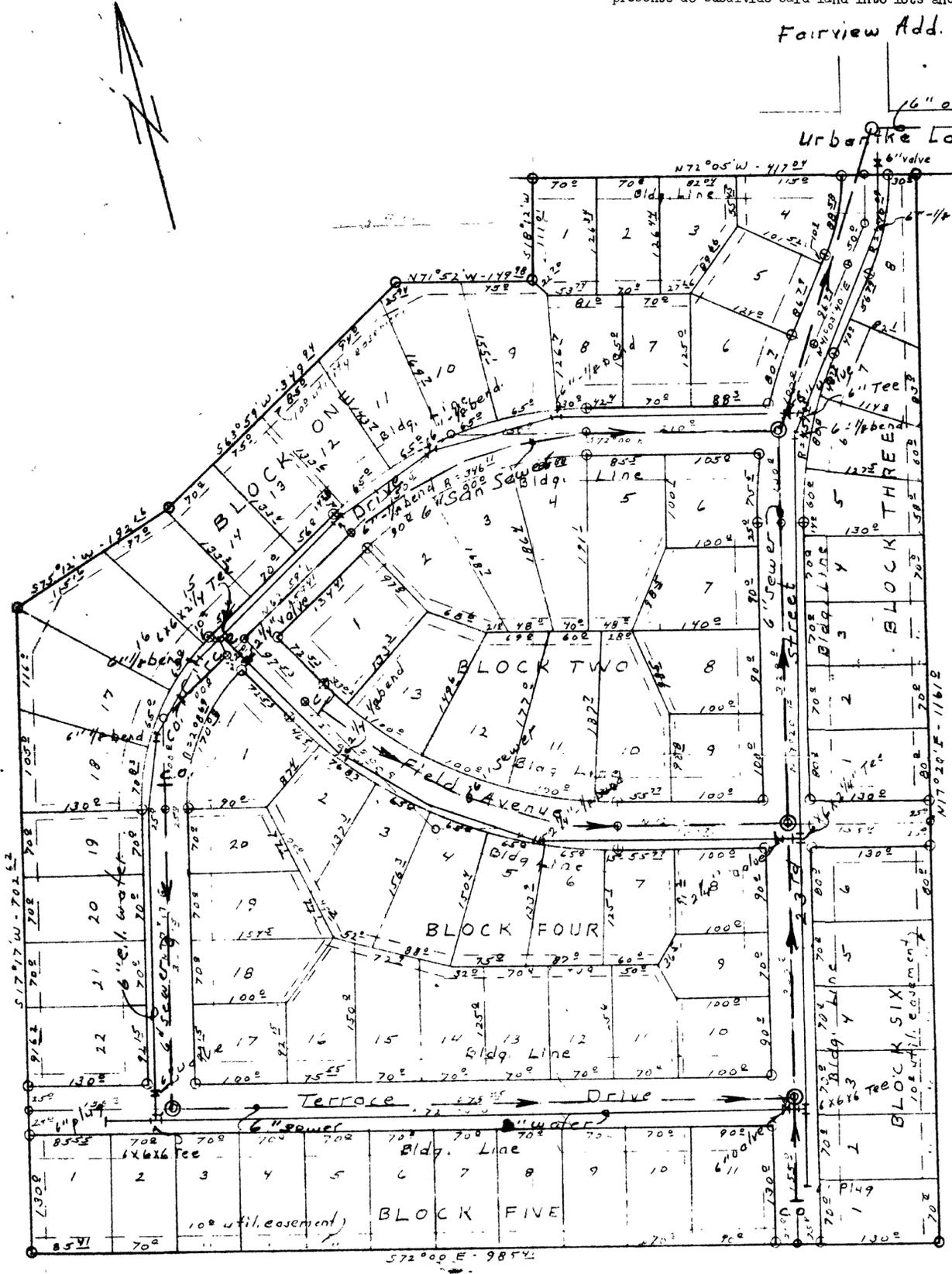


THE STATE OF TEXAS)
COUNTY OF CORYELL) KNOW ALL MEN BY THESE PRESENTS:

6724

That We, J. R. DEWALD and LOUIS DEWALD, being the owners of the following described tract of land in the City of Copperas Cove, Coryell County, Texas, to-wit: BEGINNING at the Northeast corner of the said Second Tract, a post in the South line of Urbantke Lane for the NE corner of this; THENCE N 72.05 W 417.0 feet to an iron pipe for the most Northernly NW corner of this, said iron pipe being in the South margin of the aforementioned Urbantke Lane; THENCE S 18.12 W 111.0 feet to an iron pipe for a corner of this; THENCE N 71.52 W 145.0 feet to an iron pipe for a corner of this; THENCE S 63 W 349.9 feet to a post for a corner of this; THENCE S 72.12 W 192.2 feet to an iron pipe for the most Westerly NW corner of this; THENCE S 17.17 W 701.6 feet to an iron pipe in the South line of the said Second Tract for the Sw corner of this; THENCE S 72.00 E 985.4 feet with the South line of the said Tract to an iron pipe for the SE corner thereof and of this; THENCE N 17.19 E 1163.4 feet to the place of beginning, containing 23.0 acres of land, as surveyed on the ground by Fred Williamson, Surveyor, April 10, 1961; have subdivided, and by these presents do subdivide said land into lots and blocks in accordance with the annexed plat, and

do hereby further dedicate to the public all streets and avenues as shown on said plat within the foregoing described tract of land, and do hereby further dedicate to the public all streets and avenues as shown on said plat within the foregoing described tract of land, and do hereby adopt as such for all purposes.



Note - Utility easements are 10' wide at rear of lots.
5' at side of lots.
- Bldg Line are 25' from front streets and 15' from side streets.

THE STATE OF TEXAS)
COUNTY OF CORYELL)
BEFORE ME, the undersigned authority on this day personally appeared J. R. DEWALD and LOUIS DEWALD, each known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 24th day of August, 1961.
[Signature]
Notary Public, Coryell County, Texas

THE STATE OF TEXAS)
COUNTY OF CORYELL)
The undersigned do hereby certify that the annexed plat of TERRACE ESTATES to the City of Copperas Cove, Texas, has been filed with the City Council of the City of Copperas Cove, examined, approved, and ordered accepted by order in the minutes of the City Council of the City of Copperas Cove, in Book 2, page 2; we further certify that said subdivision is within the corporate limits of the City of Copperas Cove, Texas, and that the City of Copperas Cove, has no planning commission. GIVEN UNDER OUR OFFICIAL HANDS and seal of office on this 24th day of August, A.D. 1961.

Mayor of the City of Copperas Cove, Texas
Attest:
[Signature]
City Secretary

Water & Sewer Layout



I, Fred Williamson, Registered Public Surveyor, do hereby certify that this plat represents a survey on the ground made to the best of my knowledge and belief of the tract.
[Signature]

Terrace Estates Copperas Cove, Texas.		
J. R. Dewald - Developer - Copperas Cove		
Fred Williamson & Assoc. - Surveyors, Temple, Texas		
July 28, 1961	1" = 100'	25 x 35'