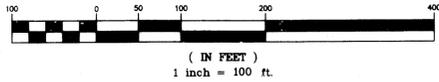


258872

GRAPHIC SCALE



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 set with caps stamped "M&Assoc Killeen", unless otherwise noted.
- All open drainage channels must be a minimum of 90% vegetated within one year of acceptance, including along Big Divide Road.
- Electric service provided by Hamilton County Electric Cooperative Association.
- Interior side building line = 7.5'
Rear building line = 25.0'
- Property owner:
Bellpas, Inc.
P.O. Box 280
Kempner, TX 76539
(254) 290-9869

FIELD NOTES for a 15.003 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 land herein described being part of a called 110.540 acre tract conveyed to Bellpas, Inc. of record in Document #96412, Official Public Records of Coryell County, Texas, and part of a called 38.628 acre tract conveyed to Bellpas, Inc. of record in Volume 324, Page 599, Deed Records of Lampasas County, Texas, and being more particularly described as follows:

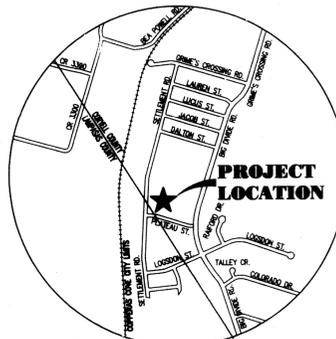
- BEGINNING at a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found in a curve to the left on the west right-of-way line of Big Divide Road (60' R.O.W.) at the northeast corner of Lot 12, Block 1, Skyline Flats, Phase Three, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 777, Plat Records of Coryell County, Texas, for the southeast corner of this tract:
- THENCE with the north line of said Block 1, the following two (2) calls:
- N. 71° 21' 39" W., 676.55 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at an angle corner in the north line of said Block 1, for an angle corner of this tract;
 - N. 85° 18' 53" W., 171.59 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the northwest corner of said Block 1, being on the east right-of-way line of Settlement Road, as shown in Cabinet 2, Slide 93-96, Plat Records of Lampasas County, Texas, for an angle corner of this tract;
- THENCE N. 60° 47' 52" W., 71.44 feet, over and across said Settlement Road, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the northeast corner of Lot 1, Block 3, said Skyline Flats Phase Three, for an angle corner of this tract;
- THENCE N. 85° 18' 53" W., 120.00 feet, with the north line of said Lot 1, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the northwest corner of said Lot 1, for the southeast corner of this tract;
- THENCE over and across said 38.628 acre tract and said 110.540 acre tract, the following five (5) calls:
- N. 64° 41' 07" E., 483.87 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set for an angle corner of this tract;
 - N. 17° 03' 01" E., 282.85 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set for the northwest corner of this tract;
 - S. 72° 56' 59" E., 120.00 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the west right-of-way line of said Settlement Road, for an angle corner of this tract;
 - S. 40° 38' 53" E., 71.22 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the east right-of-way line of said Settlement Road, for an angle corner of this tract;
 - S. 71° 21' 39" E., 957.83 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the west right-of-way line of said Big Divide Road, for the northeast corner of this tract;
- THENCE with the west right-of-way line of said Big Divide Road, the following two (2) calls:
- S. 19° 29' 18" W., 345.59 feet, to a 1/2" iron rod with cap, found at the beginning of said curve to the left, for a corner of this tract;
 - along said curve to the left, having a radius of 1287.04 feet, an arc length of 236.48 feet, and a long chord bearing S. 14° 13' 28" W., 236.15 feet, to the POINT OF BEGINNING containing 15.003 acres of land.
- The bearings for the above description are based on the north line of said Skyline Flats, Phase Three, per above referenced plat of record.
- See accompanying drawing.

STATE OF TEXAS
COUNTY OF BELL

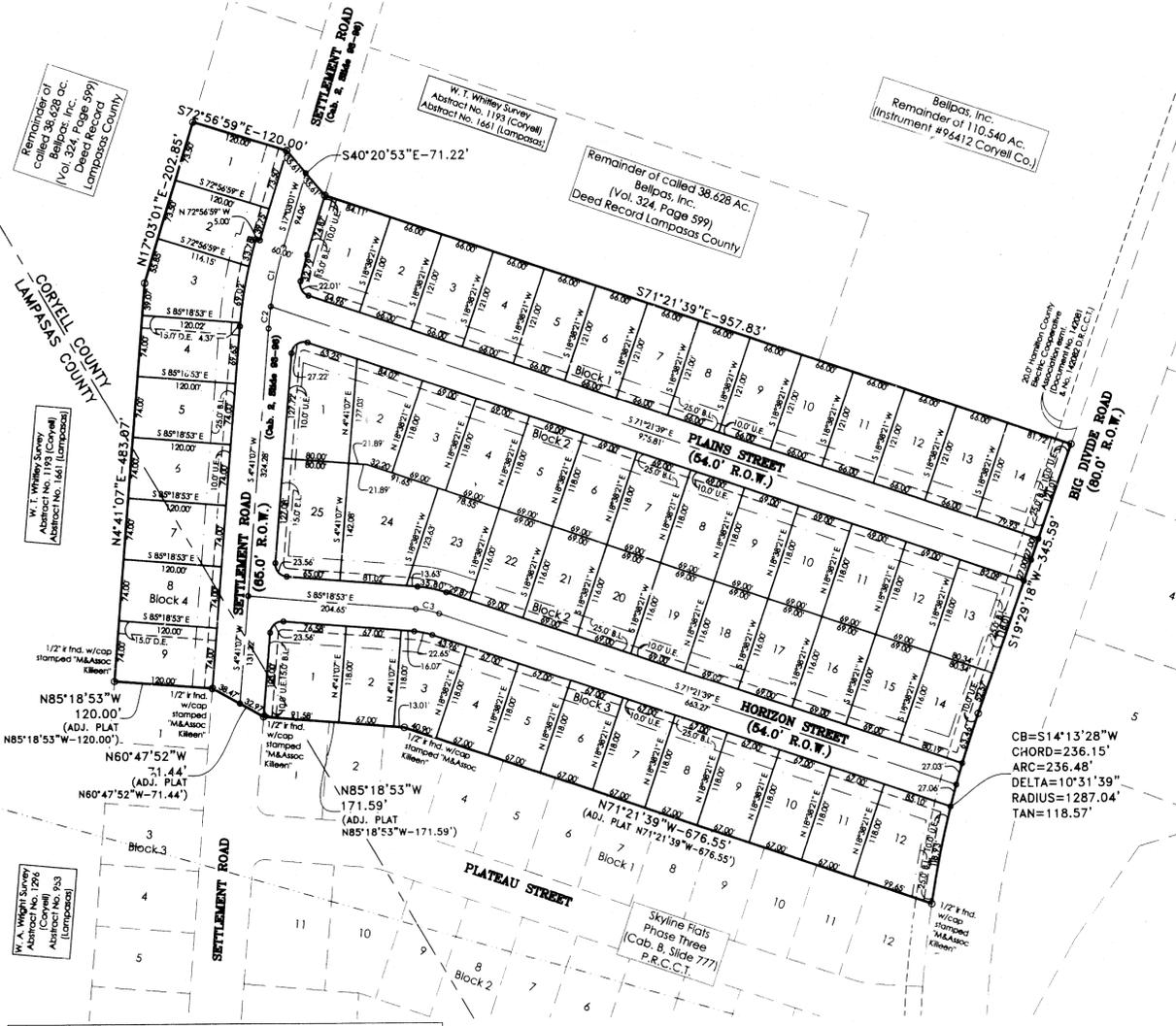
KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract and that this description is true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, my hand and seal this 28th day of August, 2012, A. D.

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S12°31'52"W	72.74'	72.81'	461.57'	9°02'18"	36.48'
C2	S6°20'55"W	26.80'	26.80'	461.57'	3°19'37"	13.40'
C3	N78°20'16"W	29.15'	29.23'	120.00'	13°57'15"	14.69'



FILED FOR RECORD
AT 2:00 O'CLOCK
DEC 07 2012
COUNTY CLERK, CORYELL CO. TEXAS

258872

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 AND 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 us by deed recorded as Document # 96412 of the Deed Records of Coryell County, Texas and Volume 324, Page 599 of the Deed Records of Lampasas County, Texas, designated herein as Skyline Flats, Phase Two Section 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.

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 26th day of October, 2012.



Tracy L. Reese
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 24th day of September, 2012, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Chairman, Planning & Zoning Commission
Secretary, Planning & Zoning Commission

APPROVED this 9th day of October, 2012, by the City Council of the City of Copperas Cove, Texas.

John Hill
Mayor, City of Copperas Cove
Attest: City Secretary

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 7th day of Dec, A.D. 2012

CORYELL COUNTY TAX OFFICE

By: Fish DeLoach

NOTE:
Bearings are based on the north line of Skyline Flats Phase Three, per plat of record in Cabinet B, Slide 777, Plat Records of Coryell County, Texas.

FILED FOR RECORD this 7th day of December, 2012, in Cabinet B, Slide 990, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # _____, Deed Records of Coryell County, Texas.

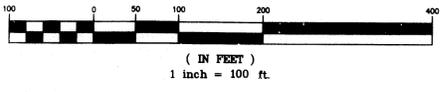
SKYLINE FLATS
PHASE TWO, SECTION THREE
COPPERAS COVE, CORYELL & LAMPASAS COUNTIES, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 534-5541
FAX: (254) 534-2141
TEXAS BOARD OF PROFESSIONAL SURVEYORS REGISTRATION NO. 2471
T. L. S. FIRM REGISTRATION NO. 000004-00



GRAPHIC SCALE



- 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 set with caps stamped "M&Assoc Killen", unless otherwise noted.
 - All open drainage channels must be a minimum of 90% vegetated within one year of acceptance, including along Big Divide Road.
 - Electric service provided by Hamilton County Electric Cooperative Association.
 - Interior side building line = 7.5'
Rear building line = 25.0'
 - Property owner:
Bellpas, Inc.
P.O. Box 280
Kempner, TX 76539
(254) 290-9869

FIELD NOTES for a 15,000 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 land herein described being part of a called 110,540 acre tract conveyed to Bellpas, Inc., of record in Documents #96412, Official Public Records of Coryell County, Texas, and part of a called 38,628 acre tract conveyed to Bellpas, Inc. of record in Volume 324, Page 599, Deed Records of Lampasas County, Texas, and being more particularly described as follows:

BEGINNING as a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found in a curve to the left on the west right-of-way line of Big Divide Road (60' R.O.W.) at the northeast corner of Lot 12, Block 1, Skyline Flats, Phase Three, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 777, Plat Records of Coryell County, Texas, for the southeast corner of this tract;

THENCE with the north line of said Block 1, the following two (2) calls:

- N. 71° 21' 39" W., 676.85 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at an angle corner in the north line of said Block 1, for an angle corner of this tract;
- N. 85° 18' 53" W., 171.59 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the northwest corner of said Block 1, being on the east right-of-way line of Settlement Road, as shown in Cabinet 2, Slide 93-96, Plat Records of Lampasas County, Texas, for an angle corner of this tract;

THENCE N. 69° 47' 52" W., 71.44 feet, over and across said Settlement Road, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the northeast corner of Lot 1, Block 3, said Skyline Flats Phase Three, for an angle corner of this tract;

THENCE N. 85° 18' 53" W., 120.00 feet, with the north line of said Lot 1, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the southeast corner of said Lot 1, for the southeast corner of this tract;

THENCE over and across said 38,628 acre tract and said 110,540 acre tract, the following five (5) calls:

- N. 69° 47' 52" W., 483.87 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set for an angle corner of this tract;
- N. 17° 03' 01" E., 202.85 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set for the northwest corner of this tract;
- S. 72° 54' 29" E., 120.00 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the west right-of-way line of said Settlement Road, for an angle corner of this tract;
- S. 49° 20' 53" E., 71.22 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the east right-of-way line of said Settlement Road, for an angle corner of this tract;
- S. 71° 21' 39" E., 957.83 feet, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", set on the west right-of-way line of said Big Divide Road, for the northeast corner of this tract;

THENCE with the west right-of-way line of said Big Divide Road, the following two (2) calls:

- S. 19° 29' 18" W., 345.59 feet, to a 1/2" iron rod with cap, found at the beginning of said curve to the left, for a corner of this tract;
- along said curve to the left, having a radius of 1287.04 feet, an arc length of 236.48 feet, and a long chord bearing S. 14° 13' 28" W., 236.15 feet, to the POINT OF BEGINNING containing 15,000 acres of land.

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

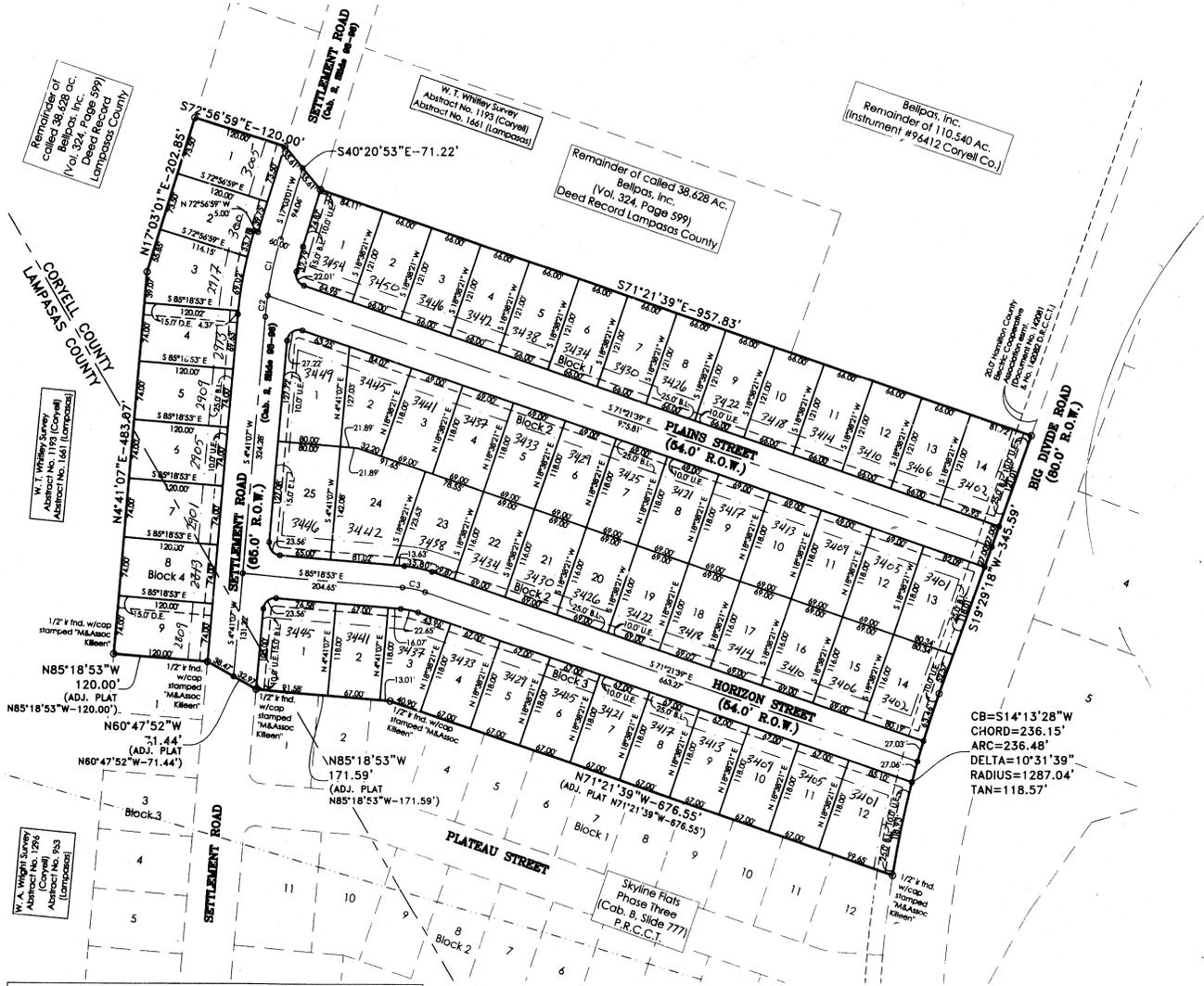
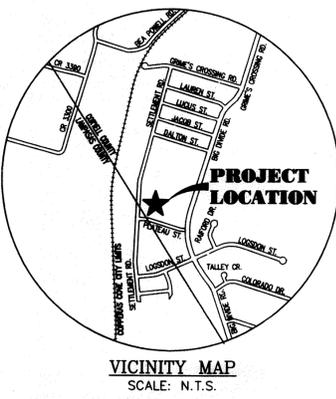
See accompanying drawing.

STATE OF TEXAS
COUNTY OF BELL

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 above described tract and that this description is true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, my hand and seal this 28th day of August, 2012, A. D.

Rex D. Haas
Registered Professional Land Surveyor, No. 4378



CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S12°31'52"W	72.74'	72.81'	461.57'	9°02'18"	36.48'
C2	S6°20'55"W	26.80'	26.80'	461.57'	3°19'37"	13.40'
C3	N78°20'16"W	29.15'	29.23'	120.00'	13°57'15"	14.69'

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, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 2:10 O'CLOCK P.M.
DEC 07 2012
COUNTY CLERK, CORYELL CO., TEXAS

NOTE:
Bearings are based on the north line of Skyline Flats Phase Three, per plat of record in Cabinet B, Slide 777, Plat Records of Coryell County, Texas.

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 AND 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 us by deed recorded as Document # 96412 of the Deed Records of Coryell County, Texas and Volume 324, Page 599 of the Deed Records of Lampasas County, Texas, designated herein as Skyline Flats, Phase Two Section Three in the City of Copperas Cove, Texas.

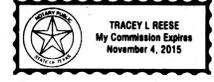
FURTHER, I (we), the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks watercourses, drains, easements, and public places shown on this plat for the purposes and consideration therein expressed.

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 purposed and considerations therein stated.

Given under my hand and seal of office this 26th day of October, 2012.



Tracey L. Reese
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 24th day of September, 2012, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Jack White
CHAIRMAN, PLANNING & ZONING COMMISSION

William F. ...
SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 9th day of October, 2012, by the City Council of the City of Copperas Cove, Texas.

John Hull
MAYOR, CITY OF COPPERAS COVE

James ...
ATTEST: CITY SECRETARY

No.	DATE	REMARKS	BY
1	9/27/2012	CITY OF COPPERAS COVE PLAT COMMENTS	FRB

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

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
I. B. P. L. S. FIRM REGISTRATION NO. 102829-00

TX ASSESSOR COLLECTOR
JUSTIN CROTHERS
OFFICIAL SEAL
CORYELL COUNTY TEXAS

DWG No.	12-72-D	DATE:	AUG. 2012	SCALE:	1"=100'	AREA:	15,000 AC.
DRAWN BY:	FRB	DATE:		SCALE:		AREA:	
NO.		DATE:		SCALE:		AREA:	

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 7th day of Dec., A.D. 2012

CORYELL COUNTY TAX OFFICE
By: *Kash ...*

FILED FOR RECORD this 7th day of December, 2012, in Cabinet B, Slide 790, Plat Records of Coryell County, Texas. Dedication Instrument in Instrument # _____, Deed Records of Coryell County, Texas.

Ana ...