

FIELD NOTES for a 19.170 acre tract of land in Coryell and Lampasas Counties, Texas, being part of the W. T. Whitley Survey, Abstract No. 1193 (Coryell) and Abstract No. 1661 (Lampasas) and the W. A. Wright Survey, Abstract No. 1296 (Coryell) and Abstract No. 953 (Lampasas), and the land herein described being part of a called 110.540 acre tract conveyed to Belpas, Inc., of record in Document #96412, Official Public Records of Coryell County, Texas, and part of a called 38.628 acre tract conveyed to Belpas, Inc. of record in Volume 324, Page 599, Deed Records of Lampasas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found in a curve to the left at the northwest corner of Lot 1, Block 5, Skyline Ridge, Phase One, an addition to the City of Copperas Cove, Texas, of record in Cabinet 2, Slide 93-96, Plat Records of Lampasas County, Texas, for the southwest corner of this tract;

THENCE with the west line of said Lot 1, the following two (2) calls:  
 1. along said curve to the left, having a radius of 400.80 feet, an arc length of 14.00 feet and a long chord bearing S. 03° 12' 16" E., 14.00 feet, to a 1/2" iron rod with cap, set at the end of said curve, for a corner of this tract;  
 2. S. 04° 12' 19" E., 19.48 feet, to a 1/2" iron rod with cap, set for an "L" corner of this tract;

THENCE over and across said 38.628 acre tract, the following five (5) calls:  
 1. N. 85° 18' 53" W., 122.83 feet, to a 1/2" iron rod with cap, set for the extreme southwest corner of this tract;  
 2. N. 04° 41' 07" E., 564.90 feet, to a 1/2" iron rod with cap, set for the southerly northwest corner of this tract;  
 3. S. 85° 18' 53" E., 115.00 feet, to a 1/2" iron rod with cap, set for an interior corner of this tract;  
 4. N. 04° 41' 07" E., 503.00 feet, to a 1/2" iron rod with cap, set for the northerly northwest corner of this tract;  
 5. S. 85° 18' 53" E., 120.00 feet, to a 1/2" iron rod with cap, set on the west right-of-way line of Settlement Road (60' R.O.W., Cabinet 2, Slide 93-96), for an angle corner of this tract;

THENCE S. 60° 47' 52" E., 71.44 feet, over and across said Settlement Road, to a 1/2" iron rod with cap, set on the east right-of-way line of said Settlement Road, for an angle corner of this tract;

THENCE S. 85° 18' 53" E., 171.59 feet, over and across said 38.628 acre tract, to a 1/2" iron rod with cap, set for an angle corner of this tract;

THENCE S. 71° 21' 39" E., 676.55 feet, over and across said 38.628 acre tract and said 110.540 acre tract, to a 1/2" iron rod with cap, set in a curve to the left on the west right-of-way line of Big Divide Road, for the northeast 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 1290.00 feet, an arc length of 310.73 feet and a long chord bearing S. 02° 04' 20" W., 309.97 feet, to a 1/2" iron rod with cap, set at the northeast corner of Lot 16, Block 1, said Skyline Ridge, Phase One, for the southeast corner of this tract;

THENCE with the north line of said Lot 16, the following five (5) calls:  
 1. S. 70° 39' 00" W., 73.72 feet, to a 1/2" iron rod with cap, found at the beginning of a curve to the left, for a corner of this tract;  
 2. along said curve to the left, having a radius of 100.00 feet, an arc length of 51.40 feet, and a long chord bearing S. 55° 55' 33" W., 50.83 feet, to a 1/2" iron rod with cap, found at the end of said curve, for a corner of this tract;  
 3. S. 41° 12' 06" W., 46.17 feet, to a 1/2" iron rod with cap, found at the beginning of a curve to the right, for a corner of this tract;  
 4. along said curve to the right, having a radius of 570.00 feet, an arc length of 274.96 feet, and a long chord bearing S. 55° 01' 15" W., 272.30 feet, to a 1/2" iron rod with cap, found at the end of said curve, for a corner of this tract;  
 5. S. 68° 50' 24" W., 551.48 feet, to a 1/2" iron rod with cap, found on the east right-of-way line of said Settlement Road, for an angle corner of this tract;

THENCE S. 88° 44' 23" W., over and across said Settlement Road, at a distance of 65.02 feet, pass the west right-of-way line of said Settlement Road and the northeast corner of said Lot 1, continuing on with the north line of said Lot 1 for a total distance in all of 185.05 feet, to the POINT OF BEGINNING containing 19.170 acres of land.

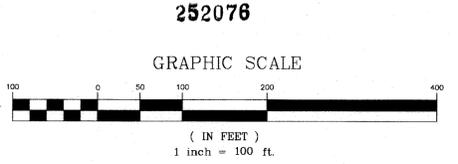
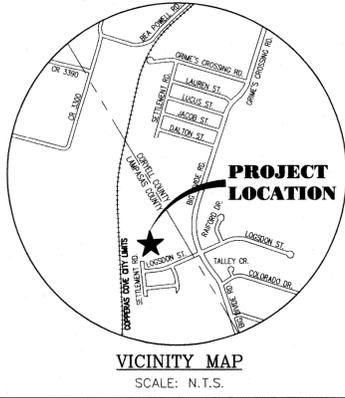
The bearings for the above description are based on the north line of said Skyline Ridge, Phase One, per above referenced plat of record

KNOW ALL MEN BY THESE PRESENTS, that I, REX D. HAAS, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the COUNTY OF BELL above described tract and that this description is true and correct to the best of my knowledge and belief.

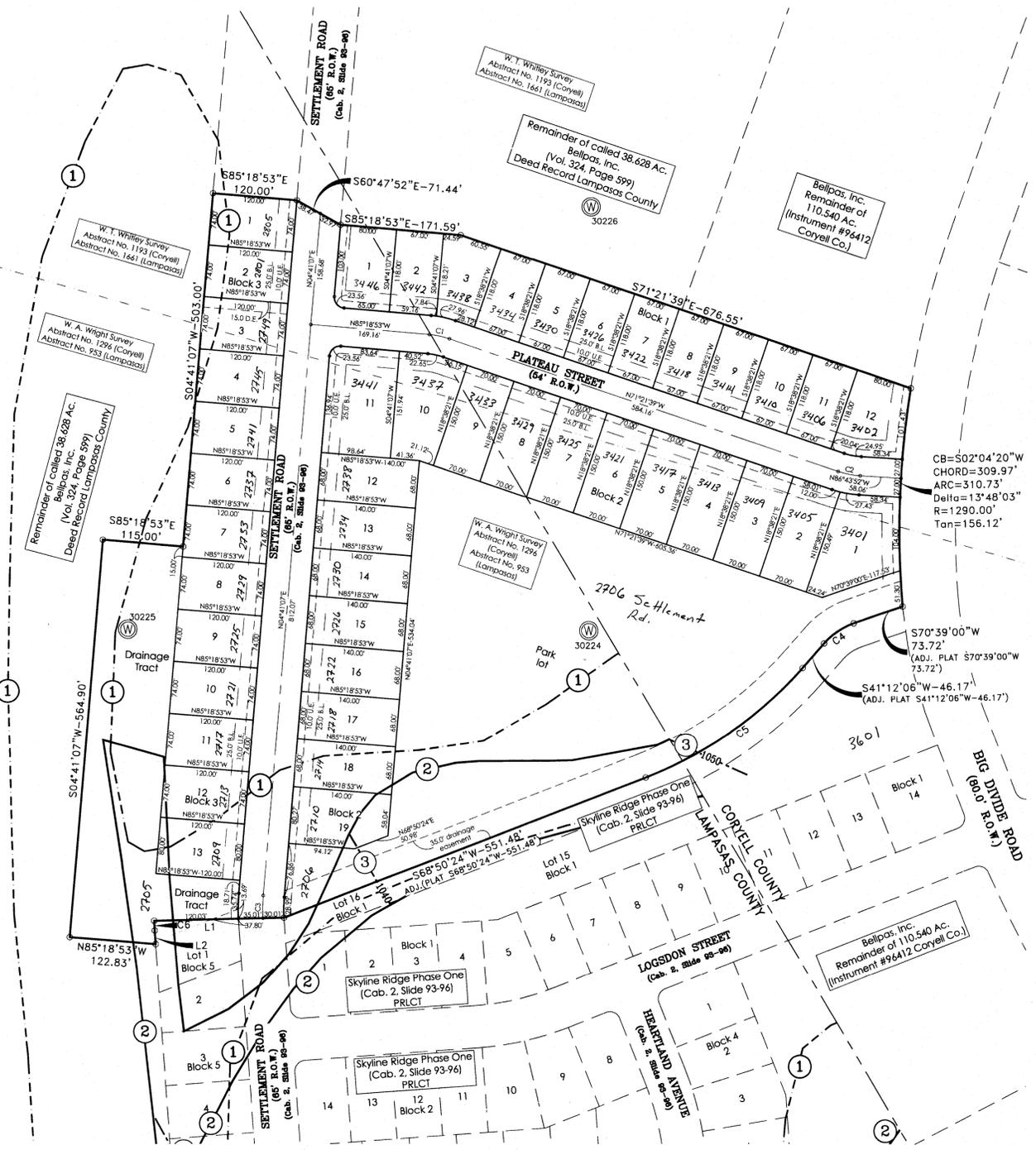
IN WITNESS THEREOF, my hand and seal this the 18th day of January, 2012, A.D.



- NOTES:**
- All right-of-way return radii are 15.0'.
  - Additional electric utility easement 2.5' on either side of service line from the transformer to the meter.
  - All corners are 1/2" iron rods with caps set, unless otherwise noted.
  - All open drainage channels must be a minimum of 90% vegetated within one year of acceptance, including along Big Divide Road.
  - Water service provided by City of Copperas Cove. CCN #10449
  - Electric service provided by Hamilton County Electric Cooperative Association.
  - Interior side building line = 7.5'  
Rear building line = 25.0'
  - Property owner:  
Wesley Atkinson  
P.O. Box 280  
Kempner, TX 76539  
(254) 290-9869
  - Access to Big Divide Road shall not be permitted for Lot 12, Block 1 & Lot 1, Block 2.



- PARKLAND IMPROVEMENTS:**
- One field of at least 120 yd. x 80 yd. (soccer) with established vegetation.
  - One contiguous paved parking area with 9 spaces (+1 HC) and driveway/curb cut access to Settlement Road.
  - Sidewalk connecting from north of Logsdon Street to south of Plateau Street.
  - One 2" (2-inch) tap to the water line stubbed out for an irrigation system.
  - One 4" (4-inch) sanitary sewer service stubbed out from the deepest manhole.



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.

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 Wesley Atkinson is the legal owner of the land shown on this plat, being a tract of land conveyed to him by deed recorded Vol. 324, Page 599 and Instrument #96412 of the Deed Records of Coryell County, Texas, designated herein as Skyline Flats Phase Three in the City of Copperas Cove, Texas.

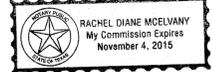
FURTHER, I (we), the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks watercourses, drains, easements, and public places shown on this plat for the purposes and consideration therein expressed.

Wesley Atkinson

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 purposed and considerations therein stated.

Given under my hand and seal of office this 28 day of February, 2012.



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 13th day of February, 2012, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

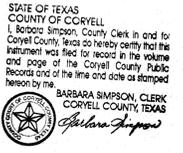
Chairman, Planning & Zoning Commission

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 21st day of February, 2012, by the City Council of the City of Copperas Cove, Texas.

Mayor, City of Copperas Cove

Attest, City Secretary



FILED FOR RECORD AT 1:50 O'CLOCK P.M. MAR 8 2012 COUNTY CLERK, CORYELL COUNTY, TEXAS

252076



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

Dated this 8 day of March, A.D. 2012

CORYELL COUNTY TAX OFFICE  
By: Barbara Simpson

FILED FOR RECORD this 5th day of March, 2012, in Cabinet 6, Slide 177, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 252076, Deed Records of Coryell County, Texas.

**MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION**

HEC RAS CONDITIONS (PROPOSED)			
BLOCK	LOT	BASE FLOOD ELEVATION	MIN. FINISHED FLOOR ELEVATION
2	18	1042.40	1044.40
2	19	1041.70	1043.70
3	1	1035.50	1037.60
3	2	1034.00	1036.10
3	3	1033.30	1035.40
3	4	1032.50	1034.60
3	5	1031.30	1033.40
3	12	1037.20	1039.20
3	13	1036.25	1038.25

**NOTE:**  
Bearings are based on the north line of Skyline Ridge Phase One, per plat of record in Cabinet 2, Slide 93-96, Plat Records of Lampasas County, Texas.

**GAS WELLS TABLE**

ID	WELL #	LAST PERMIT ISSUED
30224	ATKINSON 3CB	NO INFORMATION FOUND
30225	CENTRAL BASE & OIL 4CB	664426
30226	ATKINSON 5CB	664428

**NOTE:**  
GAS WELLS LOCATION ARE AS PER PREVIOUS SURVEYS AND RAILROAD COMMISSION PERMIT DATA.

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	TANGENT	DELTA	ADJ. PLAT LENGTH/RADIUS
C1	N78°20'16"W	29.15'	29.23'	120.00'	14.69'	13°52'15"
C2	S79°02'46"E	32.10'	32.19'	120.00'	16.19'	15°22'14"
C3	S00°56'37"W	32.08'	32.10'	245.80'	16.07'	7°29'00"
C4	S55°55'33"W	50.83'	51.40'	100.00'	26.28'	29°16'54"
C5	N55°01'15"E	272.30'	274.96'	570.00'	140.21'	27°38'18"
C6	S03°12'16"E	14.00'	14.00'	400.80'	7.00'	2°00'07"

**LINE TABLE**

LINE	LENGTH	BEARING	PLAT
L1	185.05'	S88°44'23"W	S88°44'23"W
L2	19.48'	S04°12'19"E	S04°12'19"E

- FLOOD PLAIN DATA**
- Approximate limits of 100 year floodplain boundary F.E.M.A panel 480899 02358 dated Jan. 2, 1991 (Lampasas County).
  - Approximate limits of 100-year floodplain by HEC-RAS computation dated 1/27/2010 (proposed).
  - Base Flood Elevations per HEC RAS computation by Mitchell & Associates, dated 1/27/2010 (proposed).

NO.	DATE	REMARKS	BY
4	2/28/12	LOT LINE (LOT 1, BLOCK 2)	FRB
3	2/9/12	CITY OF COPPERAS COVE COMMENTS	FRB
2	1/18/12	CITY OF COPPERAS COVE COMMENTS	FRB

SKYLINE FLATS  
PHASE THREE  
COPPERAS COVE, CORYELL & LAMPASAS COUNTY, TEXAS

FINAL PLAT

SHEET TITLE

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE  
KILLEEN, TEXAS 76541  
PHONE: (254) 634-5541  
FAX: (254) 634-2141  
T. B. L. S. FIRM REGISTRATION NO. 02004-00

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 02004-00

SCALE: REF.: 44 LOTS AREA: 19,170 AC.  
DATE: AUG. 2011  
DRAWN BY: DATE: SCALE: REF.: 44 LOTS AREA: 19,170 AC.  
11-299-D SWK/FRB AUG. 2011 T=100 3 BLOCKS

FILED FOR RECORD this 5th day of March, 2012, in Cabinet 6, Slide 177, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 252076, Deed Records of Coryell County, Texas.

Jammy MacAfee, Deputy County Clerk

FIELD NOTES for a 19.170 acre tract of land in Coryell and Lampasas Counties, Texas, being part of the W. T. Whitley Survey, Abstract No. 1193 (Coryell) and Abstract No. 1661 (Lampasas) and the W. A. Wright Survey, Abstract No. 1296 (Coryell) and Abstract No. 953 (Lampasas), and the land herein described being part of a called 110.540 acre tract conveyed to Belpas, Inc., of record in Document #96412, Official Public Records of Coryell County, Texas, and part of a called 38.628 acre tract conveyed to Belpas, Inc. of record in Volume 324, Page 599, Deed Records of Lampasas County, Texas, and being more particularly described as follows:

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THENCE with the west line of said Lot 1, the following two (2) calls:  
 1. along said curve to the left, having a radius of 400.80 feet, an arc length of 14.00 feet and a long chord bearing S. 03° 12' 16" E., 14.00 feet, to a 1/2" iron rod with cap, set at the end of said curve, for a corner of this tract;  
 2. S. 04° 12' 19" E., 19.48 feet, to a 1/2" iron rod with cap, set for an "L" corner of this tract;

THENCE over and across said 38.628 acre tract, the following five (5) calls:  
 1. N. 85° 18' 53" W., 122.83 feet, to a 1/2" iron rod with cap, set for the extreme southwest corner of this tract;  
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THENCE with the west right-of-way line of said Big Divide Road and along said curve to the left, having a radius of 1290.00 feet, an arc length of 310.73 feet and a long chord bearing S. 02° 04' 20" W., 309.97 feet, to a 1/2" iron rod with cap, set at the northeast corner of Lot 16, Block 1, said Skyline Ridge, Phase One, for the southeast corner of this tract;

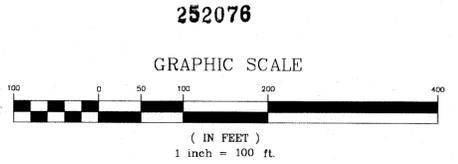
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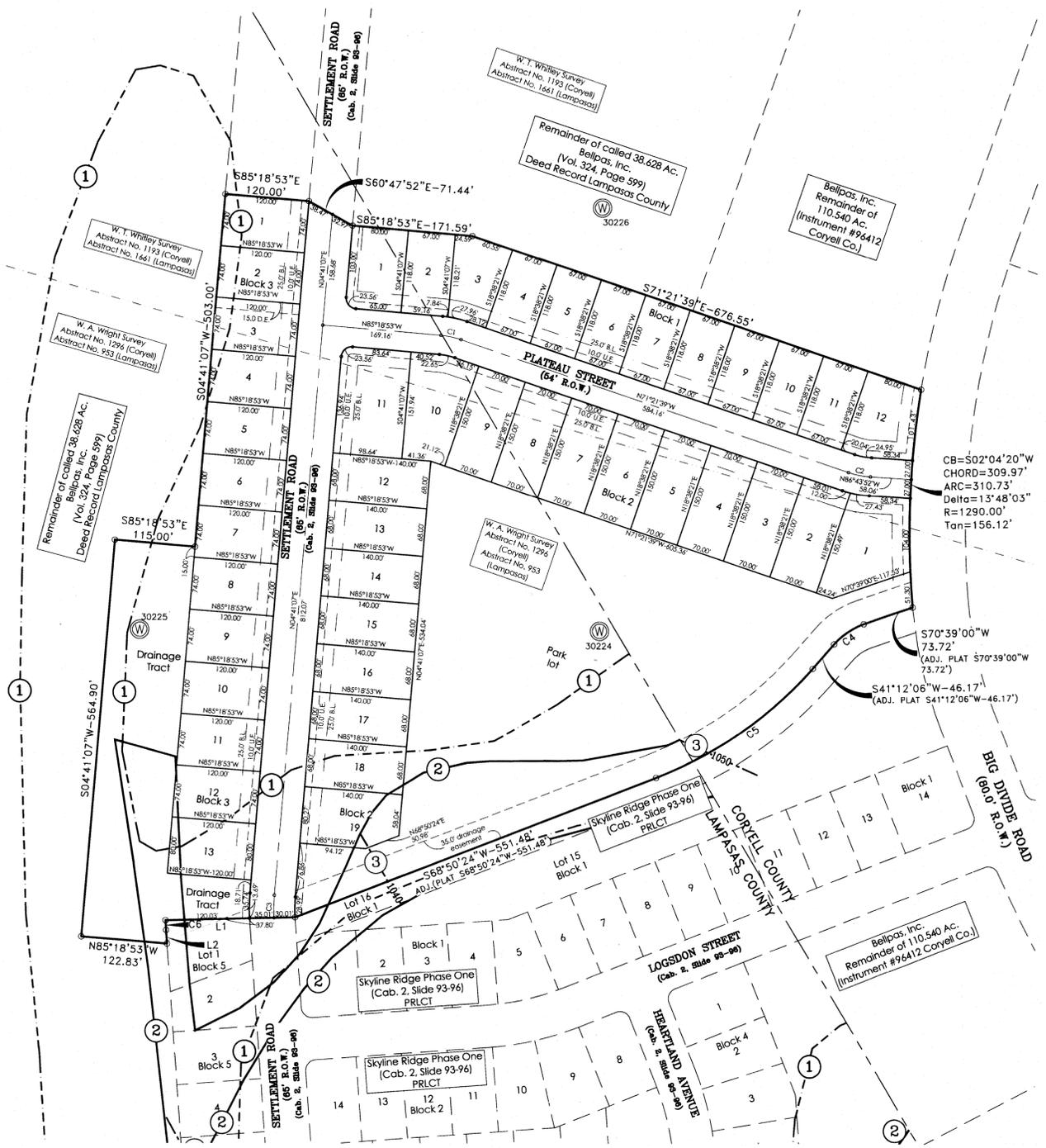
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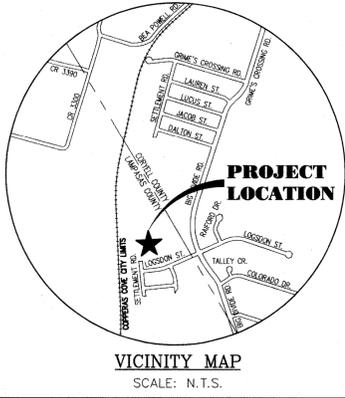
IN WITNESS THEREOF, my hand and seal this the 18th day of January, 2012, A.D.



**PARKLAND IMPROVEMENTS:**  
 a) One field of at least 120 yd. x 80 yd. (soccer) with established vegetation.  
 b) One contiguous paved parking area with 9 spaces (+1 HC) and driveway/curb cut access to Settlement Road.  
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  - Interior side building line = 7.5'  
Rear building line = 25.0'
  - Property owner:  
Wesley Atkinson  
P.O. Box 280  
Kempner, TX 76539  
(254) 290-9869
  - Access to Big Divide Road shall not be permitted for Lot 12, Block 1 & Lot 1, Block 2.



**MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 2' ABOVE BASE FLOOD ELEVATION**

HEC RAS CONDITIONS (PROPOSED)			
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**CURVE TABLE**

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C4	S55°55'33"W	50.83'	51.40'	100.00'	26.28'	29°25'54"	51.40'	100.00'
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**LINE TABLE**

LINE	LENGTH	BEARING	PLAT
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L2	19.48'	S04°12'19"E	S04°12'19"E

**FLOOD PLAIN DATA**

- Approximate limits of 100 year floodplain boundary F.E.M.A panel 480899 02358 dated Jan. 2, 1991 (Lampasas County).
- Approximate limits of 100-year floodplain by HEC-RAS computation dated 1/27/2010 (proposed).
- Base Flood Elevations per HEC RAS computation by Mitchell & Associates, dated 1/27/2010 (proposed).

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.  
 Killen, Texas 76541



THE STATE OF TEXAS  
 COUNTY OF CORYELL

This is to certify that Wesley Atkinson is the legal owner of the land shown on this plat, being a tract of land conveyed to him by deed recorded Vol. 324, Page 599 and Instrument #96412 of the Deed Records of Coryell County, Texas, designated herein as Skyline Flats Phase Three 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

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 28 day of February, 2012.



*Michael McElwany*  
 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 13th day of February, 2012, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

*John Hall*  
 CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 21st day of February, 2012, by the City Council of the City of Copperas Cove, Texas.

*John Hall*  
 MAYOR, CITY OF COPPERAS COVE  
*Jane Paes*  
 ATTES, CITY SECRETARY

STATE OF TEXAS  
 COUNTY OF CORYELL  
 I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that the instrument was filed for record in the volume and page of the Coryell County Public Records and of the time and date as stamped herein by me.

*Barbara Simpson*  
 BARBARA SIMPSON, CLERK  
 CORYELL COUNTY, TEXAS

FILED FOR RECORD  
 AT 1:50 O'CLOCK P.M.  
 MAR 8 2012  
 COUNTY CLERK, CORYELL CO., TEXAS

252076



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

Dated this 8 day of March, A.D. 2012

CORYELL COUNTY TAX OFFICE  
 BY: *Barbara Simpson*

FILED FOR RECORD this 5th day of March, 2012, in Cabinet 2, Slide 177, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # 252076, Deed Records of Coryell County, Texas.

*Jammy MacRae, Deputy County Clerk*

REV.	DATE	REVISIONS
4	2/28/12	LOT LINE (LOT 1, BLOCK 2)
3	2/9/12	CITY OF COPPERAS COVE COMMENTS
2	1/18/12	CITY OF COPPERAS COVE COMMENTS
1		

SKYLINE FLATS  
 PHASE THREE  
 COPPERAS COVE, CORYELL & LAMPASAS COUNTY, TEXAS  
 FINAL PLAT  
 SHEET TITLE:

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 634-5541  
 FAX: (254) 634-2141  
 F. R. L. S. FIRM REGISTRATION NO. 102094-00  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DATE: \_\_\_\_\_ SCALE: REF.: 44 LOTS 18,170 AC.  
 DRAWN BY: \_\_\_\_\_ SWK/FRB T=100' 3 BLOCKS

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