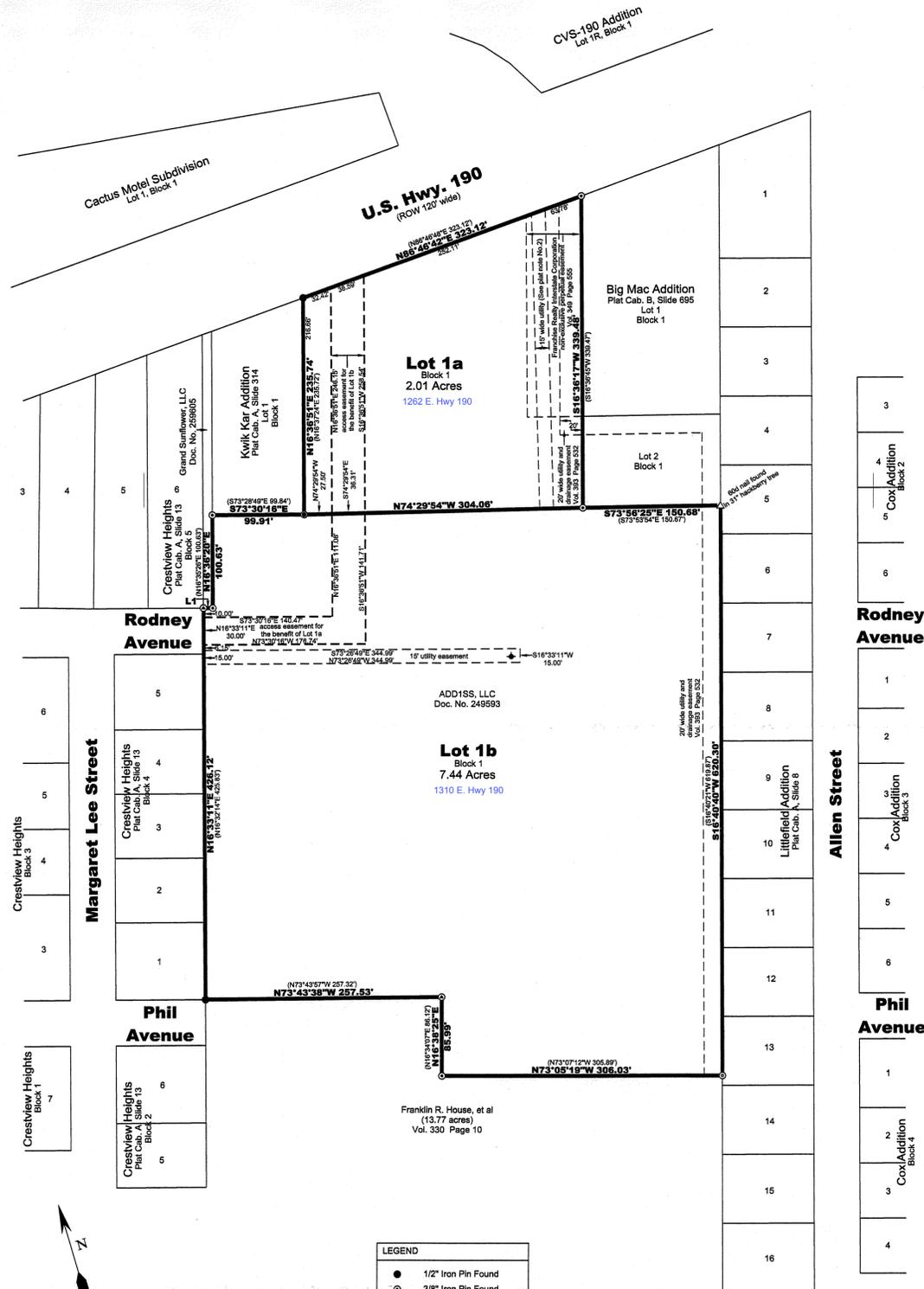


Replat of Lot 1, Block 1 of TE-CON, INC. Addition

a subdivision in the City of Copperas Cove, Coryell County, Texas.



LEGEND

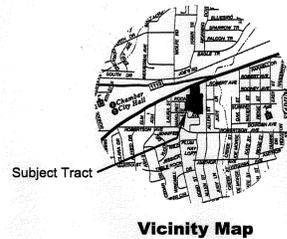
- 1/2" Iron Pin Found
- 3/8" Iron Pin Found
- 5/8" Iron Pin Found
- ⊙ Magnetized Nail Found
- ⊙ 1" Iron Pipe Found
- ⬆ Fire Hydrant
- △ 60d Nail Found
- () Record Call



Surveyor:
Maples & Associates, Inc.
 420 S. Liveoak Street, Ste 200
 P.O. Box 893
 Lampasas, Texas 76650
 Firm No. 10097700
 Tel (512) 556-2078
 Fax (512) 556-0500
 Firm No. 10097700
 Job No. 130803

Grid bearings
 Texas State Plane Coordinates
 Central Zone

Owner:
 ADD1SS, LLC
 101 Oak Street, Ste. A
 Copperas Cove, Texas 76522-2402



PERIMETER LEGAL DESCRIPTION

Being 9.45 acres comprised of all of Lot 1, Block 1 of TE-CON, Inc. Addition to the City of Copperas Cove, Coryell County, Texas, as shown on a plat recorded in Plat Cabinet B, Slide 670 of the Plat Records of Coryell County, Texas; said 9.45 acres being more particularly described as follows;

BEGINNING at a 3/8 inch iron pin found on the south right of way line of U.S. Hwy. 190 for the northernmost northeast corner hereof and the northwest corner of Lot 1, Block 1 of Big Mac Addition, as recorded in Plat Cabinet B, Slide 695 of said plat records;

THENCE South 16° 36' 17" West, with the west line of said Big Mac Addition, 339.48 feet to a 3/8 inch iron pin found for the southwest corner of Lot 2, Block 1 of said Big Mac Addition;

THENCE South 73° 56' 25" East, with the south line of Lot 2 of said Big Mac Addition, 150.68 feet, to a 60d nail found in a 31 inch Hackberry tree for the southeast corner of Lot 2 of said Big Mac Addition, being on the west line of Littlefield Addition, as recorded in Plat Cab. A, Slide 8 of said plat records;

THENCE South 16° 40' 40" West, with the west line of said Littlefield Addition, 620.30 feet to a one inch iron pipe found for the northeast corner of a 13.77 acre tract of land described in a deed to Franklin R. House, et al, as recorded in Vol. 330, Page 10 of the Official Public Records of Coryell County, Texas;

THENCE with the north line of said 13.77 acre tract as follows;

North 73° 05' 19" West, 306.03 feet to a 3/8 inch iron pin found;

North 16° 38' 25" East, 85.99 feet to a magnetized nail found;

North 73° 43' 38" West, 257.53 feet to a 1/2 inch iron pin found for the southeast corner of Block 4 of Crestview Heights, a subdivision recorded in Plat Cabinet A, Slide 13 of said plat records, being the northeast corner of Phil Avenue, as shown on plat of said Crestview Heights;

THENCE North 16° 33' 11" East, with the east line of said Block 4 and Rodney Avenue as shown on said Crestview Heights, 426.12 feet to a magnetized nail found for the southeast corner of Lot 6, Block 5 of said Crestview Heights and the northeast corner of said Rodney Avenue, being the southwest corner of a tract of land described in a deed to Grand Sunflower, LLC, recorded as Doc. No. 259605 of said official public records;

THENCE South 73° 04' 31" East, with the south line of said Grand Sunflower tract, 10.08 feet to a 3/8 inch iron pin found for the southeast corner of said Grand Sunflower tract;

THENCE North 16° 36' 20" East, with the east line of said Grand Sunflower tract, 100.63 feet to a 3/8 inch iron pin found for the southwest corner of Lot 1, Block 1 of Kwik Kar Addition, a subdivision recorded in Plat Cabinet A, Slide 314 of said plat records;

THENCE South 73° 30' 16" East, with the south line of said Kwik Kar Addition, 99.91 feet to a 5/8 inch iron pin found for the southeast corner of said Kwik Kar Addition;

THENCE North 16° 36' 52" East, with the east line of said Kwik Kar Addition, 235.74 feet to a 1/2 inch iron pin found on the south line of said U.S. Hwy. 190 for the northeast corner of said Kwik Kar Addition;

THENCE North 86° 46' 42" East, with the south line of said U.S. Hwy. 190, 323.12 feet to the PLACE OF BEGINNING.

GENERAL NOTES:

- 1: Existing storm drains located on Lot 1a shall remain functioning and in place. The city will review design of replacement storm drain if it becomes necessary to replace during development.
- 2: The location of the fire protection water line was not located on the ground. The location shown is its approximate location. The centerline of the 15" wide utility easement is the centerline of the actual water line.
- 3: The existing sign located near the northwest corner of Lot 1a shall be removed. New signage for Lot 1b shall be located on Lot 1b.

Record Line Table
 L1 S73°29'36"E 10.01'

LINE BEARING HORIZ DIST
 L1 S73°04'31"E 10.08'

STATE OF TEXAS
 COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS, that, ADD1SS, LLC, being the owner of the land shown hereon, in all things do hereby approve said lots as shown hereon. Being all of Lot 1, Block 1 of the TE-CON, INC. Addition, recorded in Plat Cab. B, Slide 670 of the Plat Records of Coryell County, Texas, and being the same tract of land described in a deed from TE-CON, INC., et al, to ADD1SS, LLC., recorded as Doc. No. 249593 of the Deed Records of Coryell County, Texas.

Bill Lockhart
 Bill Lockhart
 Authorized Representative

Griffith Thomas
 Griffith Thomas
 Authorized Representative

Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Bill Lockhart, 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.

Given under my hand and seal of office this 22nd day of October, 2013

Donna Gayle Rickardles
 Donna Gayle Rickardles
 Notary Public in and for the State of Texas



Before me, the undersigned Notary Public in and for the State of Texas, on this date personally appeared Griffith Thomas, 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.

Given under my hand and seal of office this 25th day of October, 2013

Donna Gayle Rickardles
 Donna Gayle Rickardles
 Notary Public in and for the State of Texas



APPROVED this 16th day of October, 2013
 By the City Council of the City of Copperas Cove, Texas.

James Stiles
 James Stiles
 Mayor, CITY OF COPPERAS COVE
 PLANNING AND BOARD COMMISSION
 ATTEST: *Shirley* SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul W. Maples 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.

Paul W. Maples
 Paul W. Maples
 Texas Registration No. 5043



TAX CERTIFICATE
 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 25th day of October, 2013

CORYELL COUNTY TAX OFFICE
 By: *Nancy Dethlefs*
 Deputy Tax Assessor Collector

STATE OF TEXAS
 COUNTY OF CORYELL

I, Barbara Simpson, Clerk of the County Court of said county do hereby certify that this instrument in writing, with its certificate of authentication, was filed in my office the 30th day of October, 2013, at 9:20 o'clock, A. M. and duly recorded this the 30th day of October, 2013, at 9:20 o'clock, A. M. in Plat Cabinet Slide 317 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.

Barbara Simpson
 Barbara Simpson, County Court Clerk
 Coryell County, Texas



FILED FOR RECORD
 AT 9:20 O'CLOCK, P. M.

OCT 30 2013

Barbara Simpson
 COUNTY CLERK, CORYELL CO., TEXAS