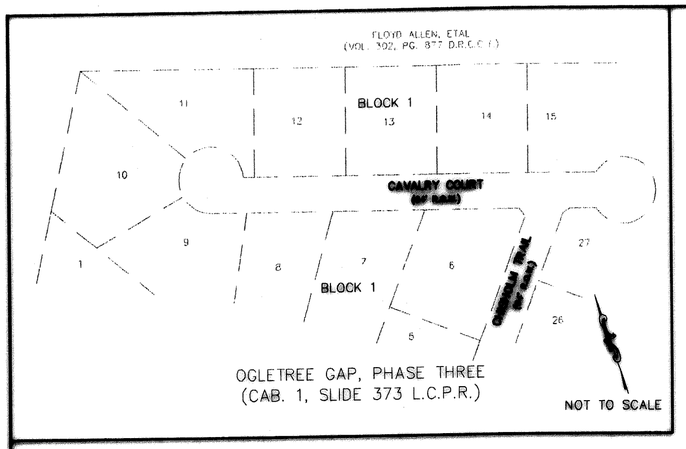
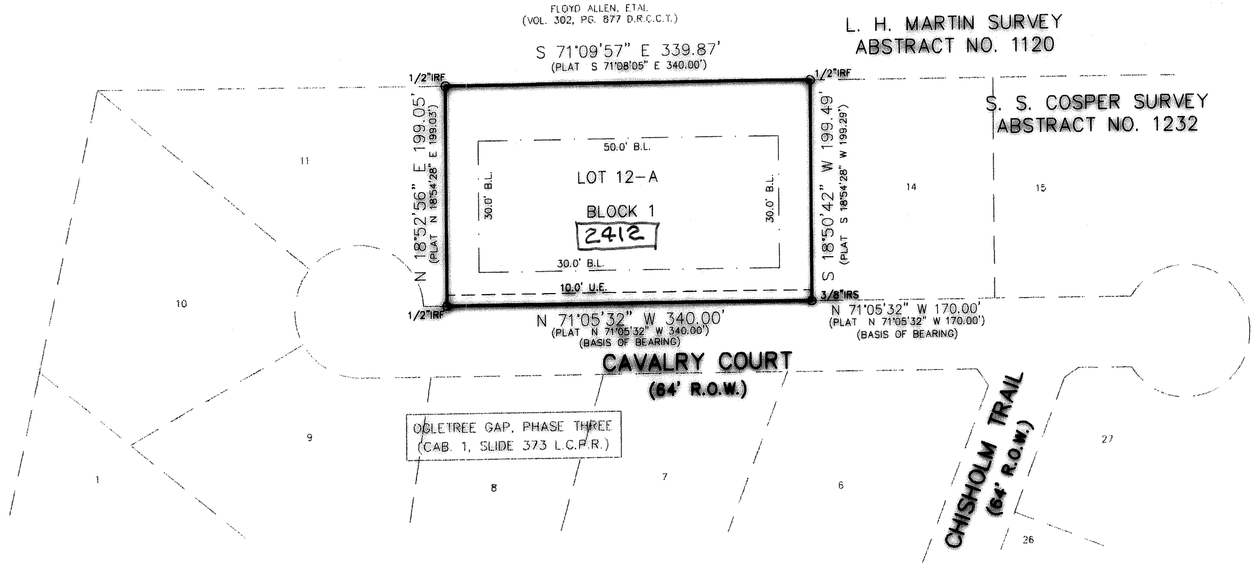
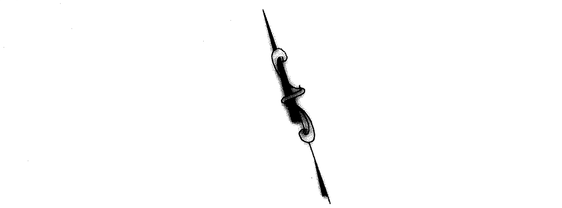






GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

IRF = IRON ROD WITH CAP STAMPED "TURLEY" FOUND
IRS = IRON ROD WITH CAP STAMPED "M & ASSOC. KILLEEN" SET

NOTES:
1. NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD PLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 480899 0235 B, DATED JANUARY 2, 1981, FOR LAMPASAS COUNTY, TEXAS.

FIELD NOTES for a 1.555 acre tract of land in Lampasas County, Texas, part of the S. S. Cosper Survey, Abstract No. 1232, and being all of Lots 12 and 13, Block 1, Ogletree Gap, Phase III, an addition to the City of Copperas Cove, being of record in Cabinet 1, Slide 373, Plat Records of Lampasas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Turley" found, in the north right of way line of Calvary Court, for the southeast corner of Lot 11 of said Block 1, for the southwest corner of said Lot 12, for the southwest corner of this tract.

THENCE with east line of said Lot 11, and the west line of said Lot 12, **N. 18°52'56" E., 199.05 feet** *(Plat N. 18°54'56" E., 199.03 feet)*, to a 1/2" iron rod with cap stamped "Turley" found, for the northeast corner of said Lot 11, for the northwest corner of said Lot 12, for the northwest corner of this tract.

THENCE with the north line of said Lot 12 and then Lot 13, **S. 71°09'57" E., 339.87 feet** *(Plat S. 71°08'05" E., 340.00 feet)*, to a 1/2" iron rod with cap stamped "Turley" found, for the northwest corner of Lot 14 of said Block 1, for the northeast corner of said Lot 13, for the northeast corner of this tract.

THENCE with the west line of said Lot 14 and the east line of said Lot 13, **S. 18°50'42" W., 199.49 feet** *(Plat S. 18°54'28" W., 199.29 feet)*, to a 3/8" iron rod with cap stamped "M & ASSOC., KILLEEN" set, in the north right of way line of said Calvary Court, for the southwest corner of said Lot 14, for the southeast corner of said Lot 13, for the southeast corner of this tract, said corner bears *N. 71°05'32" W., 170.00 feet (Plat N. 71°05'32" W., 140.00 feet)* from a 1/2" iron rod with cap stamped "Turley" found for the southeast corner of said Lot 14.

THENCE with the north right of way line of Calvary Court and the south line of said Lot 13 and then Lot 12, **N. 71°05'32" W., 340.00 feet** *(Plat N. 71°05'32" W., 340.00 feet)*, to the *POINT OF BEGINNING* containing 1.555 acres of land.

The bearings for the above description are based on the north right of way line of said Calvary Court, Ogletree Gap, Phase III, an addition to the City of Copperas Cove, being of record in Cabinet 1, Slide 373, Plat Records of Lampasas County, Texas.

STATE OF TEXAS §
COUNTY OF BELL §

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

IN WITNESS THEREOF, my hand and seal this the 14th day of May, 2006, A.D.

Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENT, that John D. Bowen Construction, whose address is 2833 CR 1020, Lampasas, Texas 76550, being the sole owner of a 1.555 acre tract of land, do hereby adopt this map or plat to be known as **REPLAT No. 1 of OGLETREE GAP PHASE III, BEING A REPLAT OF LOT 12 & 13, BLOCK 1, OGLETREE GAP, PHASE III**, and do hereby dedicate the roads shown hereon to be used as public thoroughfares, and for the installation and maintenance of any and all public utilities, which the County of Lampasas may install and maintain or permit to be installed or maintained.

John D Bowen
John Bowen

STATE OF TEXAS
COUNTY OF Coryell

Before me, a notary public in and for said State and County, John D. Bowen on this day personally appeared before me, whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal this the 13th day of September, 2006

Kathleen A. Soll
Notary Public, State of Texas
My Commission Expires: 7/28/2008

KATHLEEN A. SOLL
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/28/2008

This plat has been submitted to, considered and approved this 21st day of August, 2006, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

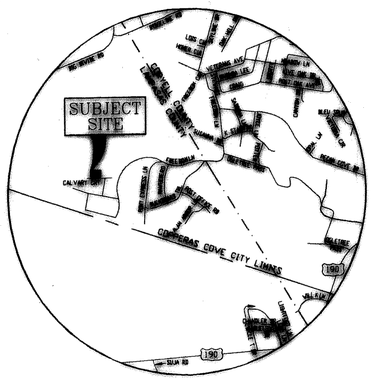
CHAIRMAN, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF LAMPASAS

I, Connie Boneman, Clerk of the County Court of said County do hereby certify that this instrument in writing, with it's certificate of authentication, was filed in my office the 14th day of Sept, 2006, at 1:30 o'clock P M, and duly recorded this the 14th day of Sept, 2006, at 1:35 o'clock P M, in Plat Cabinet 2, Slide 58. Witness my hand and seal of the County Clerk of Lampasas County, Texas, the last date written above.

Rocha Wolfe Dep.
County Court Clerk
Lampasas County, Texas



VICINITY MAP
(NOT TO SCALE)

TAX CERTIFICATE

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

Dated this 14th Day of September, A.D. 2006

LAMPASAS COUNTY APPRAISAL DISTRICT
By: Glenda January by Melissa Bugle
GLENDA JANUARY
CHIEF APPRAISER

No.	DATE	REMARKS	BY
1	8/10/06	REVISED TITLE	DD

REVISIONS

AMENDED REPLAT NO. 1 OF OGLETREE GAP, PHASE III
BEING A REPLAT OF LOTS 12 & 13, BLOCK 1, OGLETREE GAP, PHASE III
COPPERAS COVE, LAMPASAS COUNTY, TEXAS

SHEET TITLE: **SUBDIVISION PLAT**

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141

DWG No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	REF-L/B:	CLIENT-AREA:
06-231-C	DD	05/14/06	1"=100'	14/91/31	1/716	1.555 ACRES