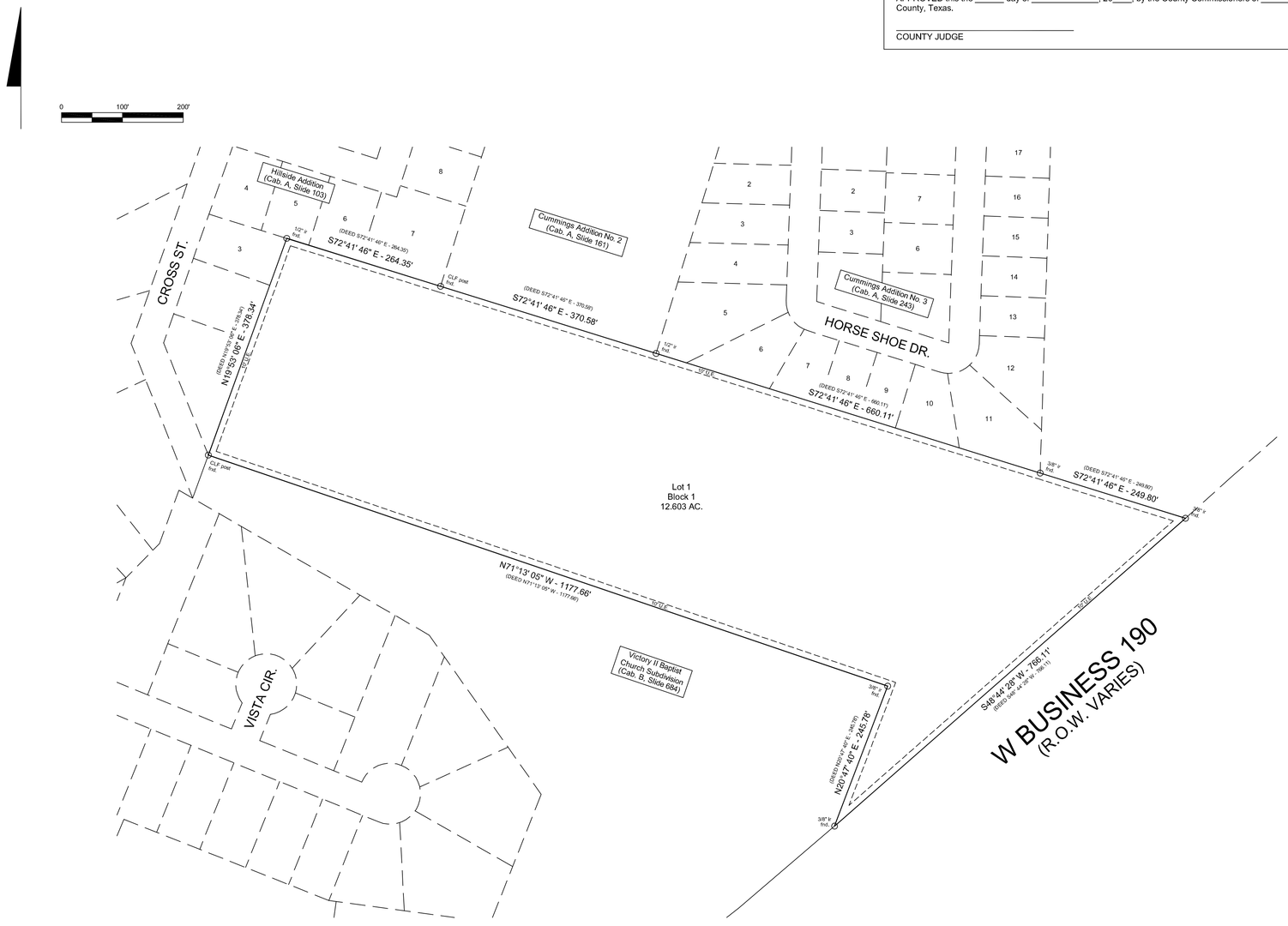


County Judge Block (if filed outside the city limits)

APPROVED this the _____ day of _____, 20____, by the County Commissioners of _____, County, Texas.

_____
COUNTY JUDGE

Owner Block

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that John Q. Doe is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed dated January 01, 20XX and recorded in Instrument #123456 of Deed Records of Coryell County, Texas, designated as Guitar West Addition 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 Q. Doe, Owner

Notary Block

THE STATE OF TEXAS
COUNTY OF _____

Before me, the under signed authority, on this day personally appeared John. Q. Doe, 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 _____ day of _____, 20____.

Nortary Public, _____ County, Texas.

Mayor and P&Z Signature Block

APPROVED this the _____ day of _____, 20____, by the Planning & Zoning Commission of the City of Copperas Cove, Texas.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

_____
SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this the _____ day of _____, 20____, by the City Council of the City of Copperas Cove, Texas.

_____
MAYOR: CITY OF COPPERAS COVE, TEXAS

_____
ATTEST: CITY SECRETARY

City Planner Signature Block (Administrative Plat ONLY)

APPROVED this the _____ day of _____, 20____, by the City Planner of the City of Copperas Cove, Texas.

_____
CITY PLANNER: CITY OF COPPERAS COVE

Surveyor Seal-Stamp

KNOW ALL MEN BY THE PRESENTS:

That I, William F. Gibbons, do hereby certify that I made an actual and accurate survey on the ground of the platted land, and 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. XXXX
1234 Main St.
La Grange, Texas 78945

STAMP

Tax Office Block

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 owning on the property described by this plat.

Dated: _____ day of _____, A.D. 20____

CORYELL COUNTY TAX OFFICE

BY: _____

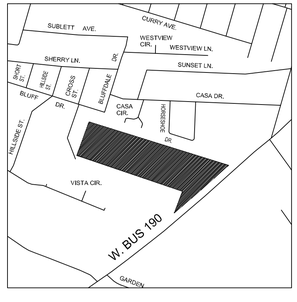
STAMP

County Clerk Block

FILED FOR RECORD this _____ day of _____, 20____, in Slide _____, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # _____, Deed Records of Coryell County, Texas.

_____, County Clerk

VICINITY MAP - N.T.S.



Notes

NOTES:

1. All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations.

   All distances are surface distance. Combined scale factor = 1.0001168.

2. All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.

3. This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48099C0635F, effective date February 17, 2010 for Coryell County, Texas.

4. Water services provided by City of Copperas Cove. CCN # 10449

5. Electric service provided by Oncor Electric.

6. Property Owner:
   Name: Joe Q. Doe
   Address: 507 S. Main Street
   Copperas Cove, TX 76522

Field Notes Description

FIELD NOTES:

GUITAR WEST ADDITION

COPPERAS COVE, CORYELL COUNTY, TEXAS

PRELIMINARY PLAT

DRAFT PLAT EXAMPLE

Z & Z BROTHERS, INC.
ENGINEERING & SURVEYING
1234 MAIN ST.
LA GRANGE, TX. 78945
Phone: (555) 555-5555

DWG No.	0101-2017-GWA
DRAWN BY:	BFG
DATE:	
DWG No.	
SCALE:	AS SHOWN
FB/LB:	–
1 LOT	1 BLOCK
AREA:	12.000 AC.