

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
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 Bella Sera of Copperas Cove, Inc., is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated May 27, 2009 and recorded in Instrument #227849 of the Deed Records of Coryell County, Texas, designated herein as Bella Sera 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.

Bella Sera of Copperas Cove, Inc.

Milazim Gashi
President

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned authority, on this day personally appeared Milazim Gashi, President of Bella Sera of Copperas Cove, Inc., 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 17 day of August, 2012.

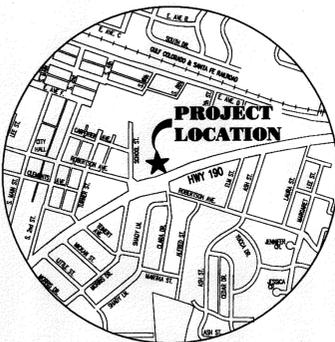
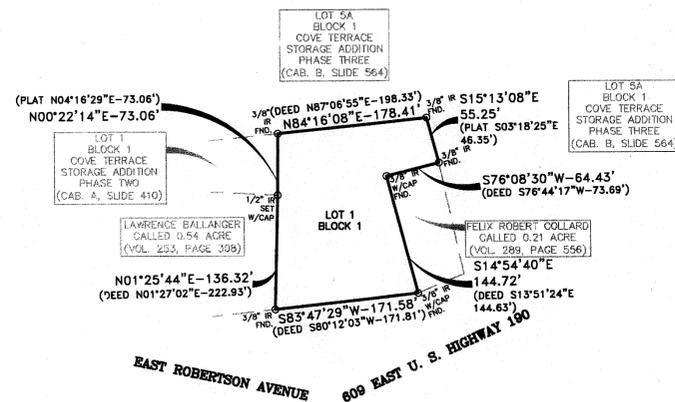


Rachel Diane McElwain
Notary Public, Coryell County, Texas.

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

APPROVED this 17th day of August, 2012, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Chairman, Planning & Zoning Commission
Secretary, Planning & Zoning Commission



FIELD NOTES for a 0.764 acre tract of land in Coryell County, Texas, described being all of a called 0.792 acre tract conveyed to the City of Copperas Cove, Texas, and being more part:

BEGINNING at a 3/8" iron rod, found on the north right being the southeast corner of a called 0.54 acre tract Coryell County, Texas, for the southwest corner of this

THENCE N. 01° 25' 44" E., 136.32 feet, with the west 1 cap, set at the northeast corner of said 0.54 acre tract, same being the southeast corner of Lot 1, Block 1, Cove Terrace Storage Addition, Phase Two, an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 410, Plat Records of Coryell County, Texas, for the northeast corner of this tract;

THENCE N. 00° 22' 14" E., 73.06 feet, with the west line of said 0.792 acre tract and the east line of said Lot 1, to a 3/8" iron rod, found at the northwest corner of said 0.792 acre tract at the northeast corner of said Lot 1, same being on the south line of Lot 5A, Block 1, Cove Terrace Storage Addition, Phase Three, of record in Cabinet B, Slide 564, Plat Records of Coryell County, Texas, for the northwest corner of this tract;

THENCE N. 84° 16' 08" E., 178.41 feet, with the north line of said 0.792 acre tract and the south line of said Lot 5A, to a 3/8" iron rod, found at the northeast corner of said 0.792 acre tract at an interior corner of said Lot 5A, for the northeast corner of this tract;

THENCE S. 15° 13' 08" E., 55.25 feet, with the east line of said 0.792 acre tract and a west line of said Lot 5A, to a 3/8" iron rod, found at the northerly southeast corner of said 0.792 acre tract and the northeast corner of a called 0.21 acre tract conveyed to Felix Robert Collard, of record in Volume 289, Page 556, Deed Records of Coryell County, Texas, for the northerly southeast corner of this tract;

THENCE S. 76° 08' 30" W., 64.43 feet, with the northerly south line of said 0.792 acre tract and the north line of said 0.21 acre tract, to a 3/8" iron rod with cap, found at an interior corner of said 0.792 acre tract, being the northwest corner of said 0.21 acre tract, for an interior corner of this tract;

THENCE S. 14° 54' 40" E., 144.72 feet, with the westerly east line of said 0.792 acre tract and the west line of said 0.21 acre tract, to a 3/8" iron rod with cap, found on the north right-of-way line of said U. S. Highway 190 at the southerly southeast corner of said 0.792 acre tract, being the southwest corner of said 0.21 acre tract, for the southerly southeast corner of this tract;

THENCE S. 83° 47' 29" W., 171.58 feet, with the north right-of-way line of said U. S. Highway 190 and the south line of said 0.792 acre tract, to the POINT OF BEGINNING and containing 0.764 acre of land.

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas, do hereby certify that the instrument was filed for record in the volume and page of the Coryell County Public Records and of the time and date as stamped hereon by me.
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 1:45 O'CLOCK P.M.
JUN 11 2013

ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

- NOTES:
1. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CO. #10448.
2. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC COMPANY.
3. OWNER: BELLA SERA OF COPPERAS COVE, INC. 200 BOSQUE LANE 601 STEPHENVILLE, TX 76401



The Coryell County Tax Office, the taxing authority for all entities in Coryell County, Texas hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 20th day of August, A.D. 2012

CORYELL COUNTY TAX OFFICE
BY: Rick W. Wink

FILE FOR RECORD this 17th day of August, 2012 in Cabinet C, Slide 805, Plat Records of Coryell County, Texas. Dedication Instrument in Volume _____, Page _____, Deed Records of Coryell County, Texas.

No.	DATE	REMARKS	BY

BELLA SERA ADDITION
COPPERAS COVE, CORYELL COUNTY, TEXAS
MINOR PLAT
SHEET TITLE

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3541
P. E. L. S. FIRM REGISTRATION NO. 10284-00

DWG No.	DATE	SCALE	REF.	1 LOT	AREA
09-265-D	MJD/RTB	1"=100'	09-221-C	1 BLOCK	0.764 Ac.

S:\Subdivisions\Bella Sera Addition 09-265-D.dwg\Bella Sera Addition 09-265-D.dwg, PLAT, 6/19/2009 9:51:57 AM, cad