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Volume 5 page 26

KNOW ALL MEN BY THESE PRESENTS, that MANNING LUMBER COMPANY, whose address is 2425 Highway 190 Copperas Cove, Texas, being the sole owner of that certain 62.814 acre tract out of the W P Hardeman Survey, Abstract No. 454, the J. Jeffries Survey Abstract No 589 and the M F. Richardson Survey, Abstract No 1361 which is more fully described in the Dedication of THOUSAND OAKS ADDITION II 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 MANNING LUMBER COMPANY does hereby adopt said THOUSAND OAKS ADDITION II, 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 the City of Copperas Cove, for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained

Curtis V. Manning
CURTIS V. MANNING
PRESIDENT

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared CURTIS V. MANNING, 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 MANNING LUMBER COMPANY, and that they executed the same for the purpose and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th day of August, 1986

Pat Ray
Pat Ray
NOTARY PUBLIC FOR STATE OF TEXAS

APPROVED this 17th day of July, 1986, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

APPROVED this 5th day of August, 1986, by the City Council of the City of Copperas Cove Coryell County, Texas.

MAYOR — ATTEST CITY SECRETARY

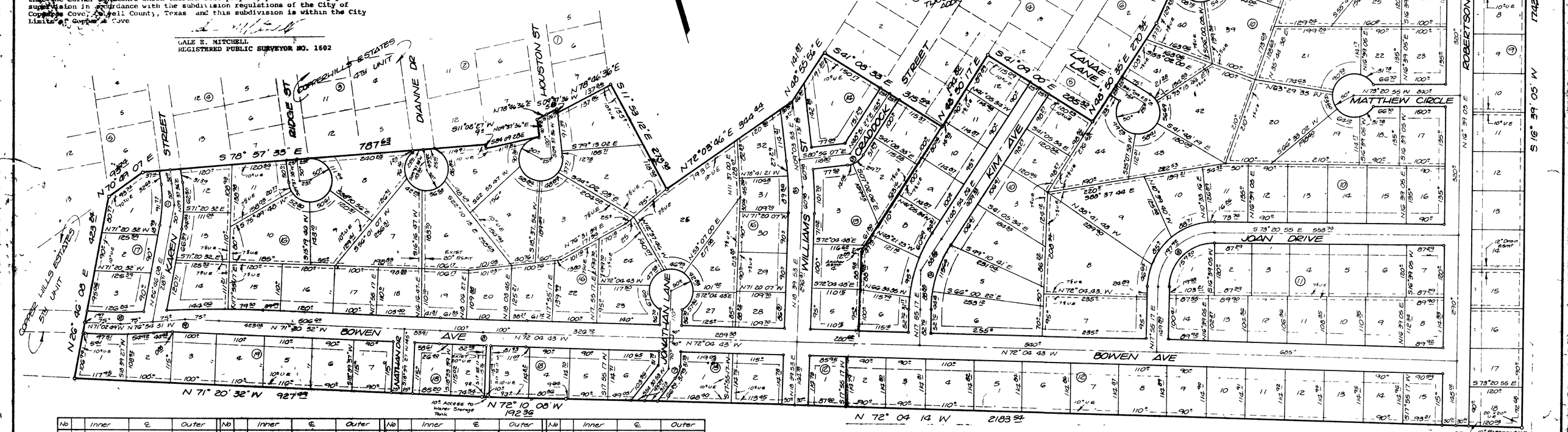
FILED FOR RECORD this 4 day of Sept, 1986, in Plat Book 5 Page 26 Plat Records of Coryell County, Texas.

Judith Stephens
County Clerk, Coryell Co. Texas

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Public 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, Coryell County, Texas and this subdivision is within the City Limits of Copperas Cove

GALE E. MITCHELL
REGISTERED PUBLIC SURVEYOR NO. 1602



No		Inner	℄	Outer	No		Inner	℄	Outer	No		Inner	℄	Outer	No		Inner	℄	Outer
1	Δ	04 13 14	04 13 14	04 13 14	4	Δ	30 59 09	30 59 09	30 59 09	7	Δ			36 35 36	10	Δ	05-01 24	05 51 43	05-51 43
	R	1326.73	1356.93	1386.73		R	296.28	320.93	345.58		R			50°		R	1439.87	1464.87	1489.87
	T	48.90	50.3	51.10		T	81.92	88.65	95.38		T			16 53		T	63.46	75°	76.33
	L	97.75	99.76	102.17		L	159.82	173.84	186.86		L			31 39		L	126.24	149.87	152.43
	C	97.76	99.73	102.18		C	157.88	171.82	184.60		C			31 39		C	126.20	149.80	152.36
2	Δ	03 45 00	03 45 00	03 45 00	5	Δ			50-12-26	8	Δ	00 44 11	00 44 11	00 44-11	11	Δ	17 08-32	17 08-32	17 08 32
	R	1487.31	1527.31	1557.31		R			50°		R	15 533.32	15 563.32	15 593.32		R	300.73	331.73	356.73
	T	49.02	50.2	50.98		T			23.49		T	49 81	100.13	100.13		T	46.73	50.3	53.77
	L	98.0	99.96	101.93		L			43.91		L	199.91	200.3	200.38		L	91.73	99.25	106.73
	C	97.98	99.94	101.91		C			42.83		C	199.91	200°	200.38		C	91.68	98.88	106.34
3	Δ	88 43 48	88 43 48	88 43 48	6	Δ	09 36 00	09 36 00	07-42 20	9	Δ	05 33 59	05 33 59	04 52 26					
	R	102.80	127.80	152.80		R	696.13	726.13	756.13		R	457.44	542.73	262.80					
	T	100.88	125°	149.12		T	50.46	60.18	50.98		T	22.24	75°	111.82					
	L	159.20	177.92	236.83		L	112.68	121.68	101.79		L	44.44	149.88	223.86					
	C	143.76	176.73	213.69		C	116.81	121.33	101.62		C	44.42	149.82	223.49					

12582

FILED FOR RECORD
AT O'CLOCK M
SEP - 4 1986
Judith Stephens
COUNTY CLERK, CORYELL CO. TEX.

BUILDING LINES
25' Front Streets
15' Side Streets

ALL EASEMENTS ARE TO BE USED FOR UTILITY AND/OR DRAINAGE PURPOSES

62.814 ACRES
154 LOTS

Rev 6-86
7 86

Final Plat

Amended
THOUSAND OAKS ADDITION II

COPPERAS COVE, CORYELL CO, TEXAS

WATWOOD - MITCHELL, INC.
ENGINEERING & SURVEYING
Killeen, Texas — Temple, Texas

DATE	SCALE	DRAWN BY	REF NO	DWG. NO.
AUG '85	1" = 100'			2098-D