

169876

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 Coppas Cove, Texas.

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



THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that Jonathan Manning is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated 27 January 2004 and recorded in Instrument No. 168007 of the Deed Records of Coryell County, Texas, designated herein as Replat of Block 3 of the Replat of all of Curtis V. Manning Residential Park in the City of Coppas 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.

Jonathan Manning
Jonathan Manning

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Jonathan Manning, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 22 day of March, 2004



Fionne M. Young
Notary Public, Coryell County, Texas.

This plat has been submitted to, considered by the Planning and Zoning Commission of the City of Coppas Cove, Texas and is hereby recommended by such Commission to the City Council for its consideration and approval.

APPROVED this 1st day of March, 2004, by the Planning and Zoning Commission of the City of Coppas Cove, Texas.

James Statham
CHAIRMAN, PLANNING & ZONING COMMISSION
W. A. Kelley
SECRETARY, PLANNING & ZONING COMMISSION

FILED FOR RECORD this 6th day of April, 2004, in Cabinet B, Slide 563, of the Plat Records of Coryell County, Texas.

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 due or owing on the property described by this plat.

Dated this 21 Day of March, A.D. 2004

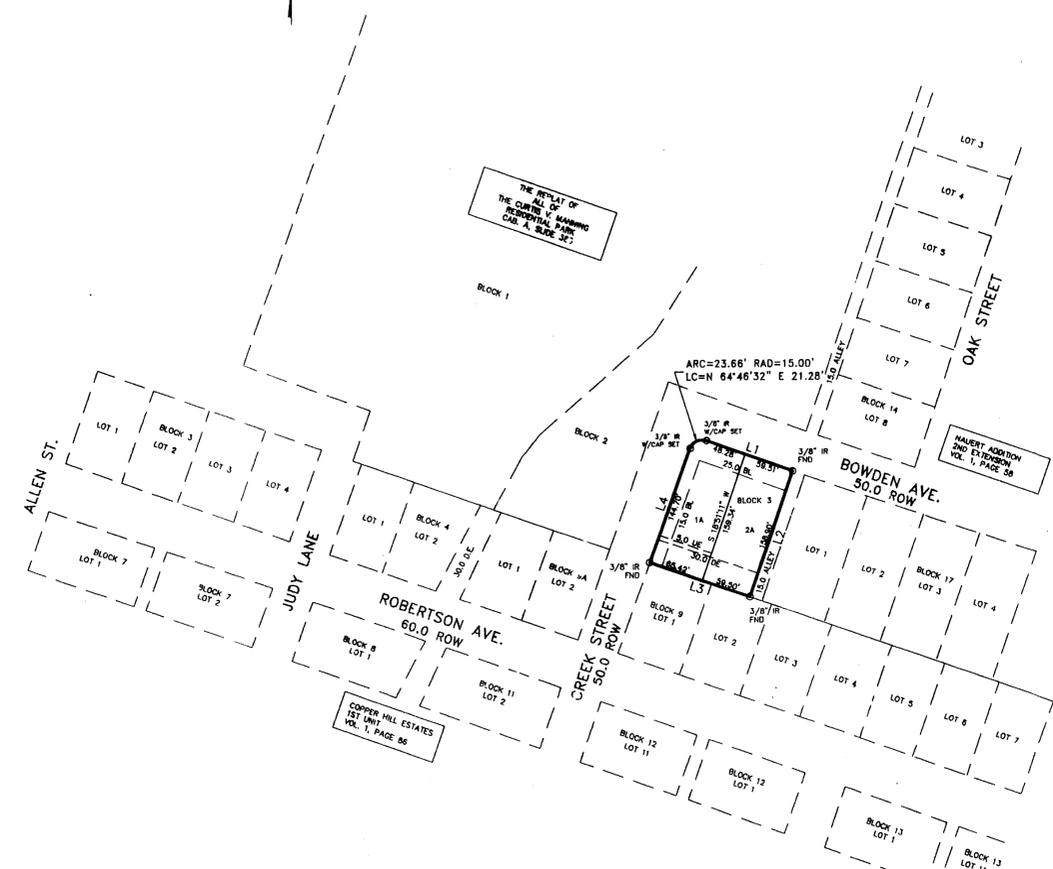
CORYELL COUNTY TAX OFFICE

By: *Sharon Kintan*

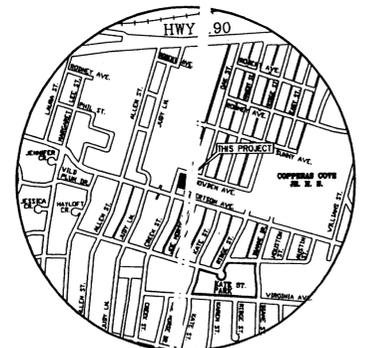
STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson



LINE	BEARING	LENGTH
L1	S 70°02'09" E	107.79
L2	S 18°11'11" W	158.80
L3	N 70°27'31" W	124.92
L4	N 19°35'09" E	144.70



VICINITY MAP
N.T.S.

REPLAT OF BLOCK 3 OF
THE REPLAT OF ALL OF CURTIS V. MANNING RESIDENTIAL PARK
COPPERAS COVE, CORYELL COUNTY, TEXAS

FINAL MINOR PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DATE	SCALE	FEE	AREA
02/04/04	1"=100'	***	0.452 ACRES
DRAWN BY	DATE	NO.	NO.

169876