Volume 5 page 45

KNOW ALL MEN BY THESE PRESENTS, that LEON DEWALD AND MONTY DEWALD, whose address is P.O. Box 640, Copperas Cove, Texas, 76522, being the sole owners of that certain 8.879 acre tract out of the A.G. Matthews Survey, Abstract No. 1765, the Washington H. Davis Survey, Abstract No. 276, and the J.M. Goodwin Survey, Abstract No. 1646, which is more fully described in the Dedication of COLONIAL PARK, SECTION SEVEN, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Copperas Cove, Coryell County, Texas, and LEON DEWALD AND MONTY DEWALD do hereby adopt said COLONIAL PARK, SECTION SEVEN, as an Addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicates to said City all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Copperas Cove. The utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Leon Dewald — LEON DEWALD

Monty Dewald — MONTY DEWALD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leon Dewald and Monty Dewald, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Leon Dewald and Monty Dewald, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF February, 19 88.

Lerna Camp
NOTARY PUBLIC FOR STATE OF TEXAS

APPROVED this the 28 day of March, 19 88, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas.

Richard E Case — CHAIRMAN, PLANNING COMMISSION

[illegible] — SECRETARY, PLANNING COMMISSION

APPROVED this the 5th day of April, 19 88, by the City Council of the City of Copperas Cove, Coryell County, Texas.

[illegible] — MAYOR, CITY OF COPPERAS COVE

Janet H. Little — ATTEST: CITY SECRETARY (ALTERNATE)

FILED FOR RECORD this 15 day of April, 19 88, in Plat Book 5, Page 45, Plat Records of Coryell County, Texas.

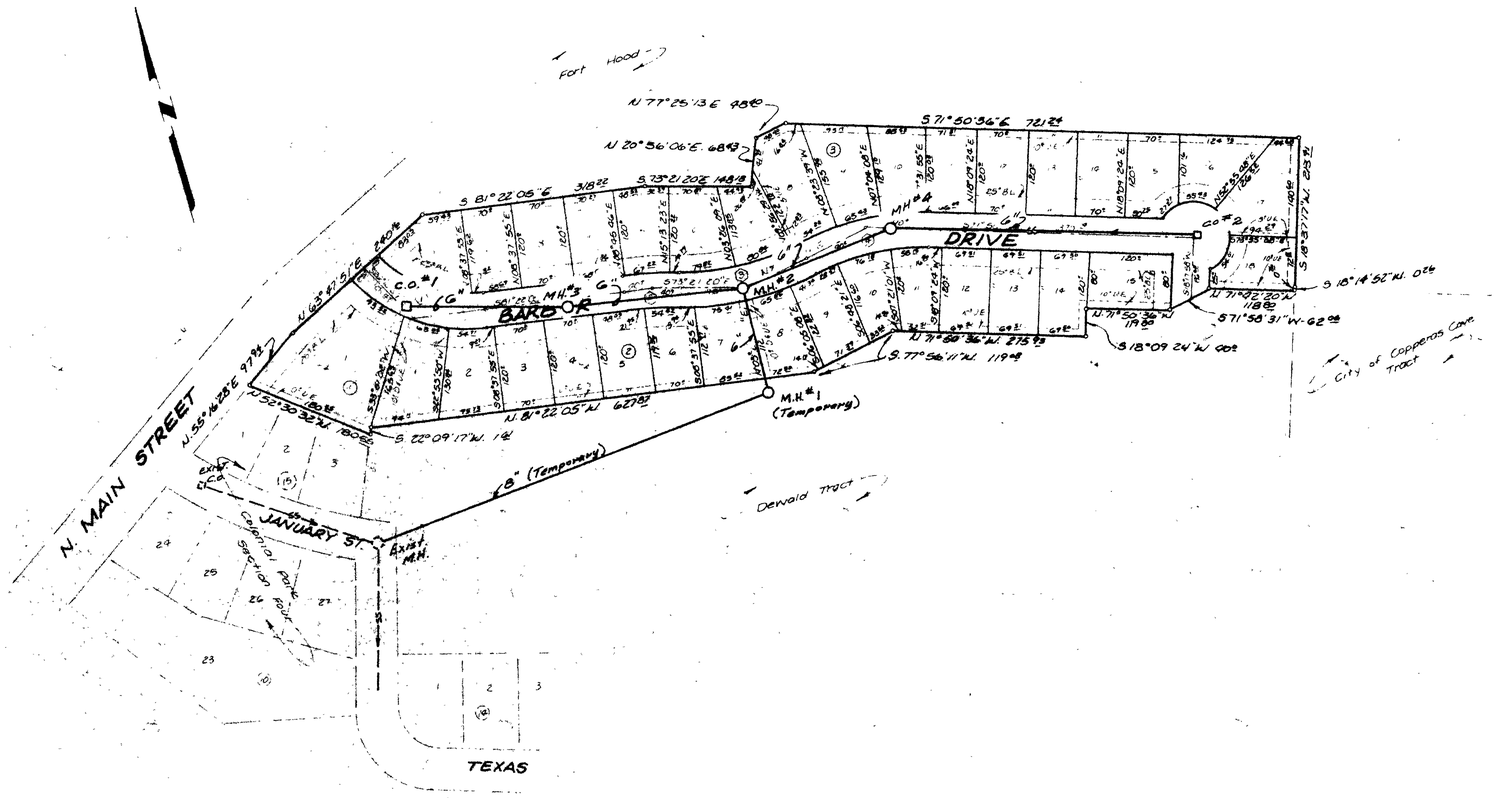
Judith Stephens
County Clerk
Coryell Co. Texas

KNOW ALL MEN BY THESE PRESENTS,

That I, Gale E. Mitchell, Registered Public Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Copperas Cove, Texas, and this subdivision is within the City Limits of Copperas Cove, Texas.

STATE OF TEXAS — GALE E. MITCHELL — 1602 — REGISTERED PUBLIC SURVEYOR

Gale E. Mitchell
Registered Public Surveyor
No. 1602



℄ Curve Data

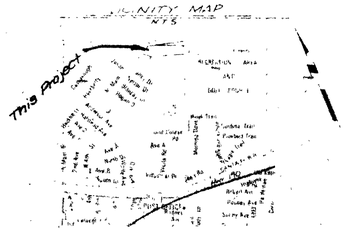
①	Δ = 55° 09' 56"	③	Δ = 28° 42' 32"
	R = 194 23		R = 371 24
	T = 101.47		T = 95 00
	A = 187 01		A = 186 02
	C = 179 87		C = 184 08
②	Δ = 8° 00' 45"	④	Δ = 30° 13' 12"
	R = 571 13		R = 333 32
	T = 40 00		T = 90 00
	A = 79 87		A = 175 81
	C = 79 80		C = 173 78

NOTE: CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER SUFFICIENT INFORMATION PERTAINING TO THE TRENCH SHORING OR SAFETY SYSTEM TO BE UTILIZED DURING CONSTRUCTION TO INSURE COMPLIANCE WITH STATE AND LOCAL STATUTES CONCERNING TRENCH EXCAVATION SAFETY.

27102

FILED FOR RECORD AT O'CLOCK M APR 15 1988 Judith Stephens COUNTY CLERK, CORYELL CO. TEX.

VICINITY MAP
NTS



NOTE

All Easements are to be used for Utility and/or Drainage Purposes

NOTE: ALL SEWER SERVICES TO BE 53 FT. FROM LOW LOT CORNER.

33 Residential Lots
1 Commercial Lot
8.879 Acres
1282 L.F. Roadway

Street ROW = 50'
Street Paving = 36' BB

SEWER LAYOUT

REVISIONS	
No.	Date

COLONIAL PARK
SECTION SEVEN

Copperas Cove, Coryell County, Texas

MITCHELL & ASSOCIATES, INC.
Killeen ENGINEERING & SURVEYING Temple

DEVELOPER

DATE:	SCALE:	DRAWN BY:	REF. NO.	DWG. NO.
Jan 88	1"=100'	DJ	1791-D	3608-D