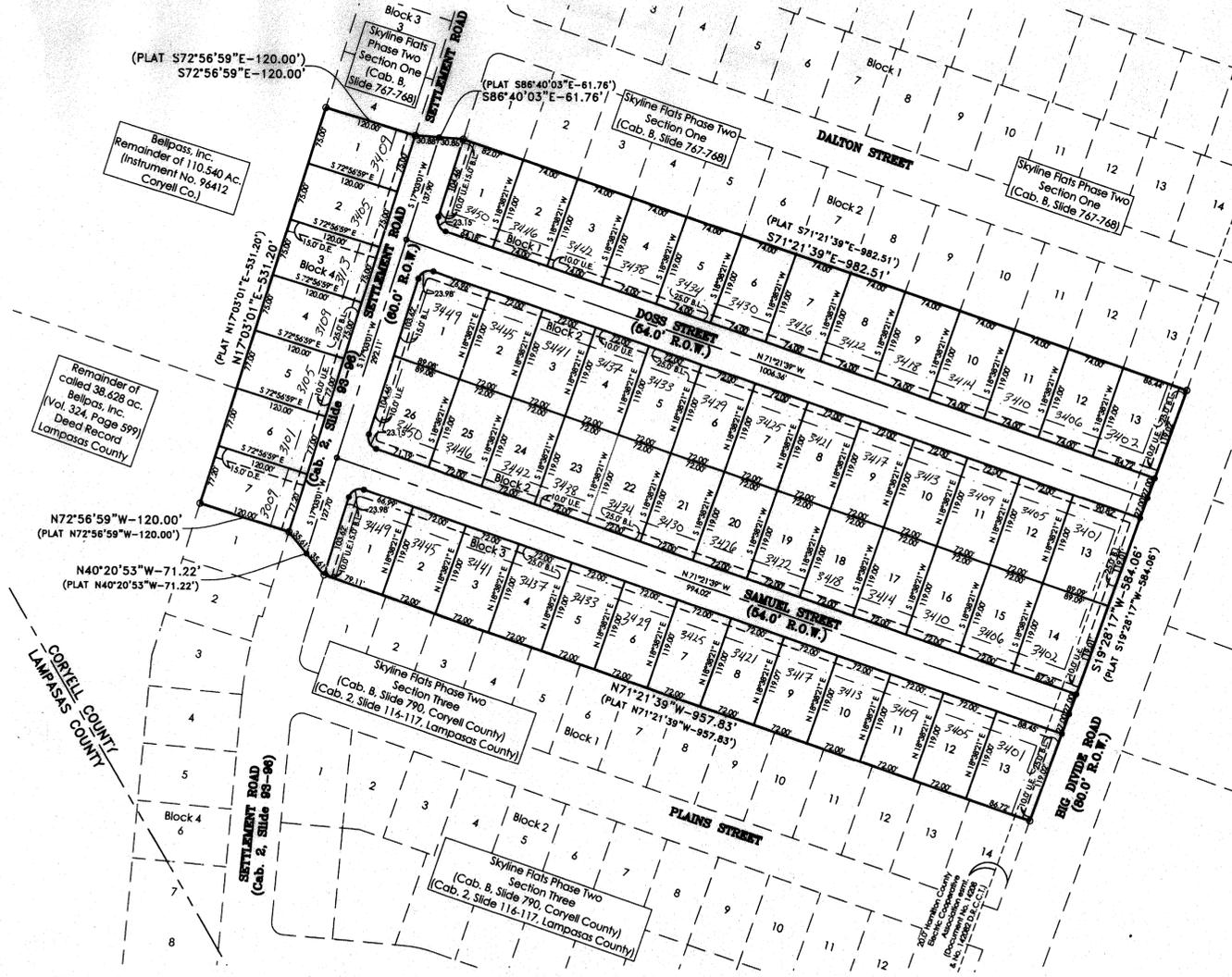


263575



Bellpas, Inc.
Remainder of 110.540 Ac.
(Instrument No. 96412
Coryell Co.)

Remainder of
called 38.628 ac.
Bellpas, Inc.
(Vol. 324, Page 599)
Deed Record
Lampasas County

N72°56'59"W-120.00'
(PLAT N72°56'59"W-120.00')

N40°20'53"W-71.22'
(PLAT N40°20'53"W-71.22')

FIELD NOTES for a 15.238 acre tract of land in Coryell County, Texas, being part of the W. T. Whitley Survey, Abstract No. 1193 (Coryell), 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 on the west right-of-way line of Big Divide Road (80' R.O.W.) at the northeast corner of Lot 14, Block 1, Skyline Flats Phase Two, Section Three, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 790, Plat Records of Coryell County, Texas, and Cabinet 2, Slide 93-96, Plat Records of Lampasas County, Texas, for the southeast corner of this tract;
 - THENCE N. 71° 21' 39" W., 957.83 feet, with the north line of said Block 1, 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. 40° 20' 53" W., 71.22 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 4, said Skyline Flats Phase Two, Section Three, for an angle corner of this tract;
 - THENCE N. 72° 56' 59" 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 southwest corner of this tract;
 - THENCE N. 17° 03' 01" E., 531.20 feet, over and across said Settlement Road and said 110.540 acre tract, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the southwest corner of Lot 4, Block 3, Skyline Flats Phase Two, Section One, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 767-768, Plat Records of Coryell County, Texas, for the northeast corner of this tract;
 - THENCE S. 72° 56' 59" E., 120.00 feet, with the south line of said Lot 4, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the southeast corner of said Lot 4 on the west right-of-way line of said Settlement Road, for an angle corner of this tract;
 - THENCE S. 86° 40' 03" E., 61.76 feet, over and across said Settlement Road, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found on the east right-of-way line of said Settlement Road at the southwest corner of Lot 1, Block 2, said Skyline Flats Phase Two, Section One, for an angle corner of this tract;
 - THENCE S. 71° 21' 39" E., 982.51 feet, with the south line of said Block 2, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found on the west right-of-way line of said Big Divide Road at the southeast corner of said Block 2, for the northeast corner of this tract;
 - THENCE S. 19° 28' 17" W., 584.06 feet, with the west right-of-way line of said Big Divide Road, to the POINT OF BEGINNING, and containing 15.238 acres of land.
- The bearings for the above description 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.

- 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

- 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.
 - Lot 13, Block 1; Lots 13 & 14, Block 2; and Lot 13, Block 3, shall not take driveway access to Big Divide Road.
 - This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48099C0650F, effective date February 17, 2010 for 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

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 Two 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, President

Tracey L. Reese
TRACEY L. REESE
My Commission Expires
November 4, 2015

THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned 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 28th day of May, 2013.

Tracey L. Reese
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 28th day of April, 2013, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Jack Williams
CHAIRMAN, PLANNING & ZONING COMMISSION

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

APPROVED this 21st day of May, 2013, by the City Council of the City of Copperas Cove, Texas.

John ...
MAYOR, CITY OF COPPERAS COVE

June ...
ATTEST 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 records and of the time and date as stamped herein by me.

BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

FILED FOR RECORD
AT 10:06 O'CLOCK A.M.
JUN 04 2013

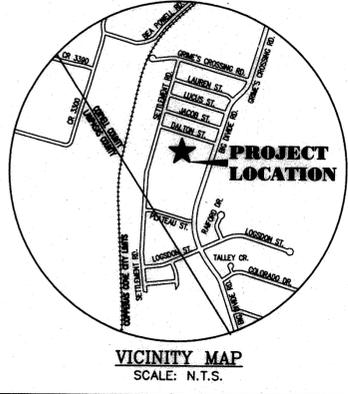


The Coryell County Tax Office, the taxing authority for all entities in Coryell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 28th day of May, A.D. 2013
CORYELL COUNTY TAX OFFICE
By: *Nancy ...*
Deputy Tax Assessor Collector

I, Barbara Simpson, County Clerk of Coryell County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 28th day of May, 2013 A.D. at 10:06 AM in the plat records of Coryell County, Texas in Cabinet 2, Slide(s) 93-96.

Barbara Simpson
Deputy Clerk



NO.	DATE	REVISIONS
1	4/17/2013	CITY OF COPPERAS COVE COMMENTS

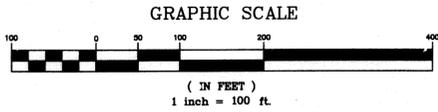
SKYLINE FLATS
PHASE TWO, SECTION TWO
COPPERAS COVE, CORYELL COUNTY, TEXAS

FINAL PLAT

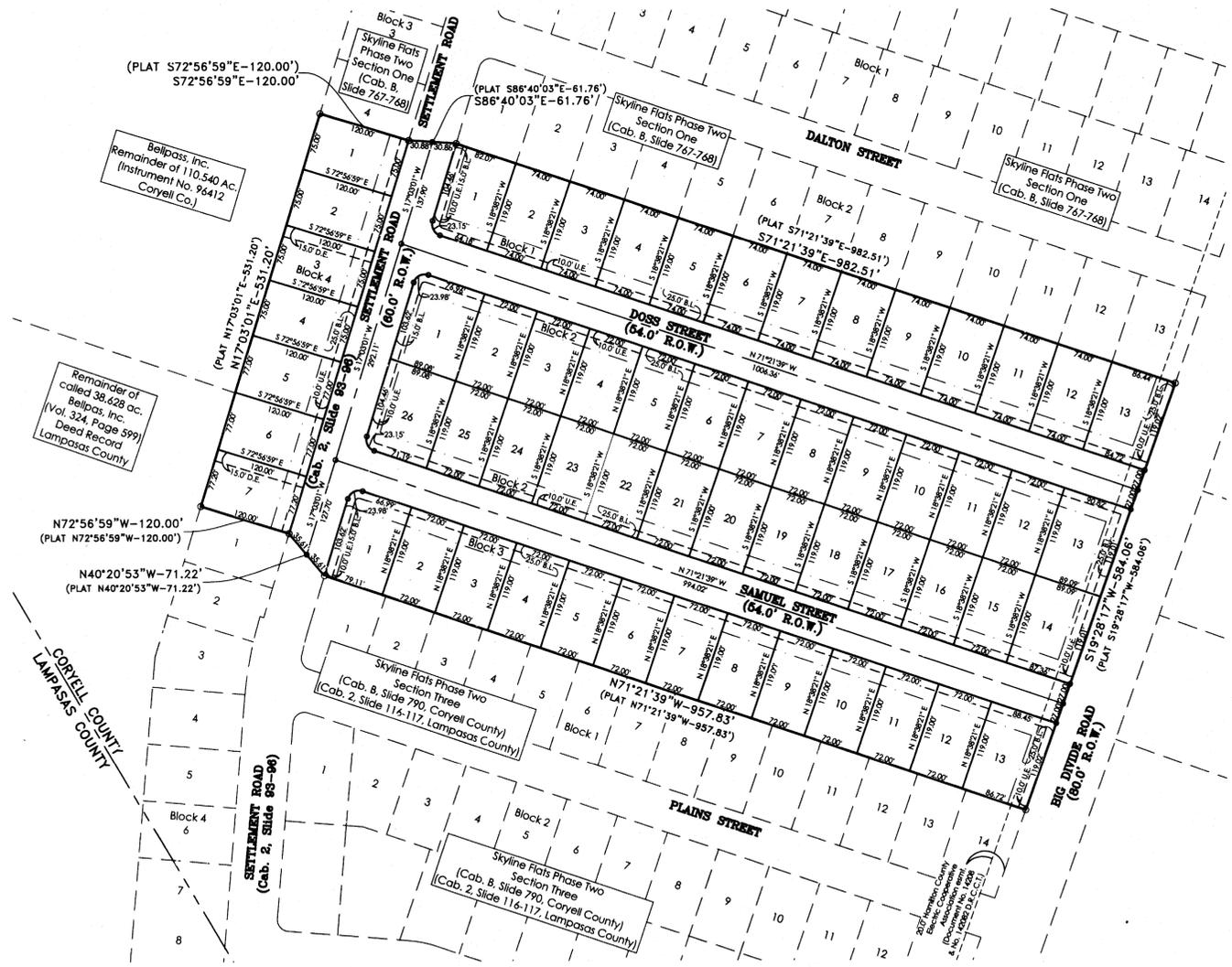
SHEET TITLE

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEAS BRANCH AT P.O. BOX 1000, KILLEEN, TEXAS 76541

DATE: MARCH 2013
SCALE: 1"=100'
SHEET NO. 12-71-D
DRAWN BY: [Name]
DATE: [Date]
AREA: 15.238 AC.
BLOCKS: 4



263575



Belpass, Inc.
Remainder of 110.540 Ac.
(Instrument No. 96412
Coryell Co.)

Remainder of
called 38.628 ac.
Belpass, Inc.
(Vol. 324, Page 599)
Deed Record
Lampasas County

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(PLAT N72°56'59"W-120.00')

N40°20'53"W-71.22'
(PLAT N40°20'53"W-71.22')

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THENCE N. 71° 21' 39" W., 957.83 feet, with the north line of said Block 1, 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.

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THENCE N. 17° 03' 01" E., 531.20 feet, over and across said 38.628 acre tract and said 110.540 acre tract, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the southwest corner of Lot 4, Block 3, Skyline Flats Phase Two, Section One, an addition to the City of Copperas Cove, Texas, of record in Cabinet B, Slide 767-768, Plat Records of Coryell County, Texas, for the northwest corner of this tract.

THENCE S. 72° 56' 59" E., 120.00 feet, with the south line of said Lot 4, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found at the southeast corner of said Lot 4 on the west right-of-way line of said Settlement Road, for an angle corner of this tract.

THENCE S. 86° 40' 03" E., 61.76 feet, over and across said Settlement Road, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found on the east right-of-way line of said Settlement Road at the southeast corner of Lot 1, Block 2, said Skyline Flats Phase Two, Section One, for an angle corner of this tract.

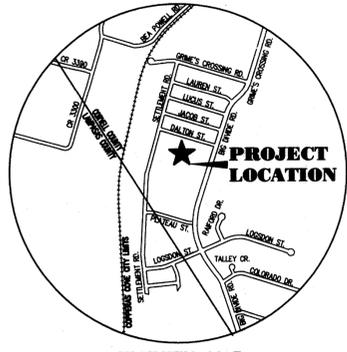
THENCE S. 71° 21' 39" E., 982.51 feet, with the south line of said Block 2, to a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN", found on the west right-of-way line of said Big Divide Road at the southeast corner of said Block 2, for the northeast corner of this tract.

THENCE S. 19° 28' 17" W., 584.06 feet, with the west right-of-way line of said Big Divide Road, to the POINT OF BEGINNING and containing 15.238 acres of land.

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 - 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

- 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.
 - Lot 13, Block 1; Lots 13 & 14, Block 2; and Lot 13, Block 3, shall not take driveway access to Big Divide Road.
 - This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48099C0650F, effective date February 17, 2010 for Coryell County, Texas.



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 Belpass, 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 Two 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: Belpass, Inc.

Wesley Atkinson
Wesley Atkinson, President



THE STATE OF TEXAS
COUNTY OF CORYELL

Before me, the undersigned 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 22nd day of May, 2013.

Tracey L. Reese
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 23rd day of April, 2013, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Jack Williams
CHAIRMAN, PLANNING & ZONING COMMISSION

Michelle Williams
SECRETARY, PLANNING & ZONING COMMISSION

APPROVED this 21st day of May, 2013, by the City Council of the City of Copperas Cove, Texas.

John Hill
MAYOR, CITY OF COPPERAS COVE

Donna Lee
ATTEST, CITY SECRETARY



FILED FOR RECORD
AT 9:15 O'CLOCK A.M.

JUN 04 2013

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

263575



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 22nd day of May, A.D. 2013

CORYELL COUNTY TAX OFFICE

Wesley Atkinson
Deputy Tax Assessor Collector

I, Barbara Simpson, County Clerk of Coryell County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 22nd day of May, 2013 A.D. and is in the plat records of Coryell County, Texas in Cabinet 2, Slide 93-96.

Barbara Simpson
Deputy Clerk

No.	DATE	REMARKS	BY
1	4/17/2013	CITY OF COPPERAS COVE COMMENTS	FRB

SKYLINE FLATS
 PHASE TWO, SECTION TWO
 COPPERAS COVE, CORYELL 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. & E. S. SURVEYING REG. NO. 3841
REGISTRATION NO. 100204-00

DWG No.	DRAWN BY	DATE	SCALE	FB/ALB	59 LOTS	AREA
12-71-D	FRB	MARCH 2013	1"=100'	**	4 BLOCKS	15.238 AC.