

VICINITY MAP

NOT TO SCALE

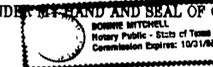
KNOW ALL MEN BY THESE PRESENT, that Litchfield Construction, whose address is Rt. 1 Box 488, Copperas Cove, Texas 76522, being the sole owner of that certain 7.207 acre tract of land in Coryell County, Texas, part of the J.M. Clements Survey, Abstract No. 1315, which is more fully described in the dedication of PECAN ESTATES, BEING A REPLAT OF TRACT NO. 4, PECAN COVE ESTATES, Coryell County, Texas 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 Litchfield Construction, does hereby adopt said plat as an addition to Coryell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto, and for all other purposes do hereby dedicate to the County of Coryell 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 County of Coryell. The utility easements shown on said plat are dedicated to the public, for the installation and maintenance of any and all public utilities, which the County may elect to install and maintain or permit to be installed and maintained.

For Litchfield Construction:

*Raymond Litchfield*  
Raymond Litchfield, President

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Raymond Litchfield, 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 Litchfield Construction, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of August, 1996 A.D.



*Bonnie Mitchell*  
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 28 day of October, 1996, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

*Michael P. Lee* CHAIRMAN, PLANNING COMMISSION  
*John J. Hall* SECRETARY, PLANNING COMMISSION

APPROVED this the 4 day of November, 1996, by the City Council of the City of Copperas Cove, Coryell County, Texas.

*MA. Prosser* MAYOR, CITY OF COPPERAS COVE  
*Alvina Marquez Thompson* ATTEST CITY SECRETARY (Acting)



APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A.D., by the Commissioner's Court and may be filed for record in the Plat Records of Coryell County, by the County Clerk.

COUNTY JUDGE COUNTY CLERK

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A.D.

NOTARY PUBLIC STATE OF TEXAS

FILED FOR RECORD this 5th day of Dec, 1996 A.D., in Cabinet A, Slide 415 Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Coryell County, Texas.

*Gale E. Mitchell*  
Gale E. Mitchell  
Registered Professional Land Surveyor, No. 1602



KNOW ALL MEN BY THESE PRESENTS,

That I, Lester D. Peck, Registered Professional Engineer, do hereby certify that I prepared all necessary drainage calculations and designed all drains and appurtenances in accordance with the subdivision regulations of Coryell County, Texas.

*Lester D. Peck*  
Lester D. Peck  
Registered Professional Engineer No. 27683



Filed For Record  
AT O'CLOCK P.M.  
DEC 5, 1996

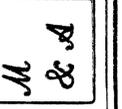
*Barbara Simpson*  
County Clerk, Coryell Co., Texas

THE 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 of the time and date as stamped hereon by me.

*Barbara Simpson*  
BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

NOTE: STREET LIGHTING SHALL BE INSTALLED BY THE UTILITY COMPANY ACCORDING TO THE CITY SUBDIVISION ORDINANCE. IN GENERAL, LIGHTING SHALL BE PLACED AT STREET INTERSECTIONS, CURVES, CUL-DE-SACS AND AT INTERVALS OF 600 FEET OR LESS AND SHALL BE OF MATERIALS AND EQUIPMENT APPROVED BY THE CITY PUBLIC WORKS DIRECTOR.

MITCHELL &  
ASSOCIATES  
KILLEEN, TEXAS



FINAL PLAT  
PECAN ESTATES  
BEING A REPLAT OF TRACT NO. 4, PECAN COVE ESTATES  
CORYELL COUNTY, TEXAS

DGN BY G.W.M.  
DATE: 06/04/96  
SCALE 1"=100'  
R. LITCHFIELD  
REF 10675-B  
1031/69,859/63  
5-LOTS  
1-BLOCK  
7.207 ACRES  
(LITCHFLD.DWG)  
DRAWING NO.  
11774-D

101822