KNOW ALL MEN BY THESE PRESENTS, that BINION CREEK, INC., whose address is P.O. BOX 727, Copperas Cove, Texas 76522, being the sole owner of that certain 18.950 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 FIVE, 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 BINION CREEK, INC. does hereby adopt said MORSE VALLEY ADDITION, PHASE FIVE, as an addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and reserves 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.

WESLEY ATKINSON, PRESIDENT
BINION CREEK, INC.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of November, 1992 A/D.

DONNA A. BURTON
Notary Public, State of Texas
My Comm. Exp. 10-10-96

NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 9th day of November, 1992, by the Planning & Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

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

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY, acting

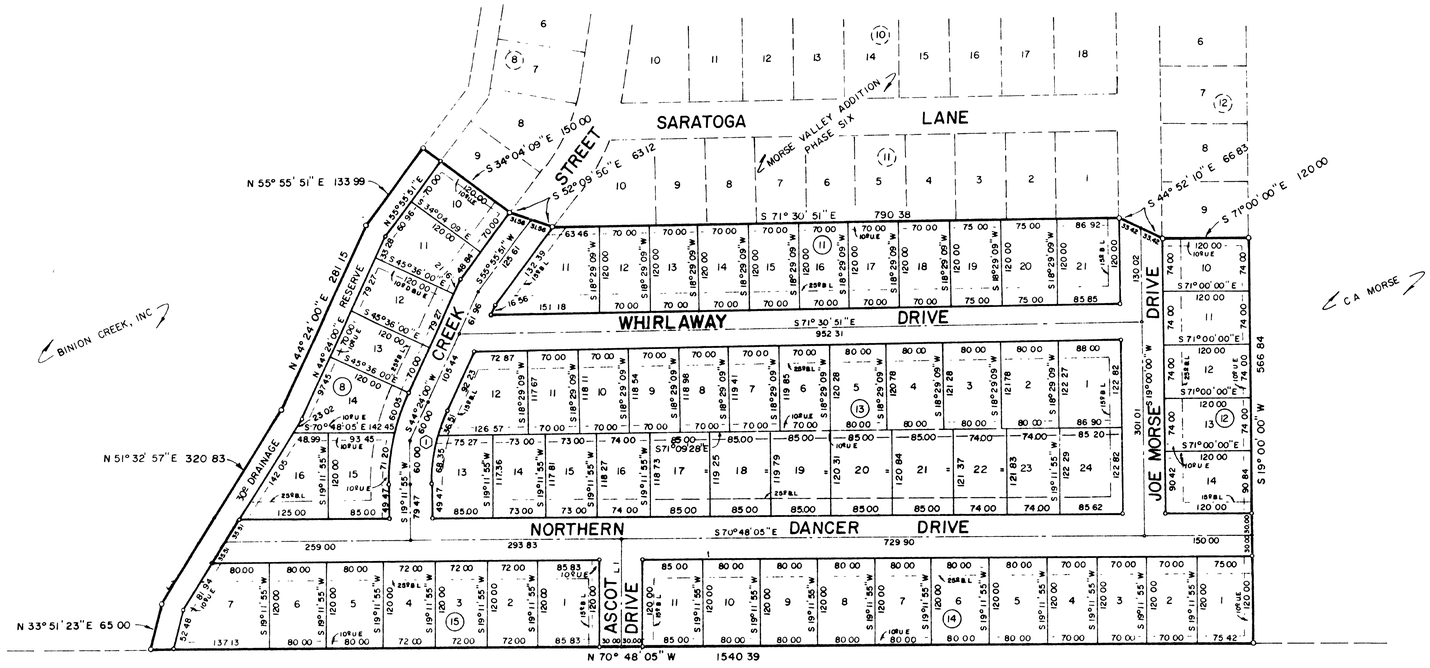
FILED FOR RECORD this 5th day of October, 1993 A.D., in Volume A, Page 337, Plat Records of Coryell County, Texas.

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.

Gale E. Mitchell
Registered Professional
Land Surveyor, No. 1602

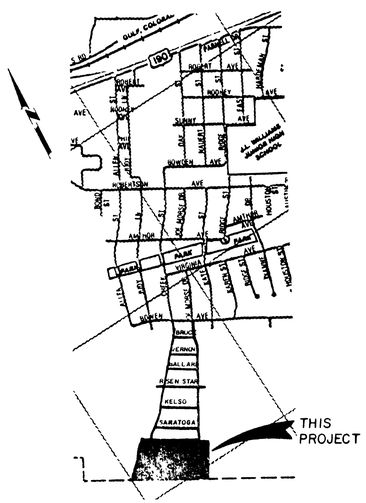
STATE OF TEXAS REGISTERED GALE E. MITCHELL 1602 PROFESSIONAL LAND SURVEYOR



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.

CURVE TABLE				
No		INNER	℄	OUTER
1	Δ	25° 12' 05"	25° 12' 05"	25° 12' 05"
	R	238 41	268 41	298 41
	T	53 29	60 00	66 71
	L	104 86	118 06	131 25
	C	104 02	117 11	130 20

LINE TABLE		
No	DIRECTION	LENGTH
1	S 19° 11' 55" W	150 00



VICINITY MAP
NOT TO SCALE

Filed For Record
AT 2:30 O'CLOCK P M
OCT 05 1993
County Clerk, Coryell Co., Texas

THE STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of Coryell County Public Records and at the time and date as stamped hereon by me
BARBARA SIMPSON CLERK
CORYELL COUNTY TEXAS

Copperas Cove City Engineer
APPROVED FOR CONSTRUCTION

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

65 LOTS
18 950 ACRES

FINAL PLAT

REVISIONS	
No.	Date

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

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
Killeen Temple

DEVELOPER: BINION CREEK, INC

DATE:	SCALE:	DRAWN BY:	REF. NO.	DWG. NO.
JUNE, 1992	1" = 100'	G.W.M	2151-D	4828-D