

225617

KNOW ALL MEN BY THE PRESENTS:

That I, Rex D. Haas, 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.

Rex D. Haas
 Rex D. Haas
 Registered Professional Land Surveyor No. 4378
 102 North College St.
 Killeen, Texas 76541



THE STATE OF TEXAS
 COUNTY OF CORYELL

This is to certify that Texas Subs Land Development, LP, is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated June 12, 2008 and recorded in Instrument #219104 of the Deed Records of Coryell County, Texas, designated herein as Texas Subs Addition Being a Replat of a Part of Lot 1, Block 1, Revised West Park Center Addition, 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.

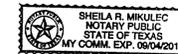
Texas Subs Land Development, LP
 By: Texas Subs Real Estate, LLC, its General Partner

Mike Ebers
 Mike Ebers, C.O.O.

THE STATE OF TEXAS
 COUNTY OF Bell

Before me, the under signed authority, on this day personally appeared Mike Ebers, Chief Operating Officer of Texas Subs Real Estate, LLC, the General Partner of Texas Subs Land Development, LP, acting as such for Texas Subs Land Development, LP, 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 8th day of January, 2009.



Notary Public, Bell County, Texas.

This plat has been submitted to, considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

APPROVED this 2nd day of February, 2009, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Pradi D. Davis
 CHAIRMAN, PLANNING & ZONING COMMISSION

Carl Ford
 SECRETARY, PLANNING & ZONING COMMISSION

FIELD NOTES for a 1.395 acre tract of land in Coryell County, Texas, being part of the Ed S. Jones Survey, Abstract No. 574, and the land herein described being part of Lot 1, Block 1, Revised West Park Center Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 485, Plat Records of Coryell County, Texas, and being more particularly described as follows:

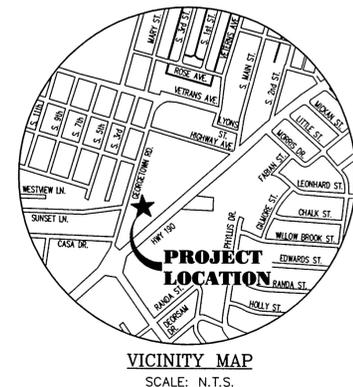
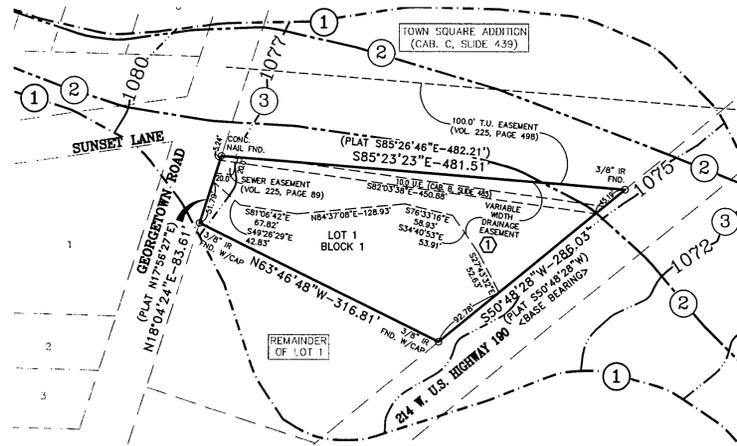
BEGINNING at a concrete nail, found on the east right-of-way line of Georgetown Road at the northwest corner of said Lot 1, Block 1, Revised West Park Center Addition, being the southwest corner of Town Square Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet C, Slide 439, Plat Records of Coryell County, Texas, for the northwest corner of this tract;

THENCE S. 85° 23' 23" E., 481.51 feet, with the north line of said Lot 1, Block 1 and the south line of said Town Square Addition, to a 3/8" iron rod, found on the northwest right-of-way line of U. S. Highway 190 at the northeast corner of said Lot 1, Block 1 and the southeast corner of said Town Square Addition, for the northeast corner of this tract;

THENCE S. 50° 48' 28" W., 286.03 feet, with the northwest right-of-way line of said U. S. Highway 190 and the east line of said Lot 1, Block 1, to a 3/8" iron rod with cap, found for the southeast corner of this tract;

THENCE N. 63° 46' 48" W., 316.81 feet, over and across said Lot 1, Block 1, to a 3/8" iron rod with cap, found on the east right-of-way line of said Georgetown Road and the west line of said Lot 1, Block 1, for the southwest corner of this tract;

THENCE N. 18° 04' 24" E., 83.61 feet, with the east right-of-way line of said Georgetown Road and the west line of said Lot 1, Block 1, to the POINT OF BEGINNING and containing 1.395 acre of land.



KEYED NOTES:
 ① APPROXIMATE LIMIT OF 100-YEAR FLOOD AS PER FEMA WATER SURFACE ELEVATIONS (STREAM CC-2) AS RECORDED IN CAB. B, SLIDE 485.

MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION			
2008 FEMA CONDITIONS			
BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
1	1	1077.50	1079.60*

* MINIMUM FINISHED FLOOR ELEVATION MAY CHANGE DUE TO FINAL LOCATION OF PROPOSED STRUCTURE.

FLOOD PLAIN DATA	
①	APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN, ZONE AE, AS PER FIRM PANEL 4801550005E, DATED NOVEMBER 6, 1996.
②	APPROXIMATE LIMITS OF 100 YEAR FLOODWAY, AS PER FIRM PANEL 4801550005E, DATED NOVEMBER 6, 1996.
③	BASE FLOOD ELEVATIONS PER FIRM PANEL 4801550005E, DATED NOVEMBER 6, 1996.

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
 MAR 02 2009
Barbara Simpson
 County Clerk, Coryell Co., Texas

225617

- NOTES:
1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.
 2. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.
 3. TEXAS SUBS LAND DEVELOPMENT, LP AND/OR ERIC WERNER ADDRESS: 3575 LONE STAR CIRCLE, SUIT 303 FORT WORTH, TEXAS 76177-8908

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 12 day of Feb, A.D. 2009
 CORYELL COUNTY TAX OFFICE
 BY: *Yvonne Dwyer*

FILE FOR RECORD this 2nd day of March, 2009, in Cabinet 6, Slide 722, Plat Records of Coryell County, Texas. Dedication Instrument in Volume Inst. #, Page 225617, Deed Records of Coryell County, Texas. *Sammy MacArthur, Deputy Clerk*

TEXAS SUBS ADDITION
 BEING A REPLAT OF A PART OF LOT 1, BLOCK 1, REVISED WEST PARK CENTER ADDITION,
 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



MINOR PLAT

SHEET TITLE:

DWG NO.	DATE	SCALE	DATE	SCALE	DATE	SCALE	DATE	SCALE	DATE	SCALE
08-578-D	08/14/08	1"=100'	DEC. 2008	1"=100'						