said tract, being described as PARCEL ONE, in a deed to RONNIE LIGHTFOOT and BARRY LIGHTFOOT, of record in Doc. No. 202105 of the Official Public Records of Coryell County, Texas, said 1.27 acre tract was surveyed by All County Surveying, Inc. and is more particularly described by these metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap marked "ACS" set in the intersection of the north right-of-way line of a public maintained roadway known as F. M. ROAD 1113, with the west right-of-way line of a public maintained roadway known as 13TH STREET, as shown on the plat of said KIELMAN SUBDIVISION NO. THREE, being the southeast corner of said LOT 1 and being the southeast corner of this tract, from which a 5/8" iron rod found, bears: SOUTH 51 deg 28 min 06 sec EAST, a distance of 288.92 feet.

THENCE in a westerly direction, with the south line of said BLOCK 3 (record call of N 44 deg 37 min W, 480 feet) NORTH 51 deg 28 min 06 sec WEST, a distance of 480.01 feet to a 5/8" iron rod with cap marked "ACS" set in the intersection of the north right-of-way line of said F. M. ROAD 1113, with the east right-of-way line of an unimproved roadway known as 15TH STREET, as shown on the plat of said KIELMAN SUBDIVISION, being the southwest corner of said LOT 8, and being the southwest corner of this tract, from which a 1" metal pipe found, bears: NORTH 51 deg 28 min 06 sec WEST, a distance of 220.61 feet.

THENCE in a northerly direction, with the east right-of-way line of said 15TH STREET, same being the west line of said LOT 8 (record call of N 40 deg 23 min E, 117.5 feet) NORTH 38 deg 44 min 48 sec EAST, a distance of 115.51 feet to a 3/8" iron rod found in the south right-of-way line of an 15' alley, as shown on the plat of said KIELMAN SUBDIVISION, being the northwest corner of said LOT 8 and being the northwest corner of this tract.

THENCE in an easterly direction, with the south right-of-way line of said alley, same being the north line of said BLOCK 3 (record call of S 49 deg 37 min E, 480 feet) SOUTH 51 deg 23 min 32 sec EAST, a distance of 480.00 feet to a 5/8" iron rod with cap marked "ACS" set in the intersection of the west right-of-way line of said 13TH STREET, with the south right-of-way line of said alley, being the northeast corner of said LOT 1 and being the northeast corner of this tract.

THENCE in a southerly direction, with the west right-of-way line if said 13TH STREET, same being the east line of said LOT 1 (record call of S 40 deg 23 min W, 117.5 feet) SOUTH 38 deg 44 min 48 sec WEST, a distance of 114.87 feet to the Point of Beginning, Containing 1.27 ACRE.

Directional control is based upon GPS observations taken on March 29, 2013, and utilized a calibration / opus solution using NGS base stations TXNA Waco Cors Arp, TXES Sills Cors Arp, and TXNA Navarro Cors Arp.

Surveyed March 2013

ALL COUNTY SURVEYING, INC.
1 (800) 144 - PLAT
Tx Firm Lic No. 10023600
Server/projects/pre15000/15020/15023/15023202.dwg

KNOW ALL MEN BY THESE PRESENTS: That I, Charles C. Lucko 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.

Charles C. Lucko, RPLS
Texas Registration No. 4636
1303 S. 21st St.
Temple TX 76504

STATE OF TEXAS REGISTERED CHARLES C. LUCKO 4636 PROFESSIONAL LAND SURVEYOR

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 13th day of August, 2013.

CORYELL COUNTY TAX OFFICE

By: Kish Derrick

TAX ASSESSOR COLLECTOR JUSTIN CAROTHERS OFFICIAL SEAL CORYELL COUNTY TEXAS

County of Coryell
State of Texas

I, Barbara Simpson, Clerk of the County Court of said county, do hereby certify that this instrument in writing, with it's certificate of authentication, was filed in my office the 13th day of August, 2013, at 2 o'clock, P. M. and duly recorded this the 13th day of August, 2013, at 2 o'clock, P. M. in Plat Cabinet —, Slide 808 of the Plat Records of Coryell County, Texas.

Witness my hand and seal at the County Court of said County, the last date above written.

Coryell County, Texas County Court Clerk

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

APPROVED this 24th day of June, 2013, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

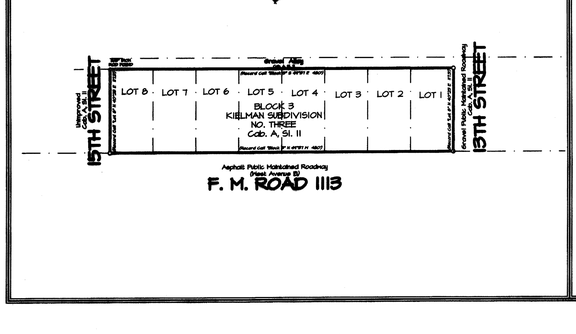
STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 2 O'CLOCK P M
AUG 13 2013
COUNTY CLERK, CORYELL CO., TEXAS

265651

ORIGINAL LOT LAYOUT



REVISIONS:

FINAL PLAT OF
LIGHTFOOT ADDITION
an addition to the City of Copperas Cove, Coryell County, Texas.

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-1608
Tx Firm Lic No. 10023600

Survey completed	March 2013
Scale:	1" = 50'
Job No.	13023202
Dwg No.	13023202
Drawn by	DMF
Surveyor	CCL #4636

Plot Date: July 2, 2013

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