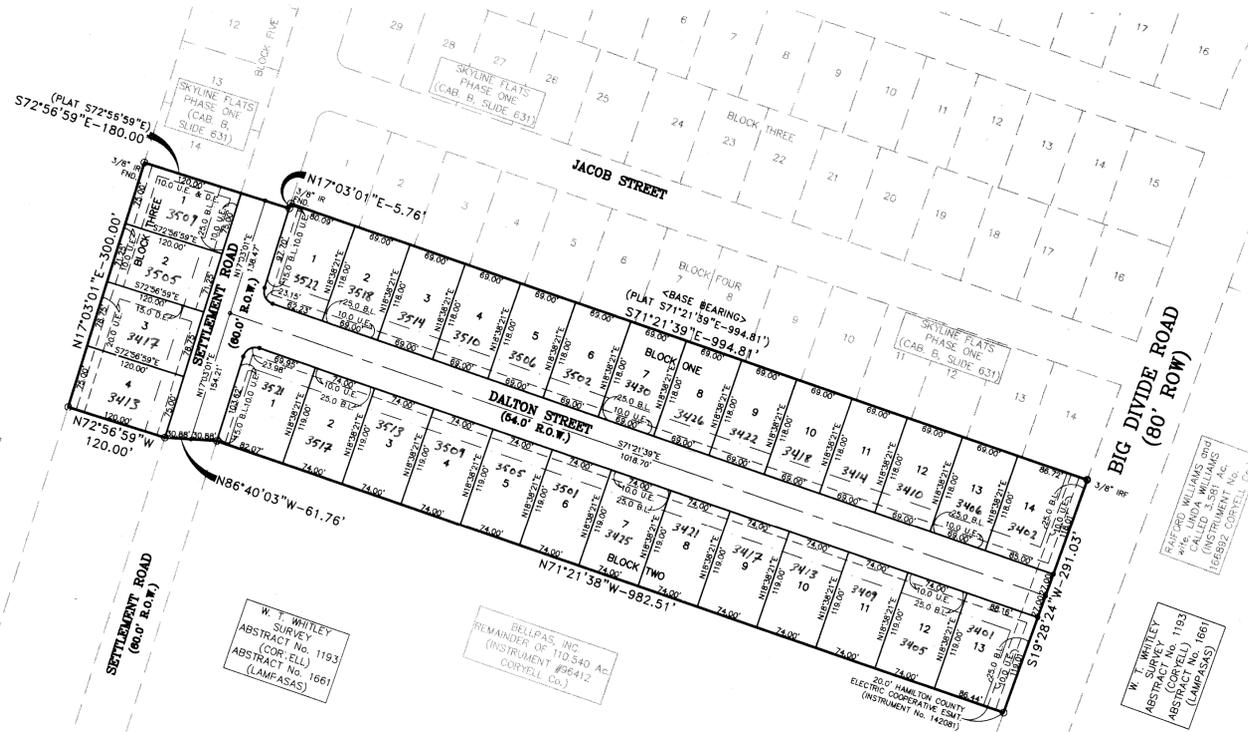
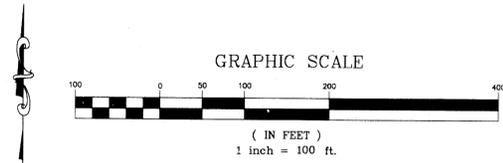


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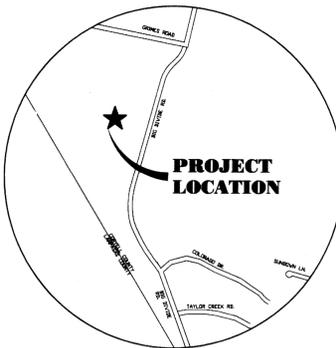
BELLPAS, INC.  
REMAINDER OF 110.540 AC.  
(INSTRUMENT #96412  
CORYELL CO.)

W. T. WHITLEY  
SURVEY  
ABSTRACT No. 1193  
(CORYELL)  
ABSTRACT No. 1661  
(LAMPASAS)

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(CORYELL)  
ABSTRACT No. 1661  
(LAMPASAS)



VICINITY MAP  
SCALE: N.T.S.

- NOTES:
1. ALL RIGHT-OF-WAY RETURN RADII ARE 15.0'.
  2. ADDITIONAL ELECTRIC UTILITY EASEMENT 2.5' ON EITHER SIDE OF SERVICE LINE FROM THE TRANSFORMER TO THE METER.
  3. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS SET, UNLESS OTHERWISE NOTED
  4. ALL OPEN DRAINAGE CHANNELS MUST BE A MINIMUM OF 90% VEGETATED WITHIN ONE YEAR OF ACCEPTANCE, INCLUDING ALONG BIG DIVIDE ROAD
  5. WATER SERVICE PROVIDED BY CITY OF COPPERAS COVE. CCN #10449
  6. ELECTRIC SERVICE PROVIDED BY HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION.
  7. LOTS ALONG BIG DIVIDE ROAD SHALL NOT HAVE DRIVEWAY ACCESS TO BIG DIVIDE ROAD.
  8. 4' SIDEWALKS SHALL BE INSTALLED AS EACH LOT IS BEING DEVELOPED ADJACENT TO ALL PUBLIC STREETS INCLUDING BIG DIVIDE ROAD, PER CITY OF COPPERAS COVE STANDARDS.
  9. ALL INTERIOR LOT CORNERS MARKED WITH 1/2" IR & CAP STAMPED "M & ASSOC., KILLEEN" SET AFTER CONSTRUCTION COMPLETED.
  10. INTERIOR SIDE BUILDING LINE = 7.5'  
REAR BUILDING LINE = 25.0'
  11. PROPERTY OWNER:  
WESLEY ATKINSON  
P.O. BOX 280  
KEMPNER, TX 76539  
(254) 290-9869

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas, do hereby certify that the  
within and filed for record in the public  
and price of the Coryell County Public  
Records and of the Tax and Title Insurance  
Records by me  
BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

FILED FOR RECORD  
AT 3:00 P.M.  
AUG 30 2011  
COUNTY CLERK, CORYELL CO., TEXAS

248000

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 30 day of August A.D. 2011.

CORYELL COUNTY TAX OFFICE  
BY: Madonna Jumper

FILED FOR RECORD this 30th day of August, 2011, in Cabinet B, Slide 762-762, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 248000, Deed Records of Coryell County, Texas.

1	1/14/2011	LOT SIZES/LOT 1-14, BLOCK 2, PHB	REVISIONS
No.	DATE		REMARKS

SKYLINE FLATS PHASE TWO, SECTION ONE  
COPPERAS COVE, CORYELL COUNTY, TEXAS

FINAL PLAT

Handwritten initials and date: HWH 01-21-11

MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. E. P. L. S. FIRM REGISTRATION NO. 002004-00

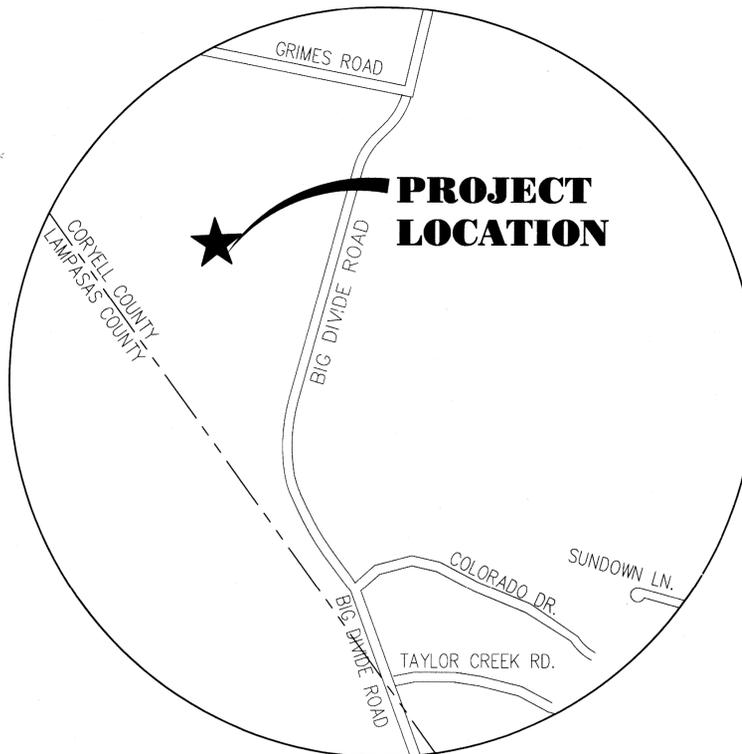
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 002004-00

DWG No. 10-307-D  
DATE: SW/FRB  
SCALE: 1"=100'  
REF: 31 LOTS  
AREA: 7.834 AC.

# SKYLINE FLATS PHASE 2 SECTION 1 COPPERAS COVE, CORYELL COUNTY, TEXAS

## SHEET INDEX

- COVER SHEET**
- P1 FINAL PLAT**
- W1 WATER LAYOUT**
- S1 SEWER LAYOUT**
- L1 STREET LIGHTS LAYOUT**
- D1-D3 DRAINAGE LAYOUT & TOPOGRAPHY**
- G1 GRADING PLAN**
- C1-C3 DALTON STREET PLAN & PROFILE**
- C4 SETTLEMENT ROAD PLAN & PROFILE**
- C5 WATER DETAILS**
- C6 SEWER DETAILS**
- C7 DRAINAGE DETAILS**
- C8 PAVING DETAILS**
- CD1 SAFETY END TREATMENT DETAIL**



VICINITY MAP

SCALE: N.T.S.

KNOW ALL MEN BY THE PRESENTS:

That I, Rex D. Haas, 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.

*Rex D. Haas*  
 Registered Professional Land Surveyor No. 4378  
 102 North College St.  
 Killeen, Texas 76541

THE STATE OF TEXAS  
COUNTY OF CORYELL

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 us by deed recorded as Instrument No. 96412 of the Deed Records of Coryell County, Texas, and as Volume 324/599 of the Deed Records of Lampasas County, Texas, designated herein as SKYLINE FLATS PHASE 2 SECTION 1 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.

*Wesley Atkinson*  
 Wesley Atkinson, President

THE STATE OF TEXAS  
COUNTY OF CORYELL

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 1 day of July, 2011.

*Notary Public*  
 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 28 day of February, 2011, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

*Chairman*  
 CHAIRMAN, PLANNING & ZONING COMMISSION

*Secretary*  
 SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 15 day of MARCH, 2011, by the City Council of the City of Copperas Cove, Texas.

*Mayor*  
 MAYOR, CITY OF COPPERAS COVE

*City Secretary*  
 ATTEN: CITY SECRETARY

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

102 N. COLLEGE STREET  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 634-5541  
 FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS  
 FIRM REGISTRATION NO. 3241  
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

STATE OF TEXAS  
 COUNTY OF CORYELL  
 I, Barbara Simpson, Clerk in and for Coryell County, Texas, do hereby certify that this instrument was filed as recorded in the volume and page of the County Public Records and that the same is stamped as follows by me:

BARBARA SIMPSON, CLERK  
 CORYELL COUNTY, TEXAS

FILED FOR RECORD  
 AT 5 O'CLOCK P.M.  
 AUG 30 2011  
 COUNTY CLERK, CORYELL CO., 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 30 day of August, A.D. 2011.

CORYELL COUNTY TAX OFFICE  
 BY: *Barbara Simpson*

FILED FOR RECORD this 30<sup>th</sup> day of August, 2011, in Cabinet B, Slide 767-768, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 248000, Deed Records of Coryell County, Texas.

*Jammy McAffee, Deputy Clerk*