

KNOW ALL MEN BY THESE PRESENTS, that MOUNTAIN PARTNERS, LTD., whose address is P.O. BOX 50070, Austin, Texas, 78763, being the sole owners of that certain 36.890 acre tract out of the W.H. Cole Survey, Abstract No. 20, which is more fully described in the Dedication of the COPPER MOUNTAIN ONE SUBDIVISION, PHASE I, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and MOUNTAIN PARTNERS, LTD. Goes hereby adopt said COPPER MOUNTAIN ONE SUBDIVISION, PHASE I, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said City, all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of any and all public utilities when and as authorized by the City of Killeen. The Utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities which the City may install or permit to be installed or maintained.

5.21.93  
 Mountain Partners, Ltd.  
 Triple Corporation, general partner  
 Evans P. Weaver, president

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EVANS P. WEAVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of EVANS P. WEAVER for MOUNTAIN PARTNERS, LTD., and that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, 1993.

*Gillian Dupree*  
 NOTARY PUBLIC FOR STATE OF TEXAS

APPROVED this the 10<sup>th</sup> day of May, 1993, by the Planning Commission of the City of Killeen, Bell County, Texas.

*Harold Miller* CHAIRMAN, PLANNING COMMISSION  
*Terrie J. Johnson* SECRETARY, PLANNING COMMISSION

APPROVED this the 25<sup>th</sup> day of May, 1993, by the City Council of the City of Killeen, Bell County, Texas.

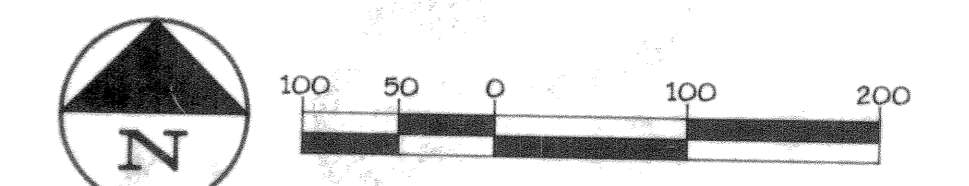
*Paul Miller* Mayor, City of Killeen  
*Paula Miller* Attest, City Secretary



FILED FOR RECORD this 21<sup>st</sup> day of JULY, 1993, in cabinet B, Slide 257-B, Plat Records of Bell County Texas.

KNOW ALL MEN BY THESE PRESENTS, that I, Victor D. Turley, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Bell County, Texas.

*Victor D. Turley*  
 Victor D. Turley  
 Registered Professional  
 Land Surveyor No. 2475



LOT 1  
 COPPER MOUNTAIN SUBDIVISION  
 SECTION 3  
 CAB. B / SLIDE 18B  
 UNITED STATES POSTAL SERVICES  
 VOL. 2162 / PAGE 391

KEYSTONE APARTMENTS  
 LOT 1 - BLOCK 1  
 COPPER MOUNTAIN SUBDIVISION  
 SECTION 2, ANNEXED  
 CAB. B / SLIDE 8A  
 FEDERAL NATIONAL MORTGAGE ASSOC.  
 VOL. 2691 / PAGE 688

1994 ACRES  
 OUT OF  
 1995 ACRES  
 SUBSTITUTE TRUSTEE'S  
 DEED  
 VOL. 2108  
 PAGE 391

1681 ACRES  
 OUT OF  
 18371 ACRES  
 SAVE 4 EXCEPT  
 VOL. 2108  
 PAGE 391

DEDICATE 10' ROW  
 0.114 ACRES OUT OF  
 16.143 ACRES  
 VOL. 2708 / PAGE 391

17.088 ACRES  
 2 BLOCKS  
 58 LOTS

UTILITY LINES MAY CROSS DRAINAGE EASEMENTS. NO CONSTRUCTION OR OBSTRUCTION OF ANY KIND WILL BE PERMITTED IN THE DRAINAGE OR SEWER EASEMENTS. FENCES MAY BE CONSTRUCTED IN THE REAR UTILITY EASEMENTS.

- \* LOT 1, BLOCK 2 MUST FRONT TO THE SOUTH
- \* LOT 8, BLOCK 2 MUST FRONT TO THE NORTH

ALL STREET ROW, 4 BLOCK CORNERS ARE IRON ROD SET EXCEPT WHERE NOTED.

**LINE TABLE**

LINE	DIST.	BEARING
1	10.0'	S 81° 16' 35" E
2	50.00'	S 8° 41' 25" W
3	10.0'	N 81° 18' 35" W
4	79.21'	S 8° 41' 25" W
5	10.0'	S 74° 03' 15" E
6	50.0'	S 15° 56' 45" W
7	10.0'	N 74° 03' 15" W
8	10.0'	S 62° 44' 14" E
9	50.0'	S 21° 15' 46" W
10	10.0'	N 62° 44' 14" W
11	10.0'	S 56° 03' 46" E
12	50.0'	S 33° 56' 14" W
13	10.0'	N 56° 03' 46" W
14	10.0'	S 33° 56' 14" W
15	10.41'	S 16° 42' 09" W

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	TAN.	CHORD LENGTH	CHORD BEARING
1	149.80'	1811.82'	4° 28' 31"	74.90'	149.80'	S 78° 33' 42" E
2	94.95'	1811.82'	1° 52' 44"	23.98'	94.95'	S 81° 44' 18" E
3	147.35'	1360.99'	6° 12' 11"	73.91'	147.35'	S 71° 36' 14" W
4	218.79'	1360.99'	9° 12' 39"	109.63'	218.79'	S 21° 18' 39" W
5	586.49'	1330.99'	25° 14' 49"	298.08'	586.49'	S 21° 18' 39" W
6	133.53'	1360.99'	5° 31' 18"	66.82'	133.48'	S 31° 07' 35" W
7	156.23'	500.0'	17° 01' 41"	-----	100.00'	N 19° 40' 44" W
8	172.36'	500.0'	19° 33' 3"	-----	98.83'	N 62° 21' 01" E
9	193.26'	1013.96'	11° 54'	100.00'	193.03'	S 66° 22' 19" E
10	180.83'	513.88'	18° 03' 16"	91.18'	180.10'	N 18° 13' 26" E

**FINAL PLAT**  
 SCALE: 1" = 100'

**TURLEY ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT  
 301 N. 34<sup>th</sup> ST. TEMPLE, TEXAS 76788-3400

**FINAL PLAT**  
**COPPER MOUNTAIN ONE**  
**PHASE - I**  
 DEVELOPED BY  
**TRIPLE CORPORATION**

REVISIONS		
#1	MAY 15, 1993	R6

DATE: APRIL 14, 1993  
 DRN. BY: RS  
 REF.:  
 SHEET NO. 9 - 1  
 FB/LB  
 JOB NO. 93076  
 SHEET 1 OF 16  
 COMPUTER DWG. NO. 93016FF

**9291-D**  
 FILE NO.