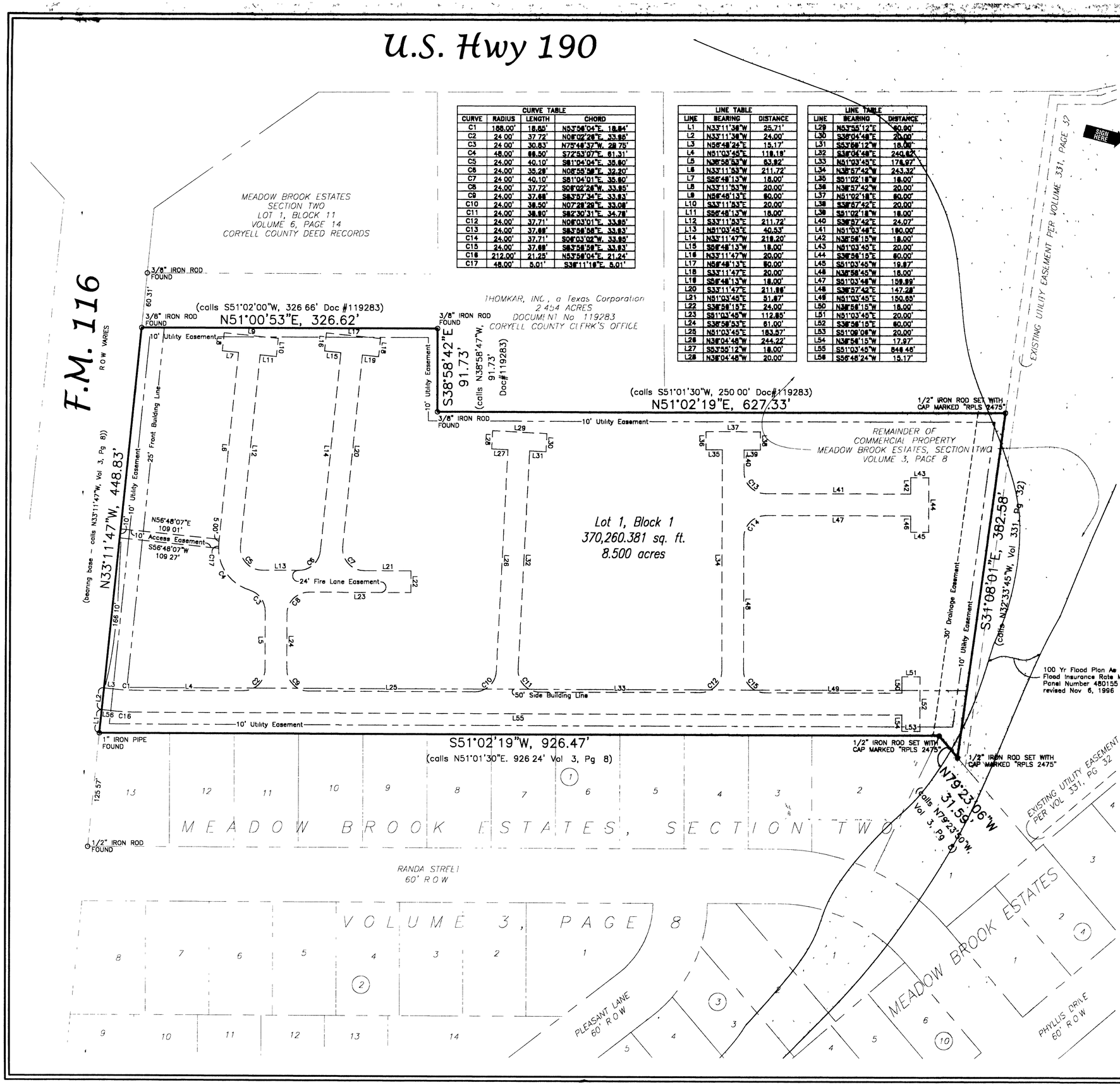

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	188.00'	18.65'	N53°56'04"E, 18.64'
C2	24.00'	37.72'	N08°02'26"E, 33.95'
C3	24.00'	30.83'	N75°48'37"W, 28.75'
C4	48.00'	68.50'	S72°53'07"E, 61.31'
C5	24.00'	40.10'	S81°04'04"E, 35.60'
C6	24.00'	35.28'	N06°55'56"E, 32.20'
C7	24.00'	40.10'	S81°04'01"E, 35.60'
C8	24.00'	37.72'	S08°02'26"W, 33.95'
C9	24.00'	37.68'	S83°57'34"E, 33.93'
C10	24.00'	38.50'	N07°28'29"E, 33.08'
C11	24.00'	38.80'	S82°30'31"E, 34.78'
C12	24.00'	37.71'	N08°03'01"E, 33.95'
C13	24.00'	37.68'	S83°56'58"E, 33.93'
C14	24.00'	37.71'	S08°03'02"W, 33.95'
C15	24.00'	37.68'	S83°56'58"E, 33.93'
C16	212.00'	21.25'	N53°56'04"E, 21.24'
C17	48.00'	5.01'	S38°11'18"E, 5.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N33°11'38"W	25.71'
L2	N33°11'38"W	24.00'
L3	N56°48'24"E	15.17'
L4	N51°03'45"E	119.19'
L5	N38°58'53"W	63.82'
L6	N33°11'53"W	211.72'
L7	S56°48'13"W	18.00'
L8	N33°11'53"W	20.00'
L9	N56°48'13"E	60.00'
L10	S33°11'53"E	20.00'
L11	S56°48'13"W	18.00'
L12	S33°11'53"E	211.72'
L13	N51°03'45"E	40.53'
L14	N33°11'47"W	219.20'
L15	S56°48'13"W	18.00'
L16	N33°11'47"W	20.00'
L17	N56°48'13"E	60.00'
L18	S33°11'47"E	20.00'
L19	S56°48'13"W	18.00'
L20	S33°11'47"E	211.86'
L21	N51°03'45"E	51.87'
L22	S38°58'15"E	24.00'
L23	S51°03'45"W	112.85'
L24	S38°58'53"E	61.00'
L25	N51°03'45"E	183.57'
L26	N38°04'48"W	244.22'
L27	S53°55'12"W	18.00'
L28	N38°04'48"W	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N53°55'12"E	60.00'
L30	S38°04'48"E	20.00'
L31	S53°55'12"W	18.00'
L32	S38°04'48"E	240.62'
L33	N51°03'45"E	176.97'
L34	N38°57'42"W	243.32'
L35	S51°02'18"W	18.00'
L36	N38°57'42"W	20.00'
L37	N51°02'18"E	60.00'
L38	S38°57'42"E	20.00'
L39	S51°02'18"W	18.00'
L40	S38°57'42"E	24.07'
L41	N51°03'45"E	180.00'
L42	N38°56'15"W	18.00'
L43	N51°03'45"E	20.00'
L44	S38°56'15"E	60.00'
L45	S51°03'45"W	19.87'
L46	N38°56'45"W	18.00'
L47	S51°03'45"W	159.99'
L48	S38°57'42"E	147.28'
L49	N51°03'45"E	150.65'
L50	N38°56'15"W	18.00'
L51	N51°03'45"E	20.00'
L52	S38°56'15"E	60.00'
L53	S51°09'06"W	20.00'
L54	N38°56'15"W	17.97'
L55	S51°03'45"W	849.46'
L56	S56°48'24"W	15.17'

KNOW ALL MEN BY THESE PRESENTS, that Wrangler Estates, Inc., whose address is P.O. Box 727, COPPERAS COVE, TEXAS 76522, being the sole owner of that certain 8.500 acre tract of land in Coryell County, part of the ED S. JONES SURVEY, ABSTRACT No. 575, which is more fully described in the dedication of MEADOW BROOK ESTATES, LOT 1, BLOCK 1, SECTION V as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the Planning & Zoning Commission of Copperas Cove, Coryell County, Texas, and Wrangler Estates, Inc., does hereby adopt MEADOW BROOK ESTATES, LOT 1, BLOCK 1, SECTION V, 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.

For Wrangler Estates, Inc

SIGN HERE

James W. Clark, II, President

STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James W. Clark, II, 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 the said and that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL, this 17th day of June, 2002.

NOTARY PUBLIC STATE OF TEXAS
DIANE M GUIDASH
Notary Public, State of Texas
My Commission Expires 01/28/2004

Diane M. Guidash
Notary Public State of Texas

1-28-2004
MY COMMISSION EXPIRES

APPROVED this the 28th day of May, 2002, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas

J. Wilson
Chairman, Planning Commission

Secretary, Planning Commission

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Victor D. Turley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Copperas Cove, Texas.

STATE OF TEXAS
VICTOR D. TURLEY
1805
REGISTERED
PROFESSIONAL
LAND SURVEYOR
6/11/02

Victor D. Turley
Victor D. Turley
Registered Professional Land Surveyor

TAX CERTIFICATE

The Coryell County Tax Office, the taxing Authority for all entities in Coryell, County, Texas does hereby certify that there are currently no delinquent taxes or owing on the property described by this plat

Dated this 2nd day of July, AD 2002

By Barbara Thompson
Coryell County Tax Office

151133

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 the Coryell County Public Records, and at the time and date as stamped hereon by me

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

Filed For Record
AT 11 O'CLOCK A.M.
JUL 02 2002

Barbara Simpson
County Clerk, Coryell Co., Texas

FINAL PLAT OF:

MEADOW BROOK ESTATES
LOT 1, BLOCK 1
SECTION V

1 LOT, 1 BLOCK
8.500 ACRES

OUT OF AND A PART OF THE ED S. JONES SURVEY, ABSTRACT No. 575

AN ADDITION TO THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS FAX NO. (254) 773-2400
E-MAIL: TWT@TURLEYASSOC.COM (254) 773-3998

MEADOW BROOK ESTATES, SECTION V
8.500 ACRES OUT OF AND A PART OF LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS
OWNER / DEVELOPER:
WRANGLER ESTATES, INC.
P.O. Box 640
COPPERAS COVE, TEXAS 76522

REVISIONS	

Date: June 11, 2002
Drawn By: W.L.S.
Reference: 10920-D 10921-C
F.B.:
Job Number: 01-300
Sheet 1 of 1
Computer: 01300final

10997-D
DRAWING NUMBER