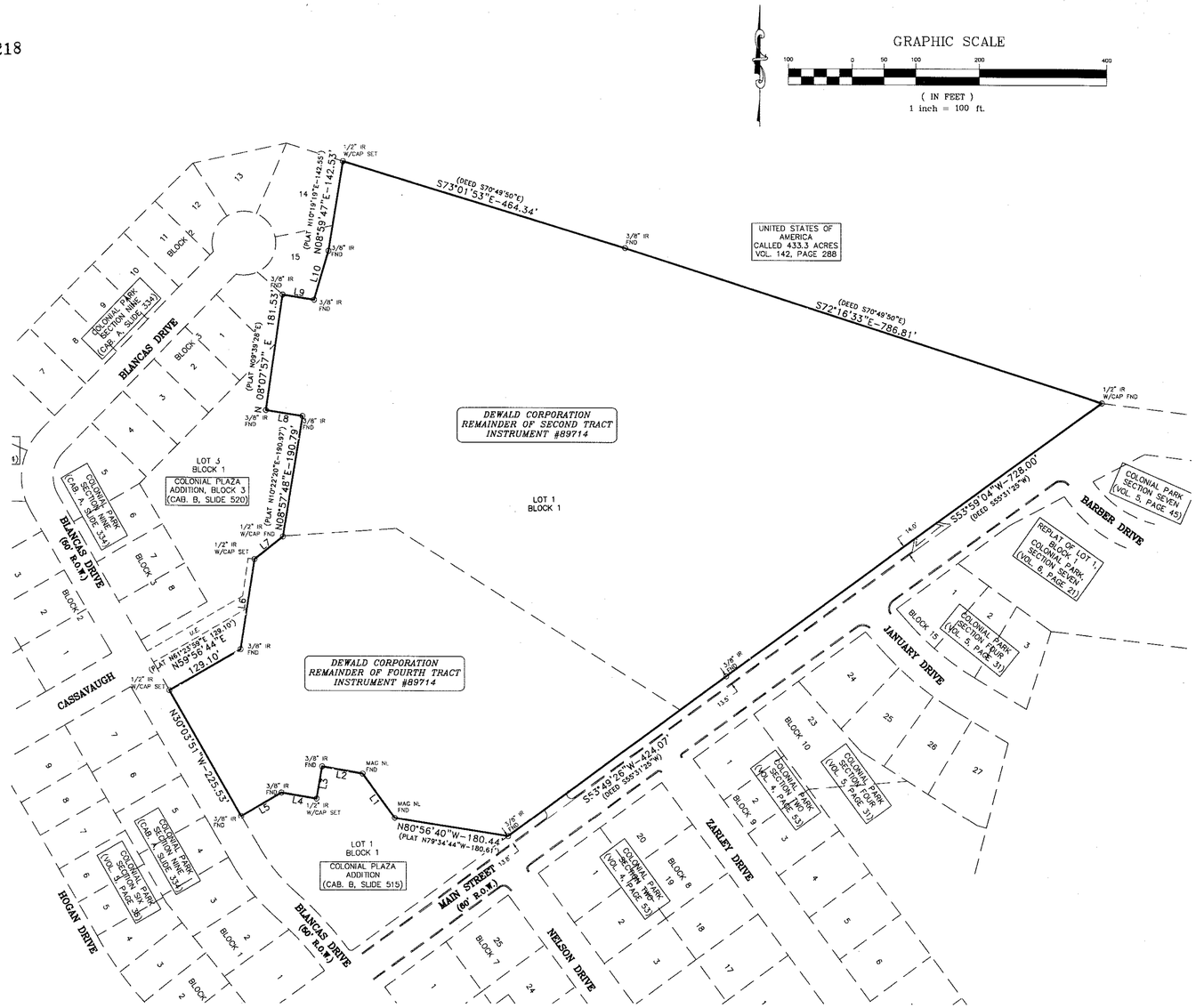
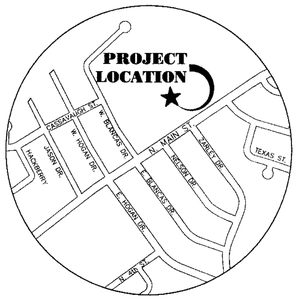
250218





VICINITY MAP
SCALE: N.T.S.

FIELD NOTES for a 18.905 acre tract of land in Coryell County, Texas, part of the Washington H. Davis Survey, Abstract No. 276, and the land herein described being part of a called 28.849 acre tract designated Second Tract, conveyed to Dewald Corporation, of record in Document #89714, Official Public Records of Coryell County, Texas, and part of a called 10.903 acre tract designated Fourth Tract, conveyed to Dewald Corporation, of record in Document #89714, Official Public Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found on the northeast right-of-way line of Blancas Drive at the westerly northwest corner of Lot 1, Block 1, Colonial Plaza Addition, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 515, Plat Records of Coryell County, Texas, for the most southerly southwest corner of this tract;

THENCE N. 30° 03' 51" W., 225.53 feet, with the northeast right-of-way line of said Blancas Drive, to a 1/2" iron rod with cap, set at the most southerly corner of Lot 3, Block 1, Colonial Plaza Addition, Block 3, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 520, Plat Records of Coryell County, Texas, for an ell corner of this tract;

THENCE with the east lines of said Colonial Plaza Addition, Block 3, the following six (6) calls:
1. N. 59° 56' 44" E., 129.10 feet, to a 3/8" iron rod, found at an angle corner of said Lot 3, for an angle corner of this tract;
2. N. 08° 44' 56" E., 142.11 feet, to a 1/2" iron rod with cap, set at an angle corner of said Lot 3, for an angle corner of this tract;
3. N. 51° 31' 18" E., 56.98 feet, to a 1/2" iron rod with cap, found at an angle corner of said Lot 3, for an angle corner of this tract;
4. N. 08° 57' 48" E., 190.79 feet, to a 3/8" iron rod, found at an ell corner of said Lot 3, for an ell corner of this tract;
5. N. 80° 58' 15" W., 58.10 feet, to a 3/8" iron rod, found at an ell corner of said Lot 3, for an ell corner of this tract;
6. N. 08° 07' 57" E., 181.53 feet, to a 3/8" iron rod, found at an angle corner in the south line of Lot 15, Block 2, Colonial Park, Section Nine, an addition to the City of Copperas Cove, Texas, of record in Cabinet A, Slide 334, Plat Records of Coryell County, Texas for an ell corner of this tract;

THENCE with the east lines of said Colonial Park, Section Nine, the following three (3) calls:
1. S. 81° 00' 27" E., 50.21 feet, to a 3/8" iron rod, found at an ell corner of said Block 2, for an ell corner of this tract;
2. N. 16° 16' 15" E., 79.63 feet, to a 3/8" iron rod, found at an angle corner of said Block 2, for an angle corner of this tract;
3. N. 08° 59' 47" E., 142.53 feet, to a 1/2" iron rod with cap, set at the northeast corner of said Block 2 on the south line of that certain tract conveyed to United States of America, of record in Volume 142, Page 288, Deed Records of Coryell County, Texas, being on the north line of said Second Tract, for the northwest corner of this tract;

THENCE S. 73° 01' 53" E., 464.34 feet, with the north line of said Second Tract and the south line of said USA tract, to a 3/8" iron rod, found for an angle corner of this tract;

THENCE N. 72° 16' 33" E., 786.81 feet, with the north line of said Second Tract and the south line of said USA tract, to a 1/2" iron rod with cap, found on the northwest right-of-way line of Main Street, for the northeast corner of this tract;

THENCE with the northwest right-of-way line of said Main Street, the following two (2) calls:
1. S. 53° 59' 04" W., 728.00 feet, to a 3/8" iron rod, found at an angle corner in said right-of-way, for an angle corner of this tract;
2. S. 53° 49' 26" W., 424.07 feet, to a 3/8" iron rod, found at the most easterly corner of said Lot 1, Block 1, Colonial Plaza Addition, for the southeast corner of this tract;

THENCE with the north lines of said Lot 1, Block 1, the following six (6) calls:
1. N. 80° 56' 40" W., 180.44 feet, to a mag nail, found at an angle corner in said Block 1, for an angle corner of this tract;
2. N. 36° 17' 54" W., 85.71 feet, to a mag nail, found at an angle corner in said Block 1, for an angle corner of this tract;
3. N. 80° 00' 42" W., 64.57 feet, to a 3/8" iron rod, found at an ell corner in said Block 1, for an ell corner of this tract;
4. S. 09° 46' 55" W., 50.87 feet, to a 1/2" iron rod with cap, set at an ell corner in said Block 1, for an ell corner of this tract;
5. N. 80° 26' 00" W., 56.00 feet, to a 3/8" iron rod, found at an angle corner in said Block 1, for an angle corner of this tract;
6. S. 59° 46' 57" W., 73.18 feet, to the POINT OF BEGINNING and containing 18.905 acres of land.

LINE TABLE

LINE	BEARING	LENGTH	RECORD CALLS
L1	N36°17'54"W	85.71	N34°44'49"W 85.80
L2	N80°00'42"W	64.57	N78°49'03"W 64.50
L3	S09°46'55"W	50.87	S11°06'37"W 50.70
L4	N80°26'00"W	56.00	N78°53'28"W 56.00
L5	S59°46'57"W	73.18	S61°18'51"W 73.16
L6	N08°44'56"E	142.11	N10°13'04"E 142.07
L7	N51°31'18"E	56.98	N52°59'38"E 56.98
L8	N80°58'15"W	58.10	N79°37'40"W 58.00
L9	S81°00'27"E	50.21	S79°47'13"E 50.00
L10	N16°16'15"E	79.63	N17°44'22"E 79.55

ALL BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE AS PER GPS OBSERVATIONS.

KNOW ALL MEN BY THE PRESENTS:

That I, Mike W. Kriegel, 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.

Registered Professional Land Surveyor No. 4330
102 North College St.
Killeen, Texas 76541

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that DEWALD PROPERTIES is the legal owner of the land shown on this plat, being a tract of land conveyed to us by deed recorded as Instrument No. 89714 of the Deed Records of Coryell County, Texas, designated herein as **COLONIAL PLAZA ADDITION PHASE ONE** in the City of Copperas Cove, Texas.

FURTHER, I (we), 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 purposes and consideration therein expressed.

Monty Dewald Partner

THE STATE OF TEXAS
COUNTY OF Coryell

Before me, the under signed authority, on this day personally appeared Monty Dewald, Partner known unto 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 purposed and considerations therein stated.

Given under my hand and seal of office this 6th day of December 2011.

MELISSA A. OLIPHANT
Notary Public
STATE OF TEXAS
My Commission
Expires 12/10/2011

Notary Public, Coryell County, Texas.

This plat has been submitted to, 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 and approval.

APPROVED this 14th day of November, 2011, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 6th day of December, 2011, by the City Council of the City of Copperas Cove, Texas.

MAYOR, CITY OF COPPERAS COVE

ATTEST: CITY SECRETARY

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 11 O'CLOCK A M

DEC 14 2011

COUNTY CLERK, CORYELL CO., TEXAS

250218

NOTES:

1. THIS PLAT AND SURVEY ARE PRELIMINARY AND DOES NOT REPRESENT AN ON THE GROUND SURVEY. PROPERTY LINES HAVE BEEN DETERMINED BY RECORD DOCUMENTS AND PRIOR SURVEYS.
2. WATER SERVICE PROVIDED BY COPPERAS COVE WATER SUPPLY CCN #10449.
3. ELECTRIC SERVICE PROVIDED BY HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION.
4. OWNER:
DEWALD PROPERTIES
2123 E HIGHWAY 190, SUITE B
COPPERAS COVE, TX 76522-2527

TAX ASSESSOR COLLECTOR JUSTIN CAROTHERS OFFICIAL SEAL CORYELL COUNTY, TEXAS

The Coryell County Tax Office, the taxing authority for all entities in Coryell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 6th day of Dec., A.D. 2011

CORYELL COUNTY TAX OFFICE

BY: _____

FILE FOR RECORD this 14TH day of December, 2011, in Cabinet B, Slide 513, Plat Records of Coryell County, Texas. Dedication Instrument in Volume ____, Page ____, Deed Records of Coryell County, Texas.

No.	DATE	REMARKS	BY
3	11/8/11	CURB & DIMENSIONS FROM CURB	FRB
2	08/16/10	CITY COMMENTS	FRB
1	07/28/10	BOUNDARY AS SURVEYED	MDH

REVISIONS

SHEET TITLE:

COLONIAL PLAZA ADDITION PHASE ONE

COPPERAS COVE, CORYELL COUNTY, TEXAS

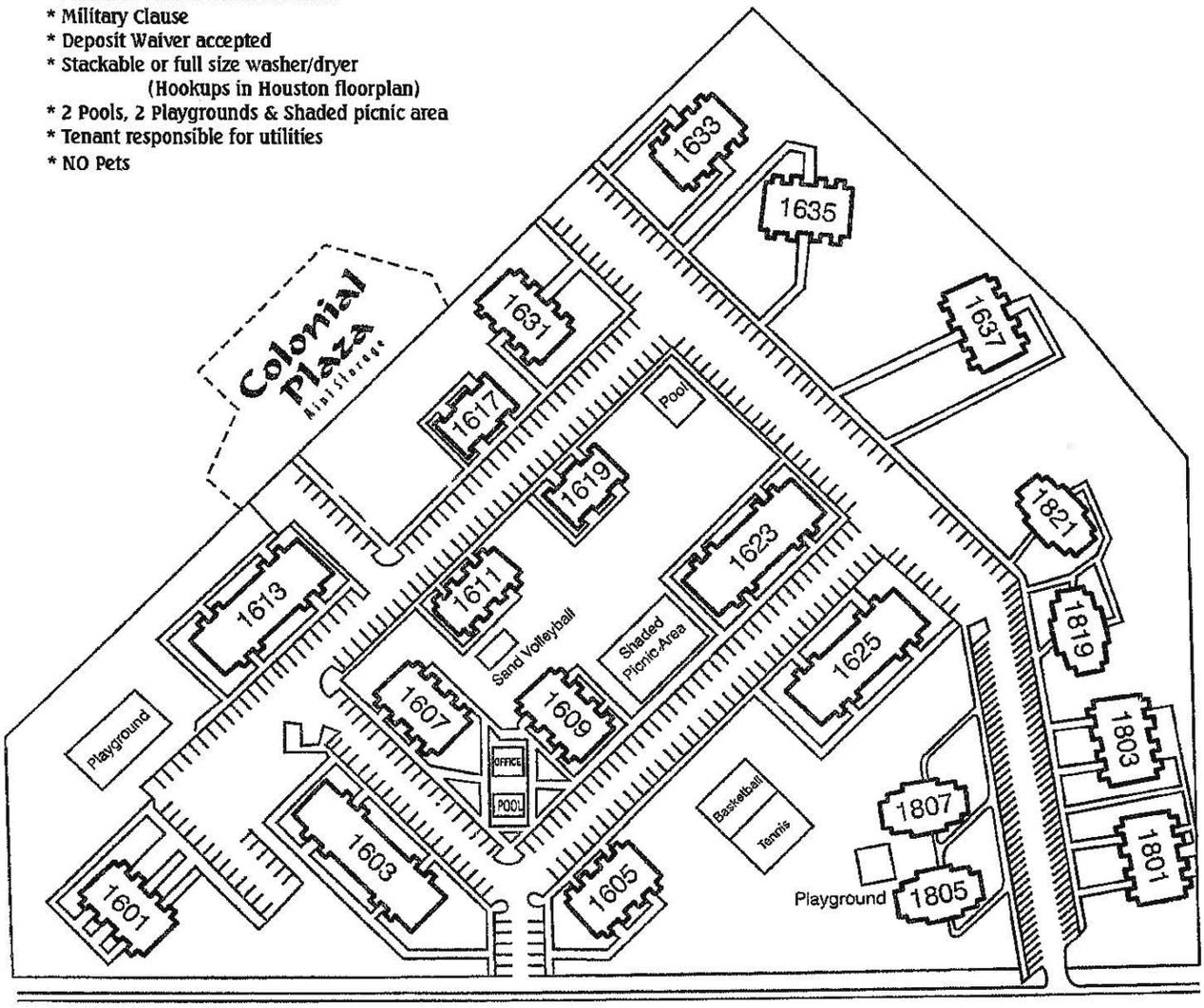
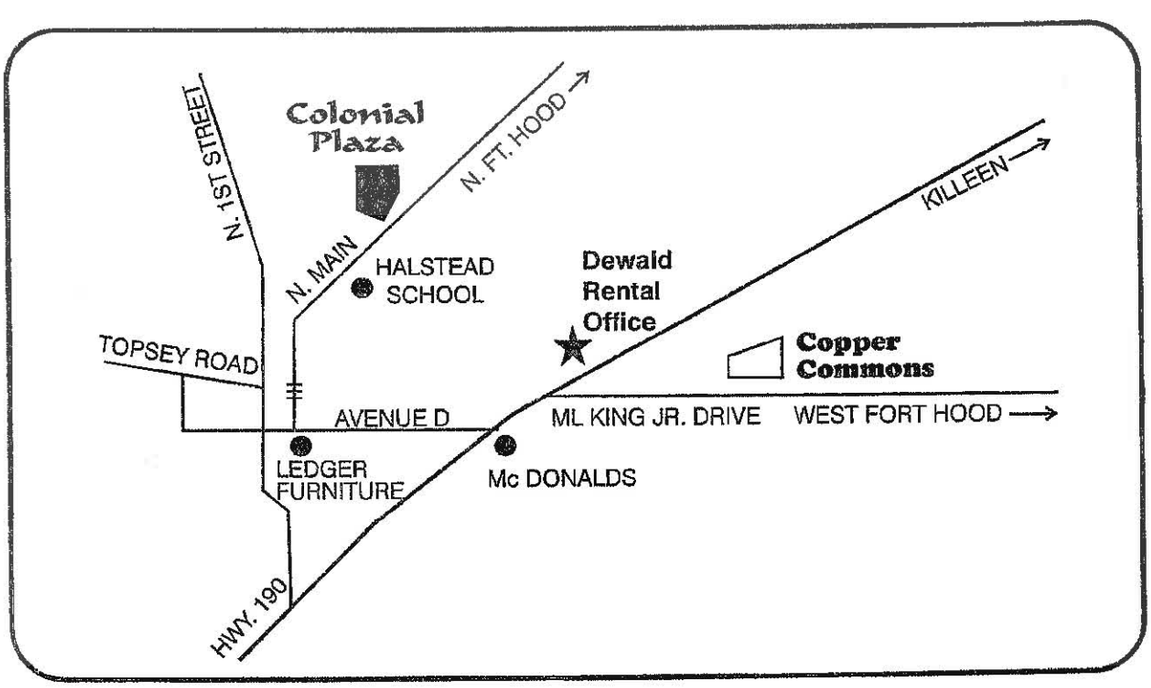
FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 1241
T. B. P. L. S. FIRM REGISTRATION NO. 10064-00

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	1 LOT	AREA:
10-192-2	FRB	JULY 2010	1"=100'	BOOK OR L/B	1 BLOCK	18.905 Ac.

Z:\Subdivisions\Colonial Plaza Addition Phase One 10-192-D\dwg\Colonial Plaza Addition Phase One 10-192-D.dwg, PLAT, 11/10/2011 1:51:36 PM, cad6

Colonial Plaza

DEWALD PROPERTIES
COPPER COMMONS • COLONIAL PLAZA
www.dewaldproperties.com
2123 E. Hwy 190, Suite B, Copperas Cove, TX 76522
(254) 547-2116/2117
Melissa Oliphant, Property Manager

* Month to Month leases available
* Military Clause
* Deposit Waiver accepted
* Stackable or full size washer/dryer
  (Hookups in Houston floorplan)
* 2 Pools, 2 Playgrounds & Shaded picnic area
* Tenant responsible for utilities
* NO Pets