

228310

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 John L. Grass and wife, Teresa I. Grass are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed dated October 14, 2005 and recorded in instrument # 188439 of the Deed Records of Coryell County, Texas, designated herein as GRASS ADDITION BEING A REPLAT OF ALL OF LOT 2, BLOCK 14 ORIGINAL TOWN OF COPPERAS COVE in the City of Copperas Cove, Texas.

I, 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.

*John L. Grass*  
John L. Grass

THE STATE OF TEXAS  
COUNTY OF Bell

Before me, the under signed authority, on this day personally appeared John L. Grass, 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 15<sup>th</sup> day of May, 2009.

Notary Public, Bell County, Texas.

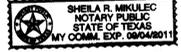
*Teresa I. Grass*  
Teresa I. Grass



THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the under signed authority, on this day personally appeared Teresa I. Grass, 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 15<sup>th</sup> day of May, 2009.



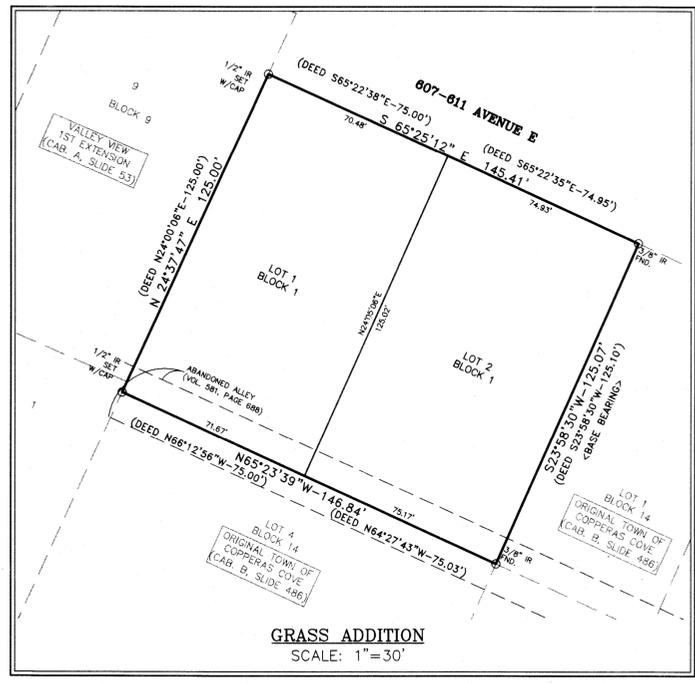
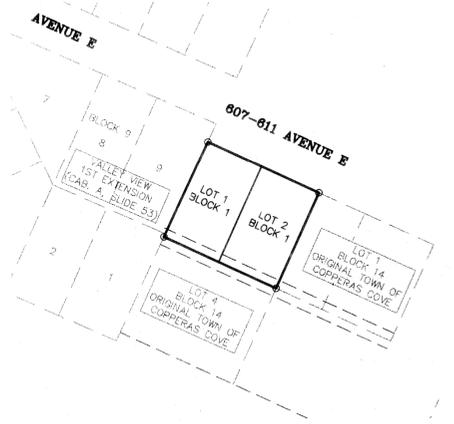
Notary Public, Bell County, Texas.

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

APPROVED this 27<sup>th</sup> day of April, 2009, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

*Pradi K. Singh*  
CHAIRMAN, PLANNING & ZONING COMMISSION

*Carl Ford*  
SECRETARY, PLANNING & ZONING COMMISSION



FIELD NOTES for a 0.419 acre tract of land in Coryell County, Texas, and the land herein described being part of Lot 2, Block 14 Original Town of Copperas Cove, Texas, of record in Cabinet B, Slide 486, Plat Records of Coryell County, Texas and part of a 20.0 foot wide Alley shown on the Plat of Original Town of Copperas Cove and abandoned by the City of Copperas Cove, Texas Ordinance No. 94-11, of record in Volume 176, Page 499, Deed Records of Coryell County, Texas, also being all of that called 0.214 acre tract of land conveyed to John L. Grass and wife, Teresa I. Grass, of record in instrument #188439, Official Public Records of Coryell County, Texas, and part of that called 0.214 acre tract of land conveyed to John L. Grass and wife, Teresa I. Grass, of record in instrument #188440, Official Public Records of Coryell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found on the south right of way of Avenue E, being the northeast corner of said Lot 2, Block 14, being the northwest corner of Lot 1, Block 14, of said Original Town of Copperas Cove, and being the northeast corner of said Grass tract in instrument #188439, for the northeast corner of this tract;

THENCE S. 23° 58' 30" W., 125.07 feet, with the east line of said Lot 2, the west line of said Lot 1, and the east line of said Grass tract in instrument #188439, to a 3/8" iron rod found in the approximate centerline of said Alley, being the southeast corner of said Grass tract in instrument #188439, for the southeast corner of this tract;

THENCE N. 65° 23' 39" W., with the approximate centerline of said alley and with the south line of said Grass tract in instrument #188439, passing the southwest corner of said Grass tract in instrument #188439, being the southeast corner of said Grass tract in instrument #188440 at 75.17 feet, and continuing with the south line of said Grass tract in instrument #188440 a total distance of 146.84 feet, to a 1/2" iron rod with cap set on the east line of Block 9, Valley View, 1st Extension, an addition to the City of Copperas Cove, recorded in Cabinet A, Slide 53, Plat Records of Coryell County, Texas, for the southwest corner of this tract;

THENCE N. 24° 37' 47" E., 125.00 feet, with the east line of said Block 9, to a 1/2" iron rod with cap set on the south right of way of Avenue E and on the north line of said Lot 2, for the northwest corner of this tract;

THENCE S. 65° 25' 12" E., with the south right of way of Avenue E, with the north line of said Block 14, and with the north line of said Grass tract in instrument #188440, passing the northeast corner of said Grass tract in instrument #188439 at 70.48 feet, and continuing with the north line of said Grass tract in instrument #188439 a total distance of 145.41 feet, to the POINT OF BEGINNING and containing 0.419 acre of land.



STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Burson, County Clerk in and for Coryell County, Texas, do hereby certify that this instrument was filed in the public records and on the date and at the place hereon by me.  
BARBARA BURSON, CLERK  
CORYELL COUNTY, TEXAS

Filed For Record  
AT 2 O'CLOCK P.M.  
JUN 1 6 2009  
Coryell County Clerk, Coryell Co., Texas

228310

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 May, A.D. 2009

CORYELL COUNTY TAX OFFICE  
BY: *Jammy Macfarlane*

FILE FOR RECORD this 15<sup>th</sup> day of June, 2009, in Cabinet B, Slide 750, Plat Records of Coryell County, Texas. Dedication Instrument in Volume 228, Page 1, Deed Records of Coryell County, Texas. *Jammy Macfarlane, Deputy Clerk*

- NOTES:
1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CO. #10449.
  2. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.
  3. OWNER: JOHN GRASS  
8423 SUNSET CANYON DR.  
TEMPLE, TX 76502  
PHONE NUMBER: (469) 831-9764

No.	DATE	REMARKS	MDH	BY
1	04/22/09	BOUNDARY REVISIONS		

GRASS ADDITION  
BEING A REPLAT OF PART OF LOT 2, BLOCK 14  
ORIGINAL TOWN OF COPPERAS COVE  
COPPERAS COVE, CORYELL COUNTY, TEXAS

MINOR PLAT

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

FILED FOR RECORD  
AT 2 O'CLOCK P.M.  
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