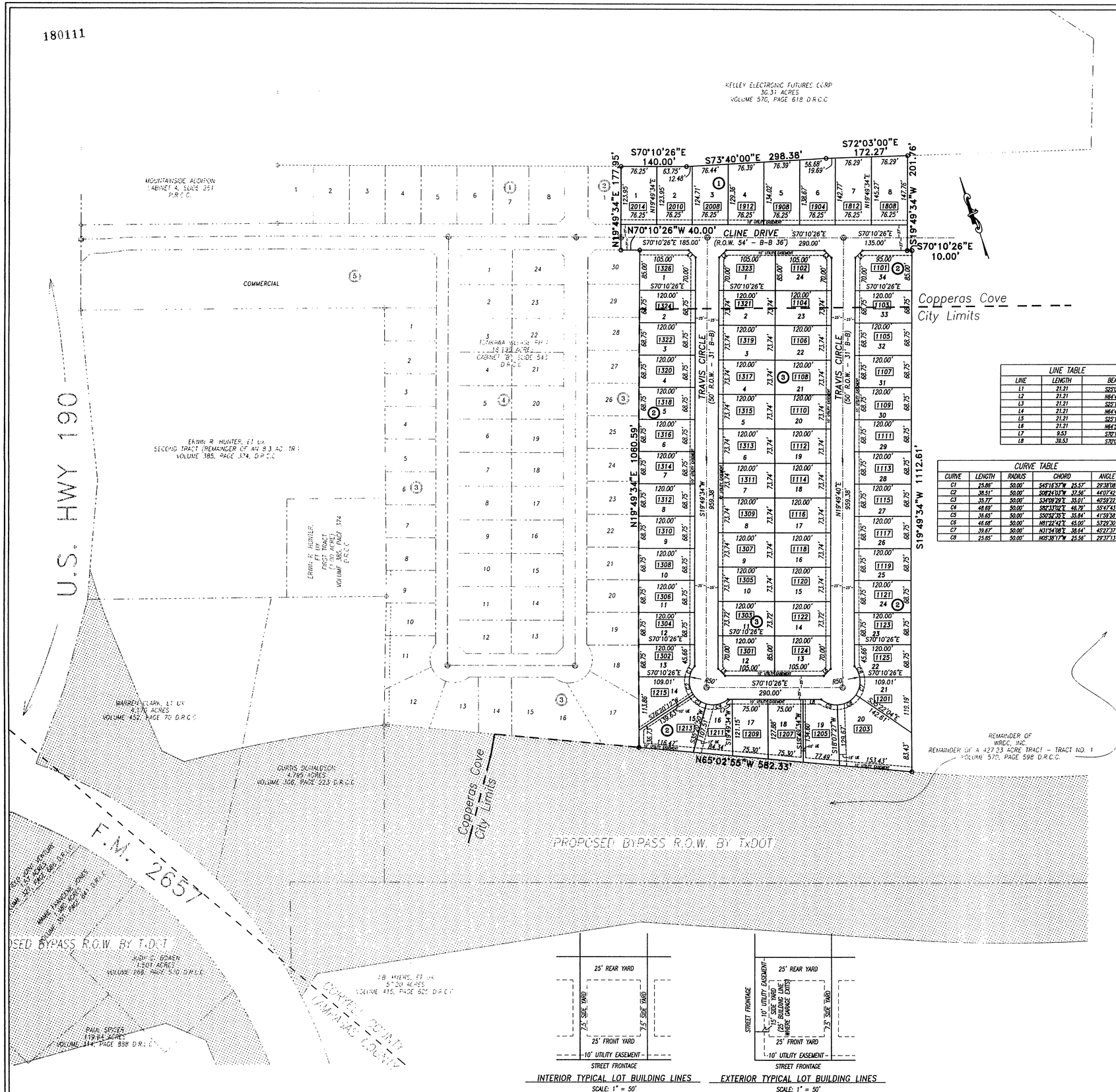
180111



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	S25°08'57"E
L2	21.21	N64°49'34"E
L3	21.21	S25°10'26"E
L4	21.21	N64°48'05"E
L5	21.21	S25°10'26"E
L6	21.21	N64°51'03"E
L7	9.53	S70°10'26"E
L8	39.53	S70°09'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	ANGLE	TANGENT
C1	25.88'	50.00'	S45°16'57"W 25.57'	29°38'08"	13.23
C2	38.51'	50.00'	S08°24'03"W 37.56'	44°07'42"	20.27
C3	35.77'	50.00'	S34°09'29"E 35.01'	40°59'22"	18.69
C4	48.69'	50.00'	S82°33'02"E 46.78'	55°47'43"	26.47
C5	36.65'	50.00'	S50°52'35"E 35.84'	41°59'58"	19.19
C6	46.68'	50.00'	N81°22'42"E 45.00'	53°29'30"	25.20
C7	39.67'	50.00'	N31°54'08"E 38.64'	45°27'37"	20.95
C8	25.65'	50.00'	N03°51'17"W 25.56'	29°37'13"	13.22

STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that the Dewald Corporation, whose address is P.O. Box 640, Copperas Cove, Texas, 76522 is the legal owner of the land shown on this plat, being a tract of land conveyed to me by deed dated October 28, 1993, and recorded in Volume 570, Page 598, of the Deed records of Coryell County, Texas, and designated herein as Tonkawa Village, Phase II in the City of Copperas Cove, Texas.

FURTHER, 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 purpose and consideration therein expressed.

John Dewald, President

STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Dewald, known to 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL, this 26th day of January, 2005.

Notary Public State of Texas — MY COMMISSION EXPIRES 1/24/06

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval.

APPROVED this the 7th day of February, 2005, by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

Chairman, Planning Commission — Secretary, Planning Commission

APPROVED this the 15th day of March, 2005, by the City Council of the City of Copperas Cove, Coryell County, Texas.

Mayor, City of Copperas Cove — Attest: City Secretary

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Victor D. Turley, Registered Professional Land Surveyor, do hereby certify that I made an actual and accurate survey on the ground of the platted land, and that 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.

STATE OF TEXAS REGISTERED VICTOR D. TURLEY 2475 PROFESSIONAL LAND SURVEYOR

Victor D. Turley
Registered Professional Land Surveyor Number 2475
301 North 3rd Street, Temple, Texas

FILED FOR RECORD this 8 day of March, 2005 A.D. in Cabinet B, Slide 590, of the Plat Records of Coryell County, Texas.

NOTES:
1) ALL CORNERS ARE "1/2" IRON ROD SET WITH CAP MARKED 'RPLS 2475' UNLESS OTHERWISE STATED.

2) ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC DELIVERY COMPANY

3) THE SOURCE BENCHMARK IS THE CITY OF COPPERAS COVE BENCHMARK NUMBER 5 AND USGS BENCHMARK 1096 AND MONUMENT BZ1223, A 5/8" IRON ROD WITH 5" LOGO CAP LOCATED .5 MI EAST OF THE INTERSECTION OF FM2657 AND US190, 67.9' S OF CENTERLINE OF US190 AND 1' N OF FENCE

LEGEND

- BOUNDARY
- IRON ROD
- STREET CENTERLINE
- STREET POINT OF INTERSECT
- 1 LOT NUMBER
- (2) BLOCK NUMBER
- [1234] ADDRESS NUMBER

FINAL PLAT OF:

TONKAWA VILLAGE PHASE II

66 LOTS, 3 BLOCKS
17.105 ACRES OUT OF AND A PART OF THE A.S. TABOR SURVEY, ABSTRACT NO. 1547
AN ADDITION TO THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, 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.

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Filed For Record
AT 9 O'CLOCK A M
MAR 08 2005

County Clerk, Coryell Co., Texas

SCALE: 1" = 100'

180111

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM

FINAL PLAT OF:
TONKAWA VILLAGE PHASE II
66 LOTS, 3 BLOCKS
17.105 ACRES OUT OF AND A PART OF THE A.S. TABOR SURVEY, ABSTRACT NO. 1547
AN ADDITION TO THE CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

OWNER / DEVELOPER
Dewald Corporation
PO BOX 640
COPPERAS COVE, TEXAS, 76522

REVISIONS		
01/18/05	CITY COMMENTS	ADB
01/20/05	LOT ADJUSTMENT	ADB

Date: November 15, 2004
Drawn By: ADB
Reference: 10923-D, 10970-D
FB/LB:
Job Number: 04-310
Sheet 1 of 1
Computer: 04310 TONKAWA PH II

11327-D
DRAWING NUMBER