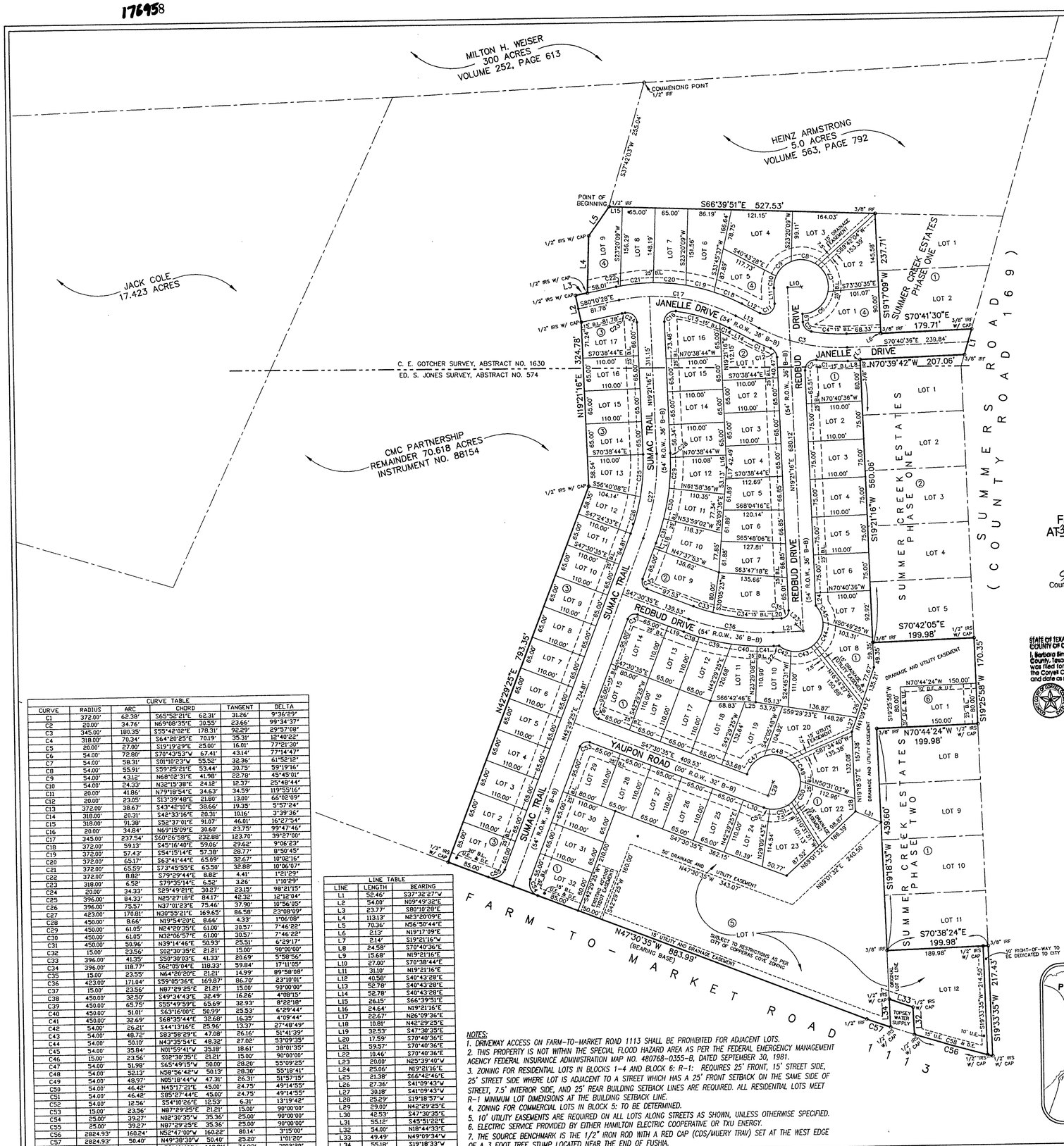
176958



CURVE TABLE						
CURVE	RADIUS	ARC	CHORD		TANGENT	DELTA
C1	372.00'	62.38'	S65°52'21"E	62.31'	31.26'	9°36'29"
C2	20.00'	34.76'	N69°08'35"E	30.55'	23.66'	99°34'37"
C3	345.00'	180.35'	S55°42'02"E	178.31'	92.29'	29°57'08"
C4	318.00'	70.34'	S64°20'25"E	70.19'	35.31'	12°40'22"
C5	20.00'	27.00'	S19°19'29"E	25.00'	15.01'	77°21'30"
C6	54.00'	72.80'	S70°43'53"W	67.41'	43.14'	77°14'47"
C7	54.00'	58.31'	S01°10'23"W	55.52'	32.36'	61°52'12"
C8	54.00'	55.91'	S59°25'21"E	53.44'	30.75'	59°19'16"
C9	54.00'	43.12'	N68°02'31"E	41.98'	22.78'	45°45'01"
C10	54.00'	24.33'	N32°15'38"E	24.12'	12.37'	25°48'44"
C11	20.00'	41.86'	N79°18'54"E	34.63'	34.59'	119°55'16"
C12	20.00'	23.05'	S13°39'48"E	21.80'	13.00'	66°02'09"
C13	372.00'	38.67'	S43°42'10"E	38.66'	19.35'	5°57'24"
C14	318.00'	20.31'	S40°33'16"E	20.31'	10.16'	3°39'36"
C15	318.00'	91.38'	S52°37'01"E	91.07'	46.01'	16°27'54"
C16	20.00'	34.84'	N69°15'09"E	30.60'	23.75'	99°47'46"
C17	345.00'	237.54'	S60°26'58"E	232.88'	123.70'	39°27'00"
C18	372.00'	59.13'	S45°16'40"E	59.06'	29.62'	9°06'23"
C19	372.00'	57.43'	S54°15'14"E	57.38'	28.77'	8°50'45"
C20	372.00'	65.17'	S63°41'44"E	65.09'	32.67'	10°02'16"
C21	372.00'	65.59'	S73°45'55"E	65.50'	32.88'	10°06'07"
C22	372.00'	8.82'	S79°29'44"E	8.82'	4.41'	1°21'29"
C23	318.00'	6.52'	S79°35'14"E	6.52'	3.26'	1°10'29"
C24	20.00'	34.33'	S29°49'21"E	30.27'	23.15'	98°21'15"
C25	396.00'	84.33'	N25°27'18"E	84.17'	42.32'	12°12'04"
C26	396.00'	75.57'	N37°01'23"E	75.46'	37.90'	10°56'05"
C27	423.00'	170.81'	N30°55'21"E	169.65'	86.58'	23°08'09"
C28	450.00'	8.66'	N19°54'20"E	8.66'	4.33'	1°06'08"
C29	450.00'	61.05'	N24°20'35"E	61.00'	30.57'	7°46'22"
C30	450.00'	61.05'	N32°06'57"E	61.00'	30.57'	7°46'22"
C31	450.00'	50.96'	N39°14'46"E	50.93'	25.51'	6°29'17"
C32	15.00'	23.56'	S02°30'35"E	21.21'	15.00'	90°00'00"
C33	396.00'	41.35'	S50°30'03"E	41.33'	20.69'	5°58'56"
C34	396.00'	118.77'	S62°05'04"E	118.33'	59.84'	17°11'05"
C35	15.00'	23.55'	N64°20'20"E	21.21'	14.99'	89°58'08"
C36	423.00'	171.04'	S59°05'36"E	169.87'	86.70'	23°10'01"
C37	15.00'	23.56'	N87°29'25"E	21.21'	15.00'	90°00'00"
C38	450.00'	32.50'	S49°34'43"E	32.49'	16.26'	4°08'15"
C39	450.00'	65.75'	S55°49'59"E	65.69'	32.93'	8°22'18"
C40	450.00'	51.01'	S63°16'09"E	50.99'	25.53'	6°29'44"
C41	450.00'	32.69'	S68°35'44"E	32.68'	16.35'	4°09'44"
C42	54.00'	26.21'	S44°13'16"E	25.96'	13.37'	27°48'49"
C43	54.00'	48.72'	S83°58'29"E	47.08'	26.16'	51°41'39"
C44	54.00'	50.10'	N43°35'54"E	48.32'	27.02'	53°09'35"
C45	54.00'	35.84'	N01°59'41"W	35.18'	18.61'	38°01'35"
C46	15.00'	23.56'	S02°30'35"E	21.21'	15.00'	90°00'00"
C47	54.00'	51.98'	S65°49'19"W	50.00'	28.20'	55°09'25"
C48	54.00'	52.13'	N58°56'42"W	50.13'	28.30'	55°18'41"
C49	54.00'	48.97'	N05°18'44"W	47.31'	26.31'	51°57'15"
C50	54.00'	46.42'	N45°17'21"E	45.00'	24.75'	49°14'55"
C51	54.00'	46.42'	S85°27'44"E	45.00'	24.75'	49°14'55"
C52	54.00'	12.56'	S54°10'26"E	12.53'	6.31'	13°19'42"
C53	15.00'	23.56'	N87°29'25"E	21.21'	15.00'	90°00'00"
C54	25.00'	39.27'	N02°30'35"W	35.36'	25.00'	90°00'00"
C55	25.00'	39.27'	N87°29'25"E	35.36'	25.00'	90°00'00"
C56	2824.93'	160.24'	N52°47'00"W	160.22'	80.14'	3°15'00"
C57	2824.93'	50.40'	N49°38'30"W	50.40'	25.20'	1°01'20"
C58	2824.93'	149.83'	N52°40'40"W	149.81'	74.93'	3°02'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.46'	S37°32'27"W
L2	54.00'	N09°49'32"E
L3	23.77'	S80°10'28"E
L4	113.13'	N23°20'09"E
L5	70.36'	N56°50'44"E
L6	2.13'	N19°17'09"E
L7	2.14'	S19°21'16"W
L8	24.58'	S70°40'36"E
L9	15.68'	N19°21'16"E
L10	27.00'	S70°38'44"E
L11	31.10'	N19°21'16"E
L12	40.58'	S40°43'28"E
L13	52.78'	S40°43'28"E
L14	52.78'	S40°43'28"E
L15	26.15'	S66°39'51"E
L16	24.64'	N19°21'16"E
L17	22.67'	N26°09'36"E
L18	10.81'	N42°29'25"E
L19	32.53'	S47°30'35"E
L20	17.59'	S70°40'36"E
L21	59.57'	S70°40'36"E
L22	10.46'	S70°40'36"E
L23	20.00'	N25°39'40"W
L24	25.06'	N19°21'16"E
L25	21.38'	S66°42'46"E
L26	27.36'	S41°09'43"W
L27	30.18'	S41°09'43"W
L28	25.29'	S19°18'57"W
L29	29.00'	N42°29'25"E
L30	42.53'	S47°30'35"E
L31	55.18'	S45°51'22"E
L32	54.00'	N18°44'33"E
L33	49.49'	N49°09'34"W
L34	55.18'	S19°18'33"W

NOTES:
1. DRIVEWAY ACCESS ON FARM-TO-MARKET ROAD 1113 SHALL BE PROHIBITED FOR ADJACENT LOTS.
2. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 480768-0355-B, DATED SEPTEMBER 30, 1981.
3. ZONING FOR RESIDENTIAL LOTS IN BLOCKS 1-4 AND BLOCK 6: R-1: REQUIRES 25' FRONT, 15' STREET SIDE, 25' STREET SIDE WHERE LOT IS ADJACENT TO A STREET WHICH HAS A 25' FRONT SETBACK ON THE SAME SIDE OF STREET, 7.5' INTERIOR SIDE, AND 25' REAR BUILDING SETBACK LINES ARE REQUIRED. ALL RESIDENTIAL LOTS MEET R-1 MINIMUM LOT DIMENSIONS AT THE BUILDING SETBACK LINE.
4. ZONING FOR COMMERCIAL LOTS IN BLOCK 5: TO BE DETERMINED.
5. 10' UTILITY EASEMENTS ARE REQUIRED ON ALL LOTS ALONG STREETS AS SHOWN, UNLESS OTHERWISE SPECIFIED.
6. ELECTRIC SERVICE PROVIDED BY EITHER HAMILTON ELECTRIC COOPERATIVE OR TXU ENERGY.
7. THE SOURCE BENCHMARK IS THE 1/2" IRON ROD WITH A RED CAP (CDS/MUERY TRAV) SET AT THE WEST EDGE OF A 3 FOOT TREE STUMP LOCATED NEAR THE END OF FUSHIA.

Filed For Record
AT 3:00 O'CLOCK P.M
NOV 23 2004
County Clerk, Coryell Co., Texas

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

STATE OF TEXAS
COUNTY OF CORYELL

JWC, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MEADOWS, PHASE I AND A REPLAT OF LOT 12, BLOCK 1, OF SUMMER CREEK ESTATES, PHASE TWO, A SUBDIVISION IN THE CITY OF COPPERAS COVE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

JWC, INC.

JAMES W. CLARK, II, PRESIDENT — DATE 11/16/2004

STATE OF TEXAS
COUNTY OF CORYELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. CLARK, II, KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF November, 2004.

KATHLEEN A. SOLL
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/28/2008

NOTARY PUBLIC IN AND FOR CORYELL COUNTY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS, AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

APPROVED THIS 18th DAY OF October, 2004, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COPPERAS COVE, TEXAS.

11/15/04
CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 9th DAY OF November, 2004, BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS.

MAYOR, CITY OF COPPERAS COVE

Pamela J. Russell
ATTEST: CITY SECRETARY

APPROVED THIS THE ____ DAY OF _____, 2004, BY THE COUNTY COMMISSIONERS OF CORYELL COUNTY, TEXAS.

COUNTY JUDGE

STATE OF TEXAS
COUNTY OF CORYELL
KNOW ALL MEN BY THESE PRESENTS:

THAT I, VICTOR D. TURLEY, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF COPPERAS COVE, TEXAS.

VICTOR D. TURLEY
STATE OF TEXAS
REGISTERED
2475
PROFESSIONAL
SURVEYOR
11/8/04

VICTOR D. TURLEY
R.P.L.S. NO. 2475
301 N. 3RD STREET
TEMPLE, TX 76501

FILED FOR RECORD THIS 23rd DAY OF November, 2004, IN CABINET B, SLIDE 581 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

176958

FINAL PLAT OF:

THE MEADOWS, PHASE I

AND A REPLAT OF LOT 12, BLOCK 1,
OF SUMMER CREEK ESTATES, PHASE TWO

76 LOTS, 6 BLOCKS

A TRACT OF LAND SITUATED IN THE
ED. S. JONES SURVEY, ABSTRACT NO. 574 AND
C. E. GOTCHER SURVEY, ABSTRACT NO. 1630

A SUBDIVISION IN THE CITY OF
COPPERAS COVE, CORYELL COUNTY, TEXAS

24.115 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

TRACT SURVEYED AUGUST 7, 2004.

100 50 0 100 200

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

FINAL PLAT OF: 24.115 ACRES
THE MEADOWS, PHASE I
AND A REPLAT OF LOT 12, BLOCK 1,
OF SUMMER CREEK ESTATES, PHASE TWO
A SUBDIVISION IN THE
CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS

JWC, INC.
115 W. HIGHWAY 190
COPPERAS COVE, TEXAS 76522

REVISIONS		
10/22/04	CITY COMMENTS	JRC

DATE:	07/01/04
DRN. BY:	JRG
REF.:	
FIELD BOOK	
JOB NO.:	04195
SHEET	1 OF 1
COMPUTER DWG. NO.	04195

11293-D
DRAWING NUMBER

176958