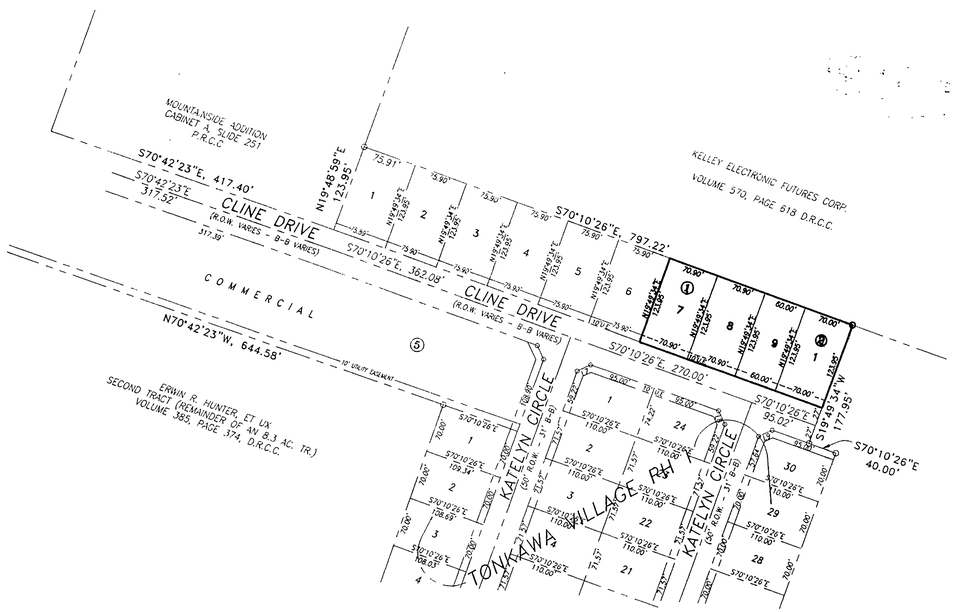
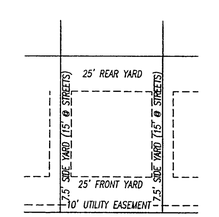
186453



NORTH



TYPICAL LOT BUILDING LINES

SCALE: 1" = 50'

KNOW ALL MEN BY THESE PRESENTS, that JWC INC., whose address is P.O. Box 727, COPPERAS COVE, TEXAS 76522, being the sole owner of that certain 18.195 acre tract of land in Coryell County, part of the A.S. Tabor Survey, Abstract No. 1547, which is more fully described in the dedication of TONKAWA VILLAGE, PHASE I as shown by the plat hereof, attached hereto, and make a part hereon, and approved by the City Council of Copperas Cove, Coryell County, Texas, and JWC INC., does hereby adopt TONKAWA VILLAGE, PHASE I, 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 JWC INC.,

James W. Clark, 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 Dustin Devold, 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 29th day of August, 2005.

LORRAINE B. NICHOLS
MY COMMISSION EXPIRES
August 30, 2006

Lorraine B. Nichols
Notary Public State of Texas — MY COMMISSION EXPIRES

APPROVED this the 18th day of July, 2005, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

Chairman, Planning Commission — Secretary, Planning Commission

APPROVED this the 2nd day of August, 2005, by the City Council of the City of Copperas Cove, Coryell County, Texas.

Mayor, City of Copperas Cove — Attest: City Secretary

APPROVED this the _____ day of _____, 2005, by the County Commissioners of Coryell County, Texas.

County Judge

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 REGISTERED VICTOR D. TURLEY 2475 PROFESSIONAL LAND SURVEYOR

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 _____ day of _____, A.D. 2005

Coryell County Tax Office

FILED FOR RECORD this 2 day of September, 2005 A.D. in Cabinet B, Slide 607, 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 9:00 O'CLOCK A M
SEP 0 2 2005

County Clerk, Coryell Co., Texas

FINAL PLAT:

TONKAWA VILLAGE PHASE I REPLAT No. 3

BEING A REPLAT OF LOTS 7&8, BLOCK 1 AND LOT 1, BLOCK 2

OUT OF AND A PART OF THE A.S. TABOR SURVEY, ABSTRACT No. 1547

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

186453

SCALE: 1" = 100'

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

TONKAWA VILLAGE, PHASE I, REPLAT No. 3
BEING A REPLAT OF
LOTS 7 & 8, BLOCK 1 & LOT 1, BLOCK 2
OUT OF AND A PART OF THE A.S. TABOR SURVEY, ABSTRACT No. 1547
AN ADDITION TO THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

OWNER / DEVELOPER:
JWC INC.
P.O. Box 727
COPPERAS COVE, TEXAS 76522

REVISIONS		
6/23	TITLE BLOCK	MEA

Date:	June 13, 2005
Drawn By:	MEA
Reference:	10970-D
FB/LB:	
Job Number:	05-240
Sheet	1 of 1
Computer:	tonkawatreplat

11446-D
DRAWING NUMBER