

FIELD NOTES
CORYELL COUNTY, TEXAS

FIELD NOTES for all that certain tract or parcel of land in Coryell County, Texas, being situated in a part of the Elizabeth Jones Survey, A-551, Coryell County, Texas and being a portion of a called 108.604 acre tract conveyed to Rodney Nauert and Kathryn Hansen Nauert recorded in Document #104942, Official Records of Coryell County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2" inch iron rod found for the southeast corner of said 108.604 acre tract, same being the northwest intersection of the west margin of F.M. 116 and the north margin of Lutheran Church Rd. said iron rod found being called the southeast corner of the herein described tract,

THENCE, N 73°28'23"W, 580.46 feet, along the north margin of Lutheran Church Rd. and south line of said 108.604 acre tract to a 1/2" iron rod set for the southwest northeast corner of the herein described tract;

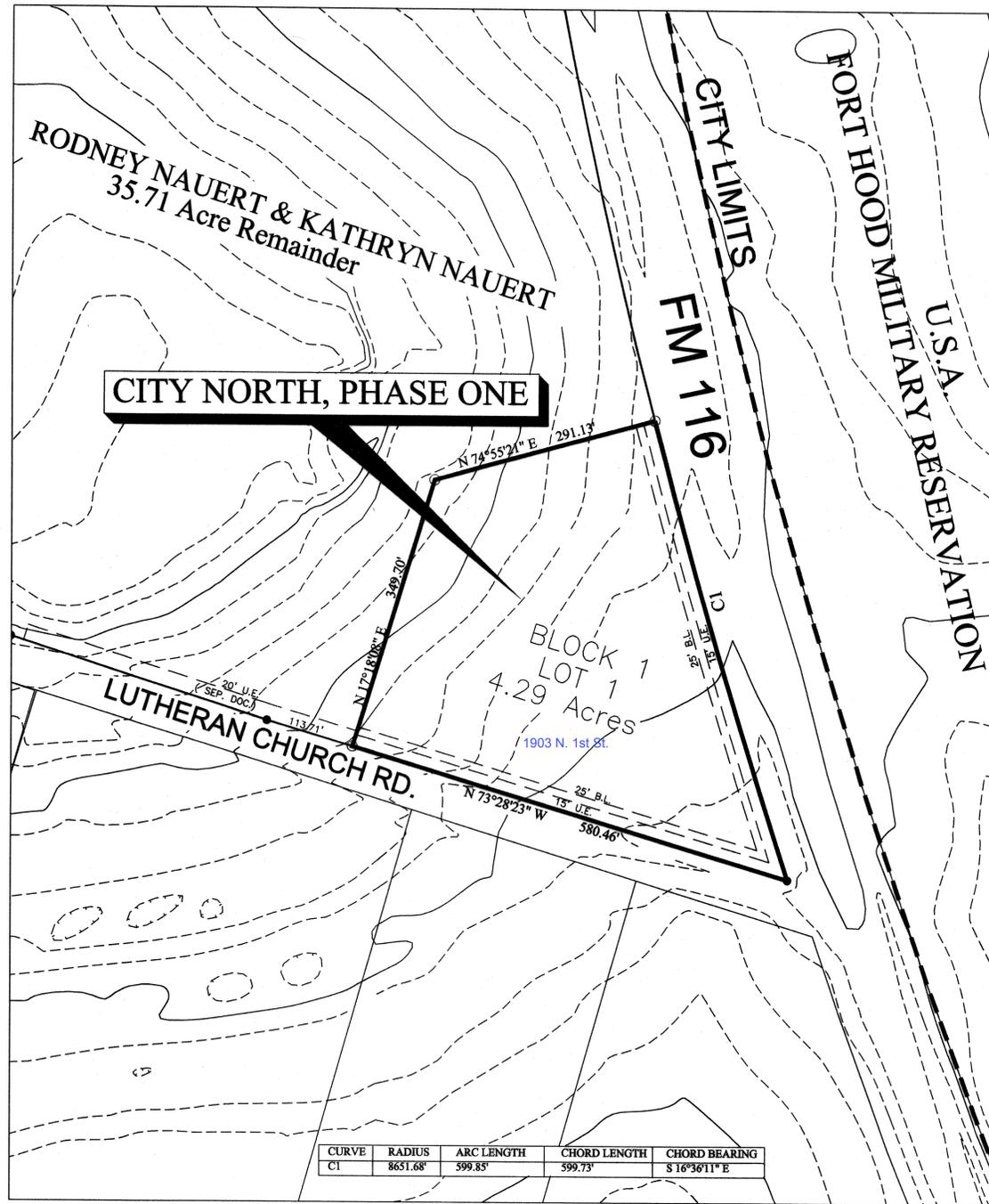
THENCE, N 17°18'08"E, 349.70 feet, departing the north margin of Lutheran Church Rd. across and upon said 108.604 acre tract and west line of this, to a 1/2" iron rod set for the northwest corner of the herein described tract;

THENCE, N 74°55'21"E, 291.14 feet continuing across and upon said 108.604 acre tract to a 1/2" iron rod set in a curve in the west margin of F.M. 116, same being the northeast corner of herein described tract;

THENCE, in a southerly direction along a curve to the left, said curve having a radius of 8651.68 feet, and arc length of 599.85 feet, a Chord Bearing S 16°36'11"E, and a chord length of 599.73 feet, to the **PLACE OF BEGINNING** and containing 4.29 acres of land, more or less.

Surveyors' Notes:

- The bearings for this description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), established by GPS observations provided by others.
- Permanent iron rods set are 1/2" rebar with yellow cap marked "CORNER - 1852". In areas where there is a probability of damage or movement (i.e. construction, etc.), temporary iron rods may be set without caps.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8651.68'	599.85'	599.73'	S 16°36'11" E

LEGEND

●	I.R.FND, P.K.FND, ETC. - MONUMENT FOUND
○	IRON ROD SET W/CAP
BL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
()	PLAT OR RECORD CALL

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, NAD83.
- NO PORTION OF THIS TRACT LIES WITHIN A FLOOD HAZARD BOUNDARY LIMITS AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) 48099C0545F, EFFECTIVE FEBRUARY, 2010.
- BUILDING SETBACK LINES FOR THIS TRACT AND NOT SHOWN HEREON SHALL BE IN CONFORMANCE WITH THE CITY OF COPPERAS COVE CODE OF ORDINANCES AND/OR APPLICABLE BUILDING RULES, REGULATIONS, OR ADJUSTMENTS.
- ACCESS TO THIS TRACT SHALL BE VIA FM 116, AND LUTHERAN CHURCH RD. IN CONFORMANCE WITH CITY OF COPPERAS COVE CONSTRUCTION STANDARDS, AND/OR AS APPROVED BY THE TxDOT AS APPROPRIATE.
- WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF COPPERAS COVE.
- ELECTRIC SERVICE TO BE PROVIDED BY TXU ELECTRIC COMPANY.
- SCREENING, IF REQUIRED, SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF COPPERAS COVE ZONING ORDINANCE.

STATE OF TEXAS §
COUNTY OF CORYELL §

THIS IS TO CERTIFY THAT RODNEY NAUERT AND KATHRYN NAUERT, ARE THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING A PART OF THE TRACT OF LAND CONVEYED TO US BY DEEDS RECORDED IN DOCUMENT NO. 90202, 104842, AND 180481, OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND DESIGNATED HEREIN AS CITY NORTH, PHASE ONE 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 THEREON ADDRESSED.

Rodney Nauert
RODNEY NAUERT, OWNER

Kathryn Nauert
KATHRYN NAUERT, OWNER

SWORN TO ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODNEY NAUERT KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF October, 2013, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SWORN TO ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN NAUERT KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF October, 2013, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING AND ZONING COMMISSION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

APPROVED THIS 23rd DAY OF September, 2013, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

[Signature]
SECRETARY, PLANNING AND ZONING COMMISSION.

SURVEYORS' CERTIFICATE:

I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND OR PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF COPPERAS COVE, TEXAS.

[Signature] 10-23-13
A. W. KESSLER
R. P. L. S. NO. 1852
3707 SIERRA DR.
GEORGETOWN, TX 78628



TAX CERTIFICATE:

THE CORYELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL TAXING 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 15th DAY OF November, A.D. 2013.

CORYELL COUNTY TAX OFFICE

By: *[Signature]*



COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS 22nd DAY OF November, 2013, IN CABINET ---, SLIDE 818 PLAT RECORDS, CORYELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT FILED IN DOC.# --- OFFICIAL RECORDS, CORYELL COUNTY, TEXAS. *[Signature]* Deputy

FILED FOR RECORD
AT 9 O'CLOCK A M

NOV 22 2013

[Signature]
COUNTY CLERK, CORYELL CO., TEXAS

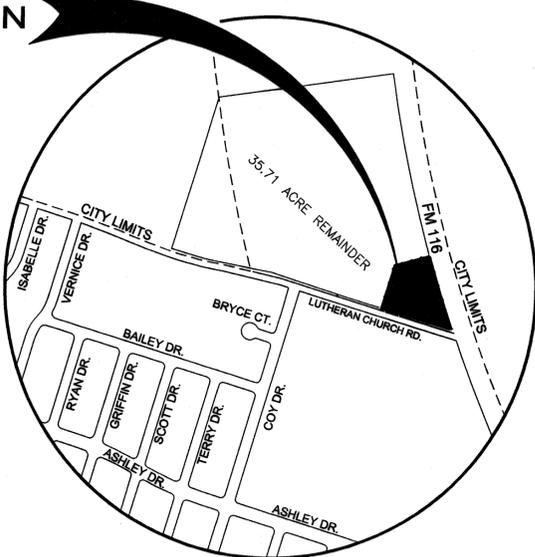
268171

SURVEY: ELIZABETH JONES SURVEY NO.1, A-551
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
TOTAL ACREAGE: 4.29 ACRES
DATE: JUNE 9, 2013
OWNER: RODNEY NAUERT AND KATHRYN NAUERT
P.O. BOX 280
COPPERAS COVE, TEXAS
SURVEYOR: VERA & ASSOCIATES, L.C.
3707 SIERRA DRIVE
GEORGETOWN, TEX AS 78628
(512) 864-9804/ (512) 864-7650 fax

FINAL PLAT

CITY NORTH, PHASE ONE
COPPERAS COVE, CORYELL COUNTY, TEXAS

PROJECT LOCATION



VICINITY LOCATION MAP

N.T.S.