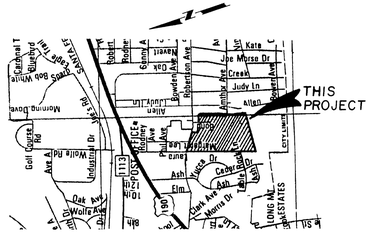
LINE TABLE

No	DIRECTION	LENGTH
1	S 26° 30' 00" W	25 28
2	S 26° 30' 00" W	40 57
3	S 18° 35' 32" W	40 57
4	N 71° 24' 28" W	5 00
5	S 18° 35' 32" W	50 00
6	S 18° 35' 32" W	25 00
7	N 76° 22' 00" W	100 23
8	N 71° 24' 28" W	96 58
9	S 85° 22' 45" E	150 89
10	S 85° 34' 30" E	25 00
11	S 85° 34' 30" E	50 00
12	S 85° 22' 45" E	30 07
13	N 82° 04' 15" E	121 90
14	N 82° 04' 15" E	55 00
15	S 19° 07' 52" W	55 00
16	S 19° 07' 52" W	111 47
17	N 81° 56' 40" W	126 28
18	N 81° 56' 40" W	50 00



VICINITY MAP
NOT TO SCALE

CURVE TABLE

No		INNER	℄	OUTER	No		INNER	℄	OUTER	No		INNER	℄	OUTER	No		INNER	℄	OUTER
1	Δ	06°43'45"	06°43'45"	06°43'45"	4	Δ	32°47'31"	32°47'31"	32°47'31"	7	Δ	20°12'28"	20°12'28"	20°12'28"	10	Δ	07°54'28"	07°54'28"	05°05'53"
	R	1670 93	1700 93	1730 93		R	144 93	169 93	194 93		R	306 71	336 71	366 71		R	562 00	587 00	612 00
	T	98 24	100 00	101 76		T	42 64	50 00	57 36		T	54 65	60 00	65 35		T	38 84	40 57	27 24
	L	196 25	199 77	203 29		L	82 95	97 26	111 56		L	108 17	118 75	129 33		L	77 56	81 01	54 45
	C	196 13	199 66	203 18		C	81 82	95 93	110 05		C	107 61	118 14	128 66		C	77 50	80 95	54.44
2	Δ	27°19'29"	33°27'23"	21°01'44"	5	Δ	32°59'16"	32°59'16"	32°59'16"	8	Δ	23°06'53"	23°06'53"	23°06'53"					
	R	169 63	199 63	229 63		R	143 86	168 86	193 86		R	214 51	244 51	274 51					
	T	41 23	60 00	42 62		T	42 60	50 00	57 40		T	43 87	50 00	56 13					
	L	80 90	116 57	84 28		L	82 83	97 22	111 62		L	86 54	98 64	110 74					
	C	80 13	114 92	83 81		C	81 69	95'89	110 08		C	85 95	97 97	109 99					
3	Δ	22°55'11"	22°55'11"	22°55'11"	6	Δ	62°56'23"	62°56'23"	62°56'23"	9	Δ	12°59'35"	12°59'35"	09°19'34"					
	R	221 64	246 64	271 64		R	64 86	89 86	114 86		R	409 08	439 08	469 08					
	T	44 93	50 00	55 07		T	39 70	55 00	70 30		T	46 58	50 00	38 26					
	L	88.66	98 66	108 66		L	71 25	98 71	126 17		L	92 77	99 57	76 35					
	C	88 07	98 01	107 94		C	67 72	93 82	119 92		C	92 57	99 36	76 27					

NOTE ALL EASEMENTS MAY BE USED FOR UTILITY AND/OR DRAINAGE PURPOSES.

78 LOTS
27 804 ACRES

KNOW ALL MEN BY THESE PRESENTS, that COPPERLAND INC., whose address is P.O. BOX 727, COPPERAS COVE, TEXAS 76522, being the sole owner of that certain 27.804 acre tract of land in Coryell County, Texas, part of the J.M. Goodwin Survey, Abstract No. 1646, which is more fully described in the Dedication of MORSE VALLEY ADDITION, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and COPPERLAND INC. does hereby adopt said MORSE VALLEY ADDITION, PHASE ONE, as an Addition to the City of Copperas Cove, Coryell 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 public utilities when and as authorized by the City of Copperas Cove. 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.

WARREN CLARK
COPPERLAND, INC.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WARREN CLARK, 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 said COPPERLAND, INC., and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF April, 1992.

LORRAINE D. NICHOLS
MY COMMISSION EXPIRES
June 11, 1994

Lorraine D. Nichols
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 9th day of March, 1992, by the Planning Commision of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY PLANNING COMMISSION

APPROVED this the 17th day of March, 1992, by the City Council of the City of Copperas Cove, Coryell County, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

FILED FOR RECORD this 14 day of April, 1992 in Volume 6, Page 23, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, 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 Copperas Cove, Texas, and this subdivision is within the City Limits of Copperas Cove, Texas.

STATE OF TEXAS

Gale E. Mitchell
Registered Professional
Land Surveyor No. 1602

NOTE: ALL SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF COPPERAS COVE CONSTRUCTION STANDARDS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

A/309

Filed For Record
AT 3:15 O'CLOCK P M
APR 14 1992

County Clerk, Coryell Co., Texas

THE STATE OF TEXAS
COUNTY OF CORYELL
I, Greta Dysinger, 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.

GRETA DYSINGER, CLERK
CORYELL COUNTY, TEXAS

FINAL PLAT 57184

REVISIONS	
No.	Date

MORSE VALLEY ADDITION
PHASE ONE

COPPERAS COVE, CORYELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
Killeen ENGINEERING & SURVEYING Temple

DEVELOPER: COPPERLAND INC

DATE:	SCALE:	DRAWN BY	REF. NO.	DWG. NO.
JAN 1992	1" = 100'	GWM	2151-D	4549-D

Sheet No ____ of ____