

KNOW ALL MEN BY THESE PRESENTS, that CLARENCE LEMUEL DURHAM and JEAN A. DURHAM whose address is 1001 S. 13th Street, Copperas Cove Texas 76522, being the sole owners of that certain 1.277 acres out of the J.M. Clements Survey, Abstract No. 1315, which is more fully described in the Dedication of DEER RUN ESTATES 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 CLARENCE LEMUEL DURHAM and JEAN A. DURHAM do hereby adopt said DEER RUN ESTATES as an Addition to the City of Copperas Cove, Coryell County, Texas, and hereby dedicate to said City all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer systems, as shown on said plat and final construction drawings, the same to be used as public thoroughfares and 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 installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Clarence L. Durham
CLARENCE LEMUEL DURHAM

Jean A. Durham
JEAN A. DURHAM

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clarence Lemuel Durham and Jean A. Durham, 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, this 20th day of January, 1991.

Gale E. Mitchell
NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVED this the 14th day of February, 1991, by the Planning Commission of the City of Copperas Cove, Coryell County, Texas.

Wally Adams
CHAIRMAN, PLANNING COMMISSION

Wally Adams
SECRETARY, PLANNING COMMISSION

APPROVED this the 19th day of February, 1991, by the City Council of the City of Copperas Cove, Coryell County, Texas.

John S. Smith
MAYOR, CITY OF COPPERAS COVE

Tom C. Maggill
ATTEST: CITY SECRETARY

FILED FOR RECORD this 1 day of April, 1991 in Volume 6, Page 17, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, A/303
That I, GALE E. MITCHELL, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey on the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations for the City of Copperas Cove, Texas, and this subdivision is within the City Limits of Copperas Cove, Texas.



Gale E. Mitchell
Gale E. Mitchell
Registered Professional
Land Surveyor No. 1602

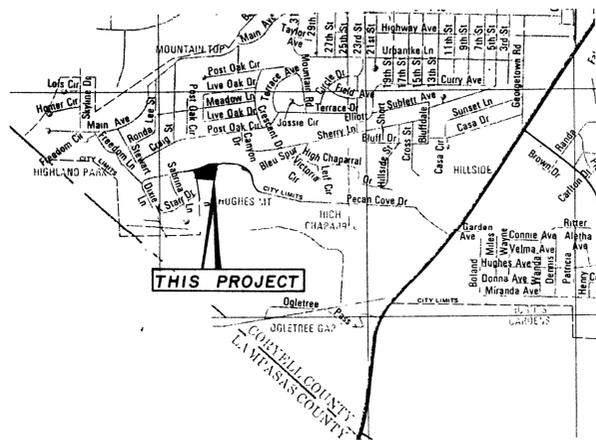
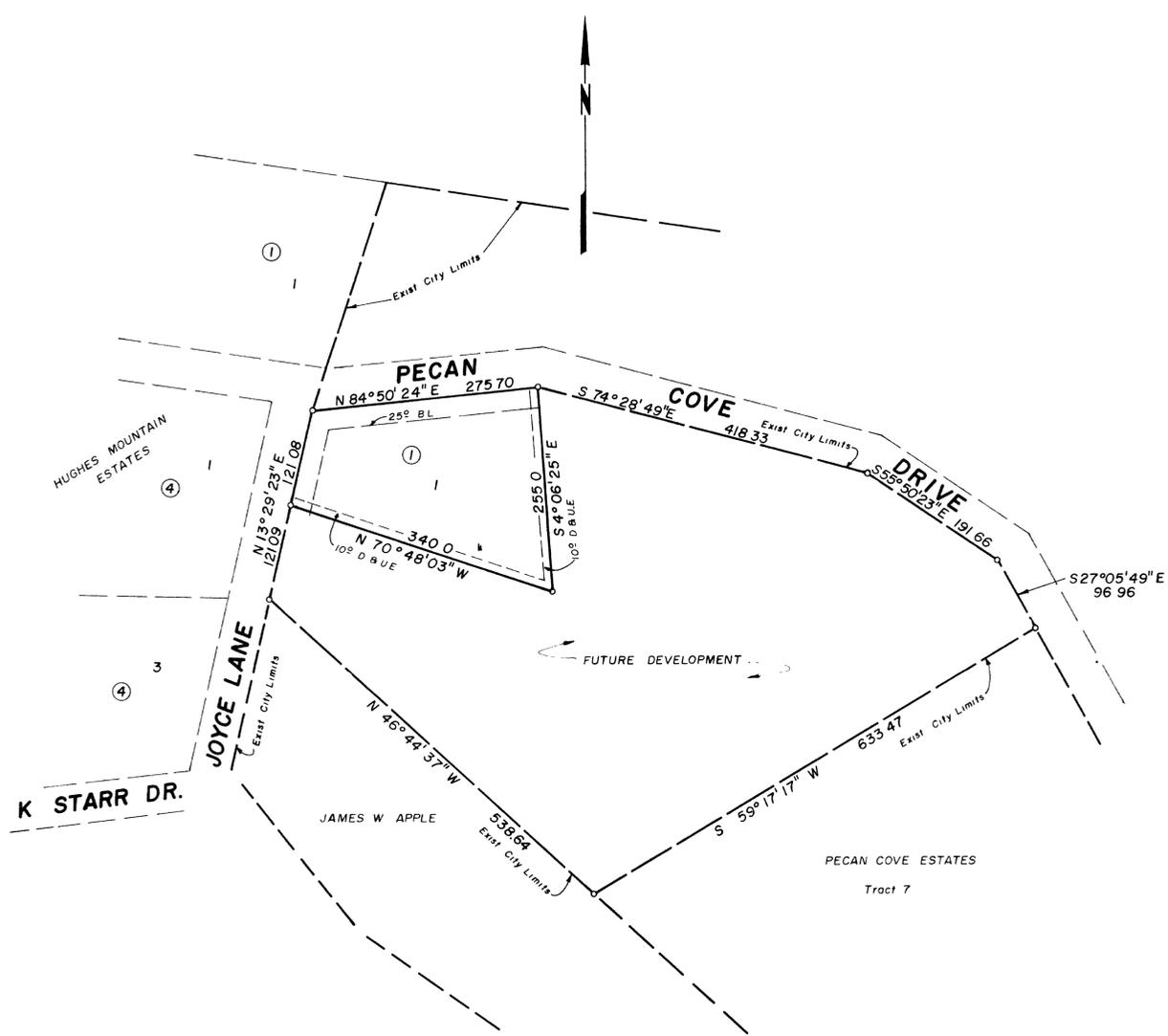
0049438

THE STATE OF TEXAS
COUNTY OF CORYELL
I, Greta Dyingler, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.

APR 1 1991

Greta Dyingler
County Clerk, Coryell Co., Texas

Greta Dyingler
GRETA DYINGLER, CLERK
CORYELL COUNTY, TEXAS



VICINITY MAP
N T S

NOTE:
SHOULD JOYCE LANE BE REQUIRED FOR ACCESS TO THE AREA OF THIS SUBDIVISION MARKED "FUTURE DEVELOPMENT", IMPROVEMENT OF JOYCE LANE WILL BE ACCOMPLISHED AT OWNERS EXPENSE.

NOTE: ANY SEPTIC TANK SYSTEMS ON THE PLATTED PROPERTY SHALL MEET ALL FEDERAL, STATE, COUNTY, AND CITY REGULATIONS FOR DESIGN, INSTALLATION AND INSPECTION.

IF COPPERAS COVE DETERMINES THAT THE ROAD TO BE CONSIDERED TO BE A PUBLIC ROAD, THE ROAD SHALL BE RESTRICTED TO JOYCE LANE.

Lot 1 = 1.277 Ac

FINAL PLAT

DEER RUN ESTATES

COPPERAS COVE, CORYELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING

DEVELOPER: JEAN DURHAM

REVISIONS	No.	Date

DATE: OCT. 90 SCALE: 1" = 100' DRAWN BY: L D P REF. NO.: 1963-B DWG. NO.: 4293-D