

177676

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

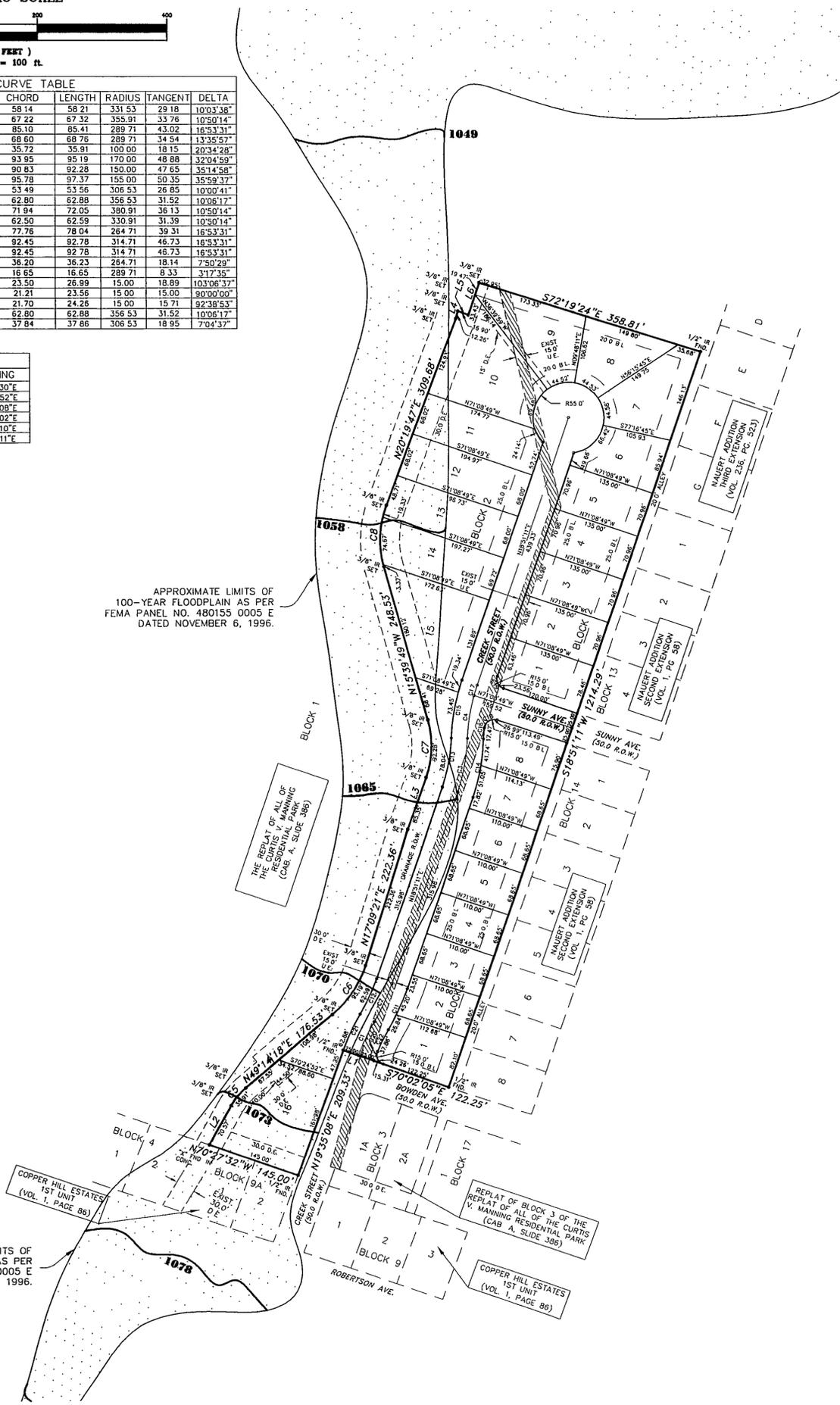
CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	TANGENT	DELTA	
C1	S24°38'36"W	58.14	58.21	331.53	29.18	100°33'36"
C2	N24°16'18"E	67.22	67.32	355.91	33.76	10°50'14"
C3	N10°24'25"E	85.10	85.41	289.71	43.02	16°53'31"
C4	S08°45'38"W	68.60	68.76	289.71	34.54	13°35'57"
C5	S38°57'05"W	35.72	35.91	100.00	18.15	20°34'28"
C6	N33°11'50"E	93.95	95.19	170.00	49.88	32°04'59"
C7	N01°57'40"E	90.83	92.28	150.00	47.65	35°14'58"
C8	S02°19'59"W	95.78	97.37	155.00	50.35	35°59'37"
C9	S24°41'05"W	53.49	53.56	306.53	26.85	10°00'41"
C10	S24°36'17"W	62.80	62.88	356.53	31.52	10°06'17"
C11	N24°16'18"E	71.94	72.05	380.91	36.13	10°50'14"
C12	N24°16'18"E	62.50	62.59	330.91	31.39	10°50'14"
C13	N10°24'25"E	77.76	78.04	264.71	39.31	16°53'31"
C14	N10°24'25"E	92.45	92.78	314.71	46.73	16°53'31"
C15	S10°24'25"W	92.45	92.78	314.71	46.73	16°53'31"
C16	S05°52'54"W	36.20	36.23	264.71	18.14	7°50'29"
C17	S17°12'24"W	16.65	16.65	289.71	8.33	3°17'35"
C18	S57°17'52"W	23.50	26.99	15.00	18.89	103°06'37"
C19	S26°08'49"E	21.21	23.56	15.00	15.00	90°00'00"
C20	S23°42'39"E	21.70	24.25	15.00	15.71	92°39'53"
C21	S24°36'17"W	62.80	62.88	356.53	31.52	10°06'17"
C22	S26°09'06"W	37.84	37.86	306.53	18.95	7°04'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.01	S71°33'30"E
L2	70.57	N28°39'52"E
L3	85.35	N19°35'08"E
L4	12.26	N15°56'02"E
L5	16.90	S70°16'10"E
L6	52.90	N18°51'11"E

MINIMUM FINISHED FLOOR ELEV.	
LOT	ELEV.
10	1056.00
11	1057.00
12	1058.00
13	1059.00
14	1060.00
15	1062.50
16	1074.00

APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 480155 0005 E DATED NOVEMBER 6, 1996.

APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 480155 0005 E DATED NOVEMBER 6, 1996.



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.

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 Jay Manning Homes, Inc. is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated July 8, 2004 and recorded in Instrument No. 173161 of the Real Property Records of Coryell County, Texas, designated herein as AMENDED PLAT OF WILLOW CREEK SUBDIVISION, REPLAT OF BLOCK 2 OF THE REPLAT OF ALL OF CURTIS V. MANNING RESIDENTIAL PARK 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.

For: Jay Manning Homes, Inc.

Jay Manning, President

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Jay 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 12th day of December, 2004
Michael Am Dewald
Notary Public, Coryell 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 7th day of June, 2004, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

David Kellum
CHAIRMAN, PLANNING & ZONING COMMISSION
Michael R. Harris
SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 22nd day of June, 2004, by the City Council of the City of Copperas Cove, Texas.

Gracie O. Diaz
MAYOR, CITY OF COPPERAS COVE
Pamela J. Russell
ATTEST: CITY SECRETARY

FILED FOR RECORD this 17 day of December, 2004, in Cabinet B Slide 585 of the Plat Records of Coryell County, Texas.

AMENDED PLAT OF WILLOW CREEK SUBDIVISION
REPLAT OF BLOCK 2 OF THE REPLAT OF ALL OF CURTIS V. MANNING RESIDENTIAL PARK
COPPERAS COVE, CORYELL COUNTY, TEXAS

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

REV.	DATE	BY	REVISIONS
3	12/28/04		AMENDED PLAT
2	6/22/04		CUL DE SAC RADII
1	5/13/04		LOT SIZES
			REMARKS
			REVISIONS