

KNOW ALL MEN THESE PRESENTS, that COPPERLAND INC., whose address is P.O. BOX 727, COPPERAS COVE, TEXAS 76522, being the sole owner of that certain 16.196 acre tract of land in Coryell County, Texas, part of the J. Jeffries Survey, Abstract No. 589, which is more fully described in the Dedication of MORSE VALLEY ADDITION, PHASE SEVEN, as shown by the plat hereof, attached hereto, and made a part hereof, 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 SEVEN, 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
 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 27th DAY OF April, 1992.



Lorraine D. Nichols
 LORRAINE D. NICHOLS
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 13th day of April, 1992, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas.

Richard S. Roe *James Johnson*
 CHAIRMAN PLANNING COMMISSION SECRETARY PLANNING COMMISSION

APPROVED this the 21st day of April, 1992, by the City Council of the City of Copperas Cove, Coryell County, Texas.

James Johnson *James Johnson*
 MAYOR, CITY OF COPPERAS COVE ATTEST CITY SECRETARY

FILED FOR RECORD this 27th day of April, 1992, in Volume 6, Page 27, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, A/313

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.

Gale E. Mitchell
 GALE E. MITCHELL
 Registered Professional Land Surveyor No. 1602



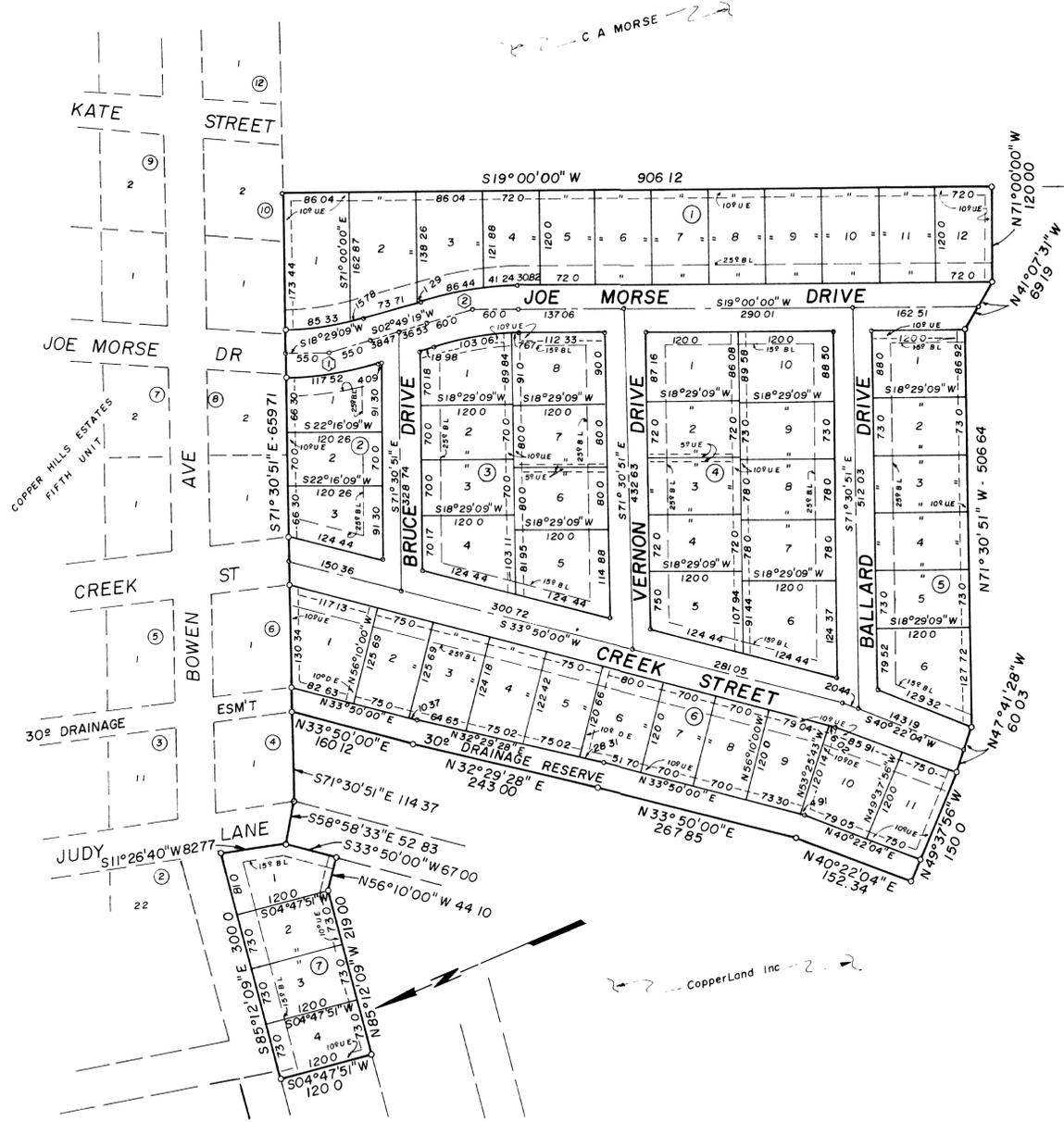
58156



Filed For Record
 AT 10:00 CLOCK AM

MAY 27 1992

State Engineer
 County Clerk, Coryell Co., Texas



	CURVE #1		
	INNER	CENTER LINE	OUTER
A	15-39-50	15-39-50	15-39-50
R	369.85	399.85	429.85
T	50.87	55.00	59.13
L	101.11	109.31	117.52
C	100.80	108.97	117.15
	CURVE #2		
	INNER	CENTER LINE	OUTER
A	16-10-41	16-10-41	16-10-41
R	392.16	422.16	452.16
T	55.74	60.00	64.26
L	110.73	119.20	127.67
C	110.36	118.81	127.25

16.196 ACRES
 54 LOTS

FINAL PLAT

REVISIONS	
No	Date

MORSE VALLEY ADDITION
 PHASE SEVEN
 COPPERAS COVE, CORYELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 Killeen, Temple

DEVELOPER: COPPERLAND INC

DATE: JAN 92	SCALE: 1" = 100'	DRAWN BY: LDP	REF. NO: 2151-D	DWG. NO: 4662-D
--------------	------------------	---------------	-----------------	-----------------