

KNOW ALL MEN BY THESE PRESENTS, that DEWALD CORPORATION, whose address is P.O. Box 640, Copperas Cove, Texas, 76522, being the sole owner of that certain 8.497 acre tract of land in Coryell County, Texas, part of the W.H. Davis Survey, Abstract No. 276, which is more fully described in the dedication of COLONIAL PARK, SECTION NINE, 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 DEWALD CORPORATION does hereby adopt said COLONIAL PARK, SECTION NINE, 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.

*Bradi Dewald*  
 DEWALD CORPORATION  
 BRADI DEWALD, SECRETARY-Treasurer

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BRADI DEWALD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said DEWALD CORPORATION, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of June, 1993 A.D.



*Gale E. Mitchell*  
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 26th day of June, 1993, by the Planning & Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

*William V. Nickson*  
 CHAIRMAN, PLANNING COMMISSION

*Ronald G. ...*  
 SECRETARY, PLANNING COMMISSION

APPROVED this the 26th day of June, 1993, by the City Council of the City of Copperas Cove, Coryell County, Texas.

*Tom ...*  
 MAYOR, CITY OF COPPERAS COVE

*Tom ...*  
 ATTEST: CITY SECRETARY

FILED FOR RECORD this 21st day of July, 1993 A.D., in Volume Cab A, Page 334, Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, That I, Gale E. Mitchell, Registered Professional Land 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.

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



We, as owners of Colonial Park Section Nine, and the property to the east of Colonial Park, Section Nine (Colonial Plaza Apartments included) to the Fort Hood Limits, being further described below, do hereby grant, sell & convey a blanket drainage easement across both tracts anywhere the water naturally flows No. or any of our successors will take no action to divert the flow of water back onto Colonial Park, Section Nine.

*Leon Dewald*  
 LEON DEWALD

*Monty Dewald*  
 MONTY DEWALD

FIELD NOTES for a tract of land in Coryell County, Texas, part of the W.H. Davis Survey, Abstract No. 276, and the land herein described being part of that certain tract described as "Second Tract" in a Deed from James A. Halstead, et ux, to Leon Dewald and Monty Dewald, being of record in Volume 355, Page 682, Deed Records of Coryell County, Texas.

BEGINNING at an iron rod in the north margin of Main Street, being the northeast corner of the said "Second Tract", for the northeast corner of this.

THENCE S. 55° 15' 02" W., 720.74 feet, S. 55° 16' 09" W., 535.17 feet, and S. 72° 25' 09" W., 139.80 feet, with the north margin of Main Street, to an iron rod, for the southeast corner of this.

THENCE with a curve to the left, 125.28 feet (long chord bears N. 41° 13' 59" W., 125.00 feet, having a radius of 538.01 feet), to an iron rod, for the beginning of a curve to the right.

THENCE with the curve to the right, 91.62 feet (long chord bears N. 38° 15' 07" W., 21.19 feet, having a radius of 271.94 feet), to an iron rod for a corner of this.

THENCE N. 26° 36' 01" W., 373.37 feet, to an iron rod, for an ell corner of this.

THENCE N. 61° 23' 59" E., 120.00 feet, to an iron rod, for a corner of this.

THENCE N. 28° 36' 01" W., 212.68 feet, to an iron rod, for an ell corner of this.

THENCE W. 45° 36' 02" E., 409.23 feet, and N. 10° 19' 19" E., 213.57 feet, to an iron rod in the north line of the "Second Tract", for the northwest corner of this.

THENCE S. 71° 34' 40" E., 457.21 feet, and S. 70° 31' 25" E., 787.91 feet, to the PLACE OF BEGINNING, containing 21.644 acres of land.

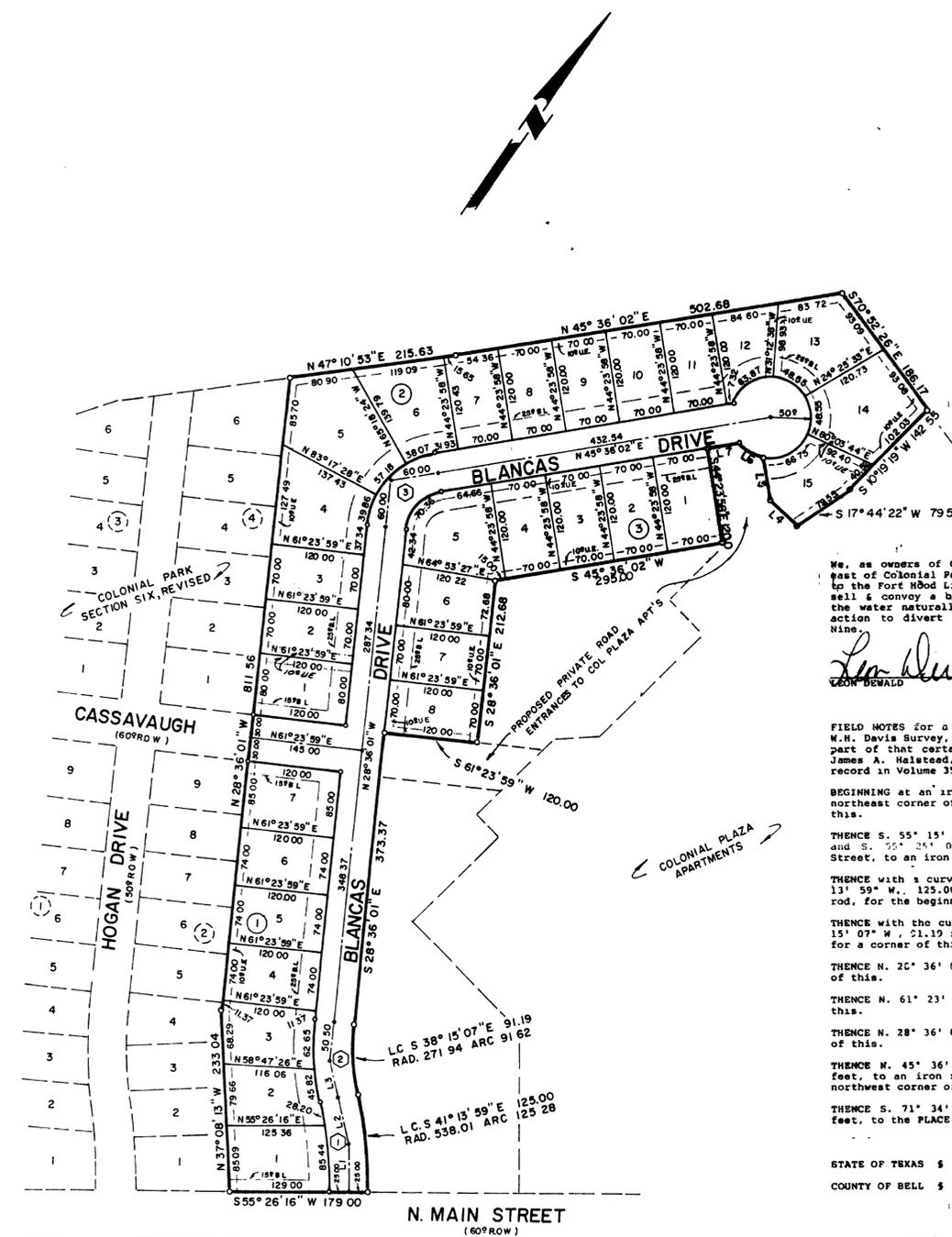
STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS, that I, Gale E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal this the 26th day of October, 1992, A.D.

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

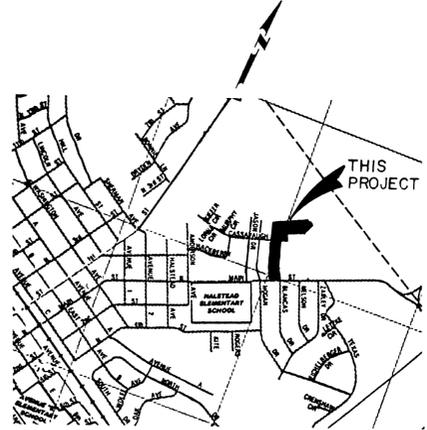


NOTE: ALL EASEMENTS MAY BE USED FOR UTILITY AND/OR DRAINAGE PURPOSES.



	INNER	OUTER
1	13°20'30"	13°20'30"
R	488.01	513.01
T	57.08	60.00
L	113.64	119.46
C	113.38	119.19
		125.00
2	19°18'13"	19°18'13"
R	271.94	296.94
T	46.25	50.50
L	91.62	100.04
C	91.19	99.57
		107.95
3	74°12'03"	74°12'03"
R	54.33	79.33
T	41.09	60.00
L	70.36	102.74
C	65.55	95.71
		125.87

No	DIRECTION	LENGTH
1	N 34° 33' 44" W	60.00
2	N 47° 54' 14" W	60.00
3	N 47° 54' 14" W	50.90
4	N 79° 47' 13" W	50.00
5	N 44° 23' 38" W	52.69
6	LC: S 84° 17' 42" W 36.31	R: 50.00 A: 37.16
7	S 45° 36' 02" W	44.58



VICINITY MAP  
 NOT TO SCALE

NOTE: ALL SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF COPPERAS COVE CONSTRUCTION STANDARDS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

30 LOTS  
 8497 ACRES

No.	Date

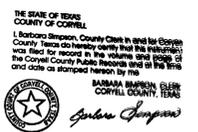
COLONIAL PARK  
 SECTION NINE  
 COPPERAS COVE, CORYELL COUNTY, TEXAS

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING

DEVELOPER: DEWALD CORP

DATE: MAY, 1992 SCALE: 1" = 100' DRAWN BY: G W M REF. NO. DWG. NO. 4795-D

FINAL PLAT 38577



Filed For Record  
 AT 3:30 O'CLOCK P.M.  
 JUL 21 1993

*Andrew Simpson*  
 County Clerk, Coryell Co., Texas