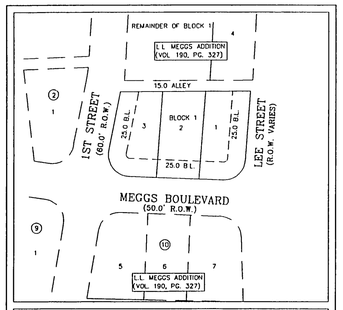
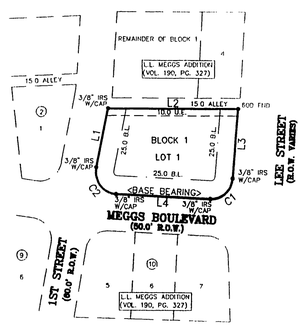
183812

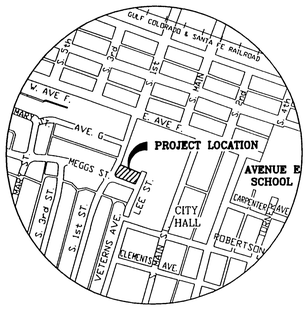



L.L. MEGGS ADDITION
(VOL. 190, PG. 327)
SCALE:1"=100'




| LINE TABLE | | | | |
|---|---|---|---|---|
| LINE | LENGTH | BEARING | PLAT CALLS | |
| L1 | 83.08 | N31°28'17"E | N31°30'00"E | 90.00' |
| L2 | 182.51 | S70°13'23"E | N/A | 186.00' |
| L3 | 96.01 | S24°17'26"W | N/A | 90.00' |
| L4 | 132.64 | N67°40'00"W | N/A | 144.00' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | LONG CHORD | CHORD DIST. | DELTA | TANGENT |
| C1 | 46.10 | 30.00 | S68°18'43"W | 41.70 | 88°02'34" | 28.99 |
| C2 | 51.91 | 30.00 | N18°05'51"W | 45.67 | 99°08'17" | 35.21 |




VICINITY MAP
N.T.S.

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC

WATER SERVICE PROVIDED BY COPPERAS COVE WATER CCN #10449.

KNOW ALL MEN BY THE PRESENTS:

That I, Gary W. Mitchell, 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.

Registered Professional Land Surveyor No. 4982
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED GARY W. MITCHELL 4982 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Dustin Dewald is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated March 3, 2005 and recorded as Instrument Number 180279 of the Real Property Records of Coryell County, Texas, designated herein as **MEGGS ADDITION REPLAT NO. 1 BEING A REPLAT OF LOTS 1-3, BLOCK 1** in the City of Copperas Cove, Texas.

FURTHER, I (we), the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks watercourses, drains, easements, and public places shown on this plat for the purposes and consideration therein expressed.

Dustin Dewald

THE STATE OF TEXAS
COUNTY OF Coryell

Before me, the under signed authority, on this day personally appeared Dustin Dewald, 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 purposed and considerations therein stated.

Given under my hand and seal of office this 23rd day of May, 20 05

ANNA VILLA Notary Public, State of Texas My Commission Expires 10/14/08

Notary Public, Bell County, Texas.

This plat has been submitted to, 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 and approval.

APPROVED this 16th day of May, 20 05, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

FILED FOR RECORD this 23 day of June, 20 05, in Cabinet B, Slide 598, of the Plat Records of Coryell County, 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

Filed For Record
AT 9:30 O'CLOCK A M

JUN 23 2005

County Clerk, Coryell Co., Texas

183812

| No. | DATE | REMARKS | BY |
|---|---|---|---|
| | | REVISIONS | |

MEGGS ADDITION REPLAT NO. 1
BEING A REPLAT OF LOTS 1-3, BLOCK 1
COPPERAS COVE, CORYELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-3541
FAX: (254) 634-2141

| DWG No. | DRAWN BY: | DATE: | SCALE: | FB/LB: | LOTS 3 | AREA: |
|---|---|---|---|---|---|---|
| 05-207-D | ML | 4-22-05 | 1"=100' | 50KKIA | BLOCKS 1 | 0.514 ACRE |



S:\Subdivisions\MEGS ADDITION\dwg\MEGS ADDITION.dwg, PLAT, 5/18/2005 1:42:20 PM, cad2