

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.



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 Judy Bowen and Roen Homes, LLC are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed dated December 28, 2006 and recorded in Instrument Number 202326 and of the Deed Records of Coryell County, Texas, designated herein as Cove Park Subdivision Replat #1 in the City of Copperas Cove, Texas.

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 Roen Homes, LLC
Glenn Roen

Judy Bowen
Judy Bowen

THE STATE OF TEXAS
COUNTY OF CORYELL

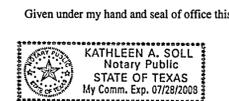
Before me, the undersigned authority, on this day personally appeared Glenn Roen, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.



Given under my hand and seal of office this 24th day of April, 2007
Kathleen A. Soll
Notary Public, Coryell County, Texas.

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned authority, on this day personally appeared Judy Bowen, 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 25th day of April, 2007
Kathleen A. Soll
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 16th day of April, 2007, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

S. S. L. V. H.
CHAIRMAN, PLANNING & ZONING COMMISSION

J. C. H.
SECRETARY, PLANNING & ZONING COMMISSION

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

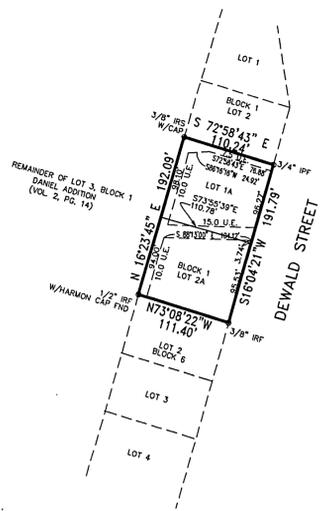
Filed For Record
AT 9 O'CLOCK AM

APR 26 2007

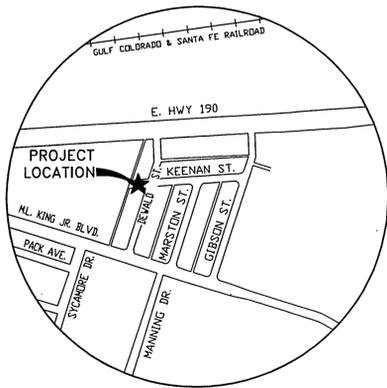
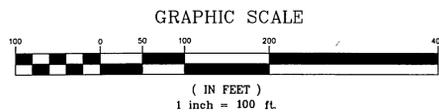
206116

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 18 day of April, A.D. 2007
CORYELL COUNTY TAX OFFICE
BY: *Michelle S. Banta*

FILED FOR RECORD this 20 day of April, 2007, in Cabinet B, Slide 004, Plat Records of Coryell County, Texas. Dedication Instrument in Volume _____, Page _____, Deed Records of Coryell County, Texas.



NOTE: BEARINGS SHOWN HEREON ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER GPS OBSERVATIONS. DISTANCES ARE SURFACE.



VICINITY MAP
N.T.S.

WATER PROVIDER - COPPERAS COVE WATER (CCN# 10449)
SEWER PROVIDER - CITY OF COPPERAS COVE

OWNER: ROEN FAMILY ENTERPRISES, INC
ADDRESS: 681 WHISPERING DRIVE
COPPERAS COVE, TEXAS 76522
TELEPHONE: 254-535-3223
OWNER: JUDY BOWEN
ADDRESS: P.O. BOX 187
COPPERAS COVE, TEXAS 76522
TELEPHONE: 254-547-2215

COVE PARK SUBDIVISION REPLAT #1
BEING A REPLAT OF LOT 3, BLOCK 1, LOT 1, BLOCK 6,
AND 0.140 ACRE BEING A PART OF KEENAN AVE., COVE PARK SUBD.
COPPERAS COVE, CORYELL COUNTY, TEXAS

FINAL PLAT

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

DWG No.	07-114-D	DATE	3-21-07	SCALE	1"=100'	FB/LB	N/A	REF-LB	GPS	CLIENT	0.488 AC.
DRAWN BY	ML										

S:\Subdivisions\ROEN FAMILY ENTERPRISES ADDITION.dwg\ROEN FAMILY ENTERPRISES ADDITION.dwg, PLAT, 4/11/2007 4:27:02 PM, CADS