

SKYLINE RIDGE PHASE ONE

COPPERAS COVE, CORYELL & LAMPASAS COUNTIES, TEXAS

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.

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



THE STATE OF TEXAS
COUNTIES OF CORYELL/ LAMPASAS

This is to certify that Bellpas, Inc., is the legal owner of the land shown on this plat, being a tract of land conveyed to them by deed recorded as Instrument Number 96412, Volume 306, Page 731 and Volume 324, Page 599 of the Deed Records of Coryell County, Texas, and Volume 423, Page 829 of Deed Records of Lampasas County, Texas, designated herein as Skyline Ridge 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.

For: Bellpas, Inc.

Wesley Atkinson
Wesley Atkinson

THE STATE OF TEXAS
COUNTY OF Bell

Before me, the under signed authority, on this day personally appeared Wesley Atkinson, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 17th day of October, 2010.



Notary Public, Bell 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 17th day of February, 2010, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Jack R. Whitson
JACK R. WHITSON
CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 2nd day of March, 2010, by the City Council of the City of Copperas Cove, Texas.

John Hall
JOHN HALL
MAYOR, CITY OF COPPERAS COVE

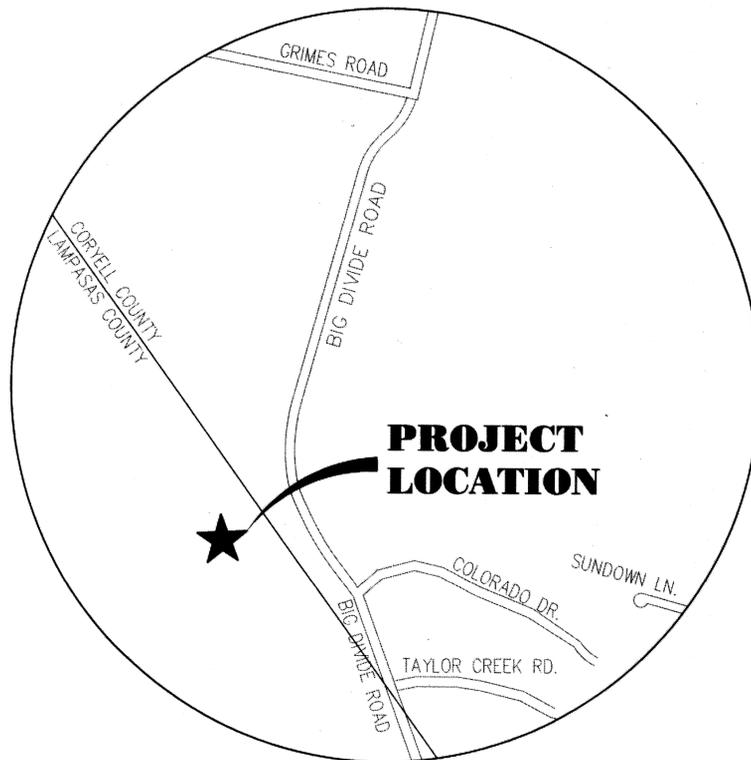
James Beas
JAMES BEAS
ATTORNEY AT LAW, CITY SECRETARY

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 by record in the volume and page of the Coryell County Public Record and of this file and date as stated herein by me:
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 2:30 O'CLOCK PM
OCT 26 2010

240951

COUNTY CLERK, CORYELL CO., TEXAS



VICINITY MAP
SCALE: N.T.S.



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
KILLEEN, TEXAS (254) 634-5541

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 23 day of Sept, A.D. 2010

CORYELL COUNTY TAX OFFICE

BY: *[Signature]*

FILED FOR RECORD this 26th day of October, 2010, in Cabinet B, Slide 240951, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 240951, Deed Records of Coryell County, Texas.

FIELD NOTES for a 32.693 acre tract of land in Coryell and Lampasas Counties, Texas, being part of the J. I. Albritton Survey, Abstract No. 1300 (Coryell County) Abstract No. 1657 (Lampasas County) and the W. A. Wright Survey, Abstract No. 1196 (Coryell County) Abstract No. 953 (Lampasas County), and the land herein described being all of a called 1.88 acre tract conveyed to Bellpas, Inc., of record in Volume 423, Page 829, Deed Records of Lampasas County, Texas, part of a called 318.365 acre tract designated Exhibit "E", part of a called 50.00 acre tract designated Exhibit "D", conveyed to Bellpas, Inc., of record in Volume 306, Page 731, Deed Records of Coryell County, Texas, also being part of a called 110.540 acre tract conveyed to Bellpas, Inc., of record in Instrument No. 96412, Deed Records of Coryell County, Texas, also being part of a called 38.628 acre tract conveyed to Bellpas, Inc., of record in Volume 324, Page 599, Deed Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap, found within said 110.54 acre tract, being on the west line of Big Divide Road at the most northerly corner of a called 5.637 acre tract conveyed to First Baptist Church, of record in Instrument No. 200912, Deed Records of Coryell County, Texas, for the most easterly corner of this tract;

THENCE in a southeasterly direction with the north and west lines of said 5.637 acre tract, the following three (3) courses:

- 1. S. 82° 20' 54" W., 333.89 feet, to a 3/8" iron rod with cap, found for a corner of this tract;
- 2. S. 26° 11' 49" W., 206.07 feet, to a 3/8" iron rod with cap, found for a corner of this tract;
- 3. S. 04° 05' 30" E., 269.85 feet, to a 3/8" iron rod with cap, found at the southwest corner of said 5.637 acre tract for a corner of this tract;

THENCE in a southeasterly direction over and across said 50.00 acre tract and said 318.365 acre tract and with the west line of said 1.88 acre tract, the following seven (7) courses:

- 1. S. 10° 25' 53" E., 40.02 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 2. S. 41° 05' 51" W., 299.95 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 3. S. 64° 26' 00" W., 306.21 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 4. S. 84° 13' 56" W., 237.42 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 5. S. 85° 51' 31" W., 186.95 feet, to a 1/2" iron rod with cap, set for the southwest corner of this tract;
- 6. N. 04° 12' 19" W., 1255.91 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the right, for an angle corner of this tract;
- 7. 14.00 feet along said curve to the right, having a radius of 400.80 feet and a long chord bearing N. 03° 12' 16" W., 14.00 feet, to a 1/2" iron rod with cap, set for the northwest corner of this tract;

THENCE over and across said 38.628 acre tract and said 110.540 acre tract, the following six (6) courses:

- 1. N. 88° 44' 23" E., 120.02 feet, to a 1/2" iron rod with cap, set in a curve to the right, for an all corner of this tract;
- 2. along said curve to the right, having a radius of 280.80 feet, an arc length of 35.74 feet and a long chord bearing N. 01° 02' 22" E., 35.71 feet, to a 1/2" iron rod with cap, set at the end of said curve;
- 3. N. 04° 41' 07" E., 1426.35 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the right, for an angle corner of this tract;
- 4. along said curve to the right, having a radius of 496.57 feet, an arc length of 107.16 feet and along chord bearing N. 10° 52' 04" E., 106.96 feet, to a 1/2" iron rod with cap, set for an all corner of this tract;
- 5. S. 72° 56' 59" E., 5.00 feet, to a 1/2" iron rod with cap, set for an all corner of this tract;
- 6. N. 17° 03' 01" E., 944.45 feet, to a 1/2" iron rod with cap, set for an all corner of this tract;
- 7. 14.00 feet along said curve to the right, having a radius of 400.80 feet and a long chord bearing N. 03° 12' 16" W., 14.00 feet, to a 1/2" iron rod with cap, set for the northwest corner of this tract;

THENCE S. 72° 56' 59" E., 80.00 feet, to a 1/2" iron rod with cap, set at an exterior corner of said Skyline Flats, Phase One, for an all corner of this tract;

THENCE over and across said 38.628 acre tract and said 110.540 acre tract, the following nine (9) courses:

- 1. S. 17° 03' 01" W., 944.45 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left, for an angle corner of this tract;
- 2. along said curve to the left, having a radius of 431.57 feet, an arc length of 93.14 feet and a long chord bearing S. 10° 52' 04" W., 92.96 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 3. S. 04° 41' 07" W., 1426.35 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left, for an angle corner of this tract;
- 4. along said curve to the left, having a radius of 215.80 feet, an arc length of 28.99 feet and a long chord bearing S. 00° 50' 12" W., 28.97 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 5. N. 68° 50' 24" E., 551.48 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left;
- 6. along said curve to the left having a radius of 570.00 feet, an arc length of 274.96 feet and a long chord bearing N. 55° 01' 15" E., 272.30 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 7. N. 41° 12' 06" E., 46.17 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the right, for an angle corner of this tract;
- 8. along said curve to the right having a radius of 100.00 feet, an arc length of 51.40 feet and a long chord bearing N. 55° 55' 33" E., 50.83 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 9. N. 70° 39' 00" E., 73.72 feet, to a 1/2" iron rod with cap, set on the west line of said Big Divide Road, for the northeast corner of this tract;

THENCE in a southeasterly direction with the west right-of-way line of said Big Divide Road, the following six (6) courses:

- 1. S. 07° 41' 16" E., 53.94 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left, for an angle corner of this tract;
- 2. along said curve to the left having a radius of 640.00 feet, an arc length of 47.48 feet and a long chord bearing S. 12° 11' 36" E., 47.47 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 3. S. 16° 38' 06" E., 51.73 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left, for an angle corner of this tract;
- 4. along said curve to the left, having a radius of 640.00 feet, an arc length of 25.67 feet and a long chord bearing S. 20° 06' 00" E., 25.67 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 5. S. 21° 14' 56" E., 112.71 feet, to a 1/2" iron rod with cap, set at the beginning of a curve to the left, for an angle corner of this tract;
- 6. along said curve to the left, having a radius of 2040.00 feet, an arc length of 106.64 feet and a long chord bearing S. 22° 44' 47" E., 106.63 feet, to a 1/2" iron rod with cap, set at the end of said curve at the beginning of a curve back to the left, for an angle corner of this tract;

THENCE over and across said 110.54 acre tract, the following five (5) courses:

- 1. along said curve to the left having a radius of 15.00 feet, an arc length of 22.88 feet and a long chord bearing N. 67° 56' 58" W., 20.73 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;
- 2. S. 68° 20' 42" W., 369.35 feet, to a 1/2" iron rod with cap, set for an all corner of this tract;
- 3. S. 21° 39' 18" E., 202.90 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 4. S. 04° 05' 30" E., 180.19 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
- 5. N. 62° 20' 54" E., 469.70 feet, to a 1/2" iron rod with cap, set on the west right-of-way line of said Big Divide Road in a curve to the left, for an all corner of this tract;

THENCE with the west right-of-way line of said Big Divide Road and along said curve to the left, having a radius of 2040.00 feet, an arc length of 29.08 feet and a long chord bearing S. 32° 55' 28" E., 29.08 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an all corner of this tract;

THENCE S. 33° 19' 56" E., 111.10 feet, with the west right-of-way line of said Big Divide Road, to the POINT OF BEGINNING and containing 32.693 acres of land.

The bearings for the above description are based on the north line of said 110.540 acre tract, per deed.