

KNOW ALL MEN BY THESE PRESENTS, that Dolph S Moten and Bellpas Inc., whose address is P O Box 68, Copperas Cove, Texas 76522, being the sole owners of that certain 13 877 acre tract of land in Lampasas County, Texas, part of the L. H. Martin Survey, Abstract No. 1120, and the John Blakey Survey, Abstract No. 1318, which is more fully described in the dedication of SKYLINE VALLEY SOUTH, PHASE ONE as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Copperas Cove, Texas, and Dolph S Moten and Bellpas Inc., do hereby adopt said SKYLINE VALLEY SOUTH, PHASE ONE, as an addition to the City of Copperas Cove, Lampasas 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.

NOTE: STREET LIGHTING SHALL BE INSTALLED BY THE UTILITY COMPANY ACCORDING TO THE CITY SUBDIVISION ORDINANCE. IN GENERAL, LIGHTING SHALL BE PLACED AT STREET INTERSECTIONS, CURVES, CUL-DE-SACS AND AT INTERVALS OF 600 FEET OR LESS AND SHALL BE OF MATERIALS AND EQUIPMENT APPROVED BY THE CITY PUBLIC WORKS DIRECTOR.

Dolph S. Moten
DOLPH S. MOTEN

For BELLPAS, INC.
Wesley Atkinson
WESLEY ATKINSON, Vice-President

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dolph S Moten and Wesley Atkinson, 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 Dolph S Moten and Bellpas Inc., and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 1997 A.D.

Gale E. Mitchell
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 20 day of JULY, 1996 A.D., by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas

James Harrington
CHAIRMAN, PLANNING COMMISSION

James Harrington
SECRETARY, PLANNING COMMISSION

APPROVED this the 21 day of JULY, 1996 A.D., by the City Council of the City of Copperas Cove, Coryell County, Texas

M. D. Dossant
MAYOR, CITY OF COPPERAS COVE

Patricia J. Russell
ATTEST CITY SECRETARY

FILED FOR RECORD this 21st day of August, 1997 A.D., in Cabinet B, Slide 465, Plat Records of Coryell County, Texas

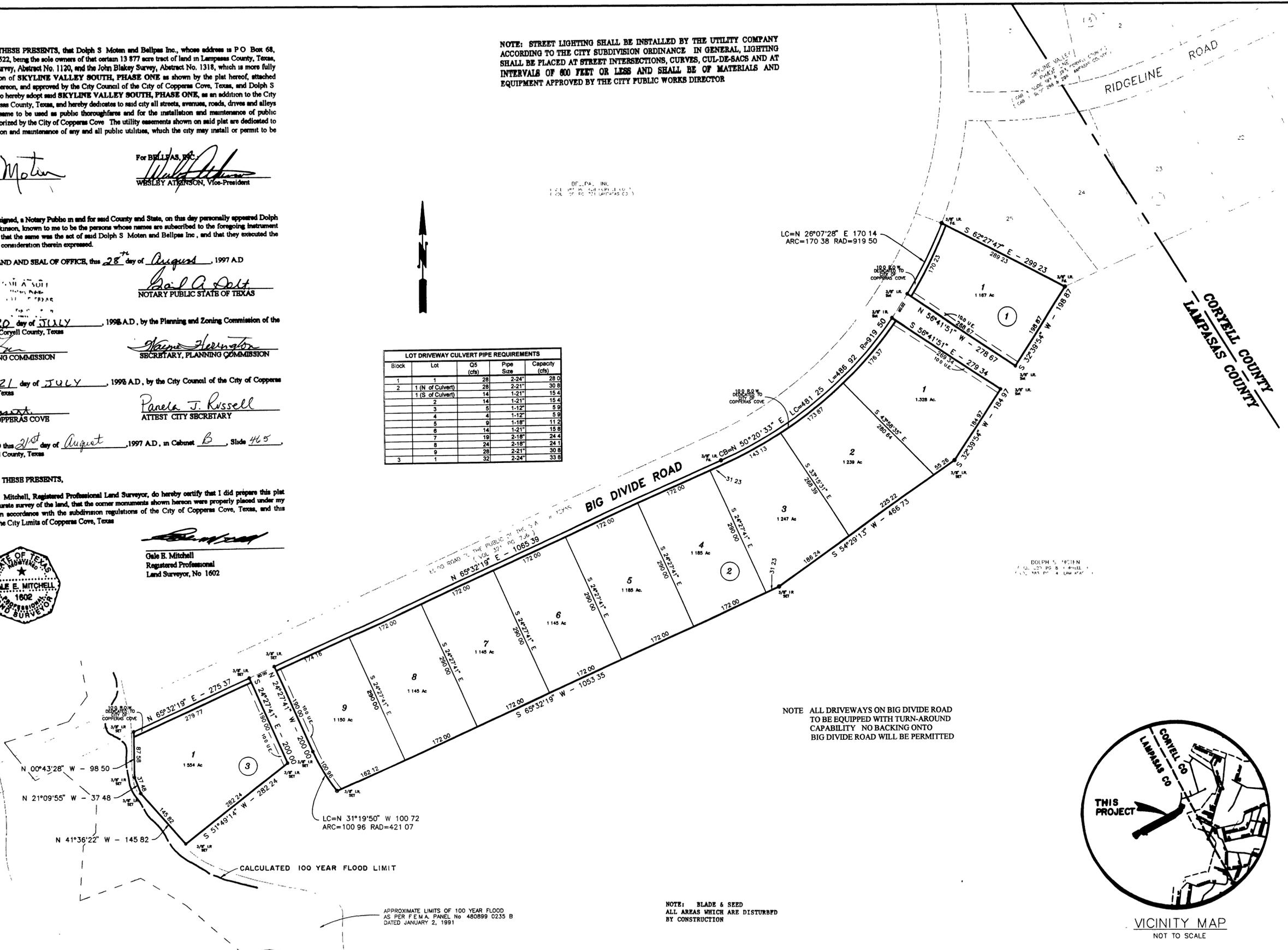
KNOW ALL MEN BY THESE PRESENTS,

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

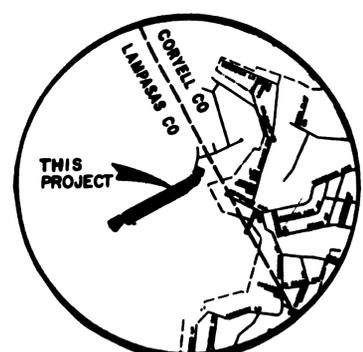


Block	Lot	Q5 (cfs)	Pipe Size	Capacity (cfs)
1	1	28	2-24"	28.0
2	1 (N of Culvert)	28	2-21"	30.8
	1 (S of Culvert)	14	1-21"	15.4
	2	14	1-21"	15.4
	3	5	1-12"	5.9
	4	4	1-12"	5.9
	5	9	1-18"	11.2
	6	14	1-21"	15.9
	7	19	2-18"	24.4
	8	24	2-18"	24.1
	9	28	2-21"	30.8
3	1	32	2-24"	33.8



NOTE: ALL DRIVEWAYS ON BIG DIVIDE ROAD TO BE EQUIPPED WITH TURN-AROUND CAPABILITY. NO BACKING ONTO BIG DIVIDE ROAD WILL BE PERMITTED.

NOTE: BLADE & SEED ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION



VICINITY MAP
NOT TO SCALE

Filed For Record
AT 10:40 O'CLOCK P.M.
AUG 21 1998

116223

County Clerk, Coryell Co., Texas

FINAL PLAT

SKYLINE VALLEY SOUTH
PHASE ONE
COPPERAS COVE, LAMPASAS COUNTY, TEXAS

MITCHELL &
ASSOCIATES
KILLEN, TEXAS



DATE	REVISION	BY
MAY 98	10 0 ROW TO C.C.	REA

CSM BY: GMM/CCB REF. NO. 11019-D
DATE: 08/13/97 REF. NO. 11468-D
SCALE: 1"=100'
12-LOTS
3-BLOCKS
DRAWING NO. 13.877 ACRES
12037-D

FIELD NOTES for a tract of land in Lampasas County, Texas, Part of the L H Martin Survey, Abstract No 1120 and the land herein described being part of that certain 513 232 acre tract of land described to Dolph S Moten in a Partiton Deed between Helen Marie Williams and Dolph S Moten, being of Record in Volume 320, Page 87, Deed Records of Coryell County, Texas, and Volume 383, Page 141, Deed Records of Lampasas County, Texas, and being a part of that certain 509 516 acre tract of land described in a Deed from Helen Marie Williams and Grady B Williams to Bellpas Inc , being of Record in Volume 583, Page 428, Deed Records of Coryell County, Texas and Volume 306, Page 731, Deed Records of Lampasas County, Texas

FIELD NOTES for a tract of land in Lampasas County, Texas, being 4 608 acres in the L H Martin Survey, Abstract No 1120, and 6 441 acres in the John Blakey Survey, Abstract No 1318 and the land herein described being part of that certain 513 232 acre tract of land described to Dolph S Moten in a Partiton Deed between Helen Marie Williams and Dolph S Moten, being of Record in Volume 320, Page 87, Deed Records of Coryell County, Texas, and Volume 383, Page 141, Deed Records of Lampasas County, Texas, and being part of that certain 509 516 acre tract of land described in a Deed from Helen Marie Williams and Grady B Williams to Bellpas Inc , being of Record in Volume 583, Page 428, Deed Records of Coryell County, Texas, and Volume 306, Page 731, Deed Records of Lampasas County, Texas

BEGINNING at a 3/8" iron rod found, being the southwest corner of Lot 25, Block 2, Skyline Valley, Phase One, being of Record in Cabinet A, Slide 392 & 393, Plat Records of Coryell County, Texas and Cabinet 1, Slide 298 & 299, Plat Records of Lampasas County, Texas, and being the northeast corner of a 60 00 foot wide road described in a Deed to the Public of the State of Texas, being of Record in Volume 321, Page 756, Deed records of Lampasas County, Texas, for the northwest corner of this

BEGINNING at a 3/8" iron rod set in the east RIGHT OF WAY of a 60 00 foot wide road described in a Deed to the Public of the State of Texas, being of Record in Volume 321, Page 756, Deed records of Lampasas County, Texas, that bears S 27° 59' 39" W , 229 79 feet from the southwest corner of Lot 25, Block 2, Skyline Valley, Phase One, being of Record in Cabinet A, Slide 392 & 393, Plat Records of Coryell County, Texas, and Cabinet 1, Slide 298 & 299, Plat Records of Lampasas County, Texas, for the northwest corner of this

THENCE with the south line of said Lot 25, **S. 62° 27' 47" E , 299 23 feet**, to a 3/8' iron rod found, being the southeast corner of said Lot 25, for the northeast corner of this

THENCE S. 56° 41' 51" E , 279 34 feet to a 3/8" iron rod set, for the northeast corner of this

THENCE S. 32° 39' 54" W., 198.87 feet to a 3/8" iron rod set for the southeast corner of this

THENCE S. 32° 39' 54" W , 184.97 feet to a 3/8" iron rod set, for a corner of this

THENCE N 56° 41' 51" W , 278 67 feet to a 3/8" iron rod set in the east RIGHT OF WAY of said 60 00 foot wide road, for the southwest corner of this

THENCE S 54° 29' 13" W , 466 73 feet to a 3/8" iron rod set, for a corner of this

THENCE with said east RIGHT OF WAY and a curve to the left, 170 38 feet (**long chord N 26° 07' 28" E , 170 14 feet, having a radius of 919 50 feet**) to the **PLACE OF BEGINNING** containing 1 210 acres of land

THENCE S 65° 32' 19" W , 1053 35 feet to a 3/8" iron rod set, for the southeast corner of this

THENCE with a curve to the right, 100 96 feet (**long chord bears N 31° 19' 50" W , 100 72 feet, having a radius of 421 07 feet**) to a 3/8" iron rod set, for a corner of this

The bearings for the above description are based upon Texas State Plane Coordinate System (Central Zone), determined by G P S observations

THENCE N 24° 27' 41" W , 200 00 feet to a 3/8" iron rod set in the east RIGHT OF WAY of said 60 00 foot wide road, for the southwest corner of this

THENCE with said east RIGHT OF WAY, **N 65° 32' 19" E., 1065.39 feet** to a 3/8" iron rod found, for a corner of this

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

THENCE continuing with said east RIGHT OF WAY and a curve to the left, 486 92 feet (**long chord bears N 50° 20' 33" E , 481 25 feet, having a radius of 919 50 feet**) to the **PLACE OF BEGINNING** containing 11 049 acres of land

IN WITNESS THEREOF, my hand and seal this the 21st day of August, 1997, A D

The bearings for the above description are based upon Texas State Plane Coordinate System (Central Zone) determined by G P S observations

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 21st day, of August, 1997, A D



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

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Registered Professional
Land Surveyor, No 1602

FIELD NOTES for a tract of land in Lampasas County, Texas, part of the John Blakey Survey, Abstract No 1318 and the land herein described being part of that certain 513 232 acre tract of land described to Dolph S Moten in a Partition Deed between Helen Marie Williams and Dolph S Moten, being of Record in Volume 320, Page 87, Deed Records of Coryell County, Texas and Volume 383, Page 141, Deed Records of Lampasas County, Texas

BEGINNING at a 3/8" iron rod set in the east RIGHT OF WAY of a 60 00 foot wide road described in a Deed to the Public of the State of Texas, being of Record in Volume 321, Page 756, Deed Records of Lampasas County, Texas, that bears S 43° 09' 52" W , 699 26 feet and S 65° 32' 19" W , 1125 39 feet from the southwest corner of Lot 25, Block 2, Skyline Valley, Phase one, being of Record in Cabinet A, Slide 392 & 393, Plat Records of Coryell County, Texas and Cabinet 1, Slide 298 & 299, Plat Records of Lampasas County, Texas, for the northwest corner of this

THENCE S 24° 27' 41" E , 200 00 feet to a 3/8" iron rod set, for the northeast corner of this

THENCE S 51° 49' 14" W , 282 24 feet to a 3/8" iron rod set, for the southeast corner of this

THENCE N 41° 36' 22" W , 145 82 feet to a 3/8" iron rod set, for the corner of this

THENCE N 21° 09' 55" W , 37 48 feet to a 3/8" iron rod set, for a corner of this

THENCE N 00° 43' 28" W , 98.50 feet to a 3/8" iron rod set in the east RIGHT OF WAY of said 60 00 foot wide road, for the southwest corner of this

THENCE with said east RIGHT OF WAY, **N 65° 32' 19" E , 275 37 feet** to the **PLACE OF BEGINNING** containing 1 618 acres of land

The bearings for the above description are based upon Texas State Plane Coordinate System (Central Zone) determined by G P S observations

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 21st day, of August, 1997, A D

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

Filed For Record
AT 10:40 O'CLOCK A
AUG 21 1998

Barbara Simpson
County Clerk, Coryell Co., Texas

THE STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk, Coryell County, Texas, was filed for record in the Coryell County Public Records and date as stamped hereon
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson