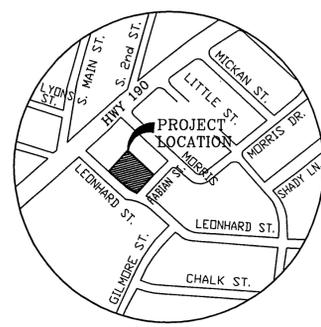
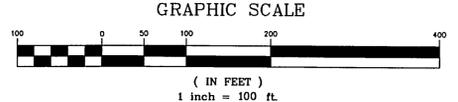


LINE	LENGTH	BEARING	ADJ. PLAT
L1	185.78	N40°05'41"E	N40°05'41"E
L2	149.08	S43°14'18"W	N/A
L3	64.24	N69°43'58"W	N/A
L4	158.40	N49°52'08"W	N/A

THIS PLAT BEING A PART OF THE JAMES GEORGE SURVEY, ABSTRACT NO. 389



VICINITY MAP N.T.S.

KNOW ALL MEN BY THE PRESENTS:  
That I, Mike W. Kriegel, 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.



*Mike W. Kriegel*  
Registered Professional Land Surveyor No. 4330  
102 North College St.  
Killeen, Texas 76541

THE STATE OF TEXAS  
COUNTY OF CORYELL

This is to certify that Russell Mickan is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed recorded as Instrument Number \_\_\_\_\_ of the Deed Records of Coryell County, Texas, designated herein as Ben's Service Center Addition 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.

*Russell Mickan*  
Russell Mickan

THE STATE OF TEXAS  
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Russell Mickan, 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 purposed and considerations therein stated.

Given under my hand and seal of office this 27<sup>th</sup> day of Jan, 2007



*Kay J. Aeger*  
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.

APPROVED this 16<sup>th</sup> day of October, 2006, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

*SSA/VL 2/5/07*  
CHAIRMAN, PLANNING & ZONING COMMISSION

*J. C. Hill*  
SECRETARY, PLANNING & ZONING COMMISSION

OFFICE  
The Coryell County Tax Appraisal District, 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 27 day of Feb, 2007, A.D. 2006  
CORYELL COUNTY TAX APPRAISAL DISTRICT OFFICE  
BY: *J. B. [Signature]*

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*  
County Clerk, Coryell Co., Texas  
234271

FILE FOR RECORD this 27 day of February, 2007, in Cabinet 2, Slide 628, Plat Records of Coryell County, Texas. Dedication Instrument in Volume \_\_\_\_\_, Page \_\_\_\_\_, Deed Records of Bell County, Texas

BEN'S SERVICE CENTER ADDITION  
COPPERAS COVE, CORYELL COUNTY, TEXAS

PRELIMINARY/FINAL PLAT

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



DWG No.	DATE	SCALE	FB/AB	LOTS	AREAS
06-485-D	9-25-06	1"=100'	1523/20	BLOCKS 1	0.899 ACRE
ML					
BY					
REVISIONS					