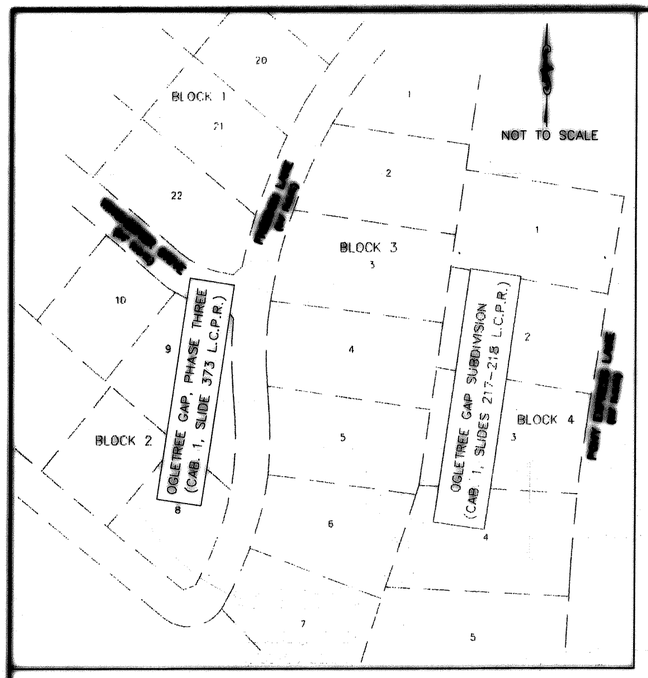
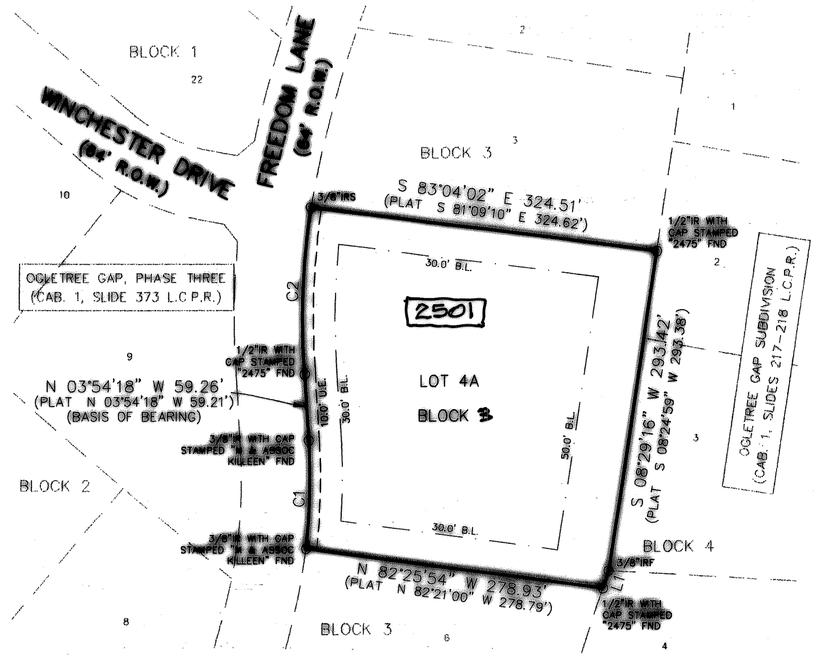




LINE TABLE		
LINE	LENGTH	BEARING
L1	17.43	S17°54'59"W
PLAT	17.52	S17°50'04"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	100.98	578.22	N01°05'27"E	100.85
PLAT	101.00	578.22	N01°05'58"E	100.88
C2	149.69	642.42	S01°58'34"W	149.35
PLAT	149.74	642.42	S02°46'21"W	149.40

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

NOW ALL MEN BY THESE PRESENTS, that John D. Bowen Construction, whose address is 2403 CR 1020, Lampasas, Texas, 76550, being the sole owner of a 2.162 acre tract of land, do hereby adopt this plat or plat to be known as REPLAT No. 2 OF OGLETREE GAP PHASE III, BEING A REPLAT OF LOTS 4 & 5, BLOCK 3, 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 7th day of August, 2006, by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

CHAIRMAN, PLANNING & ZONING COMMISSION

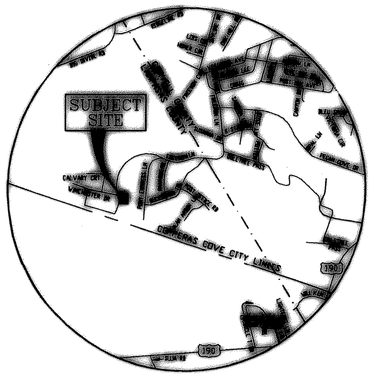
SECRETARY, PLANNING & ZONING COMMISSION

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.

STATE OF TEXAS
COUNTY OF LAMPASAS

I, Connie Harrison 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 1:45 o'clock P.M. and duly recorded this the 18th day of Sept, 2006, at 1:45 o'clock, P.M. in Plat Cabinet 2, Slide 59. Witness my hand and seal of the County Clerk of Lampasas County, Texas, the last date written above.

Katherine 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: Wanda January Sey
CHIEF APPRAISER
Chief Appraiser Melissa Gonzales

REPLAT NO. 2 OF OGLETREE GAP, PHASE III
2.162 ACRES

FIELD NOTES for a tract of land in Lampasas County, Texas, part of the S. S. Cooper Survey, Abstract No. 1232, and the land herein described being all of Lots 4 and 5, Block 3, Ogletree Gap, Phase III, a subdivision in the city of Copperas Cove, Texas, being of record in Plat Cabinet 1, Slide 374, Plat Records of Lampasas County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" set, being in a curve in the east right-of-way line of Freedom Lane (64' R.O.W.) at the northwest corner of said Lot 4, Block 3, same being the southwest corner of Lot 3, Block 3, for the northwest corner of this.

THENCE S. 83° 04' 02" E., 324.51 feet, *(plat S. 81° 09' 10" E., 324.62 feet)*, with the north line of said Lot 4 and the south line of said Lot 3, to a 1/2" iron rod with cap stamped "2475", found on the west line of Lot 2, Block 4, Ogletree Gap Subdivision to the city of Copperas Cove, Texas, being recorded in Plat Cabinet 1, Slides 217 and 218, Plat Records of Lampasas County, Texas, being the northeast corner of said Lot 4 and the southeast corner of said Lot 3, for the northeast corner of this.

THENCE S. 08° 29' 16" W., 293.42 feet, *(plat S. 08° 24' 59" W. 293.38 feet)*, with the east line of said Lots 4 and 5, Block 3, and with the west line of Lots 2 and 3, Block 4, said Ogletree Gap Subdivision, to a 3/8" iron rod found at the southwest corner of said Lot 3, Block 4, at an angle corner in the east line of said Lot 5, Block 3, for an angle corner of this.

THENCE S. 17° 54' 59" W., 17.43 feet, *(plat S. 17° 50' 04" W., 17.52 feet)*, with the east line of said Lot 5, Block 3, and the west line of Lot 4, Block 4, to a 1/2" iron rod with cap stamped "2475", found at the southeast corner of said Lot 5, Block 3 and the northeast corner of Lot 6, Block 3, for the southeast corner of this.

THENCE N. 82° 25' 54" W. 278.93 feet, *(plat N. 82° 21' 00" W. 278.79 feet)*, with the south line of said Lot 5, and the north line of said Lot 6, Block 3, to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" found, on the east right-of-way line of said Freedom Lane in a curve to the left, being the northwest corner of said Lot 6 and the southwest corner of said 5, Block 3, for the southwest corner of this.

THENCE along the east right-of-way line of said Freedom Lane and along said curve to the left, having a radius of 578.22 feet, an arc length of 100.98 feet *(plat 101.00 feet)* and a Long Chord bearing N. 01° 05' 27" E., 100.85 feet, to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" found, at the end of said curve, for a corner of this.

THENCE N. 03° 54' 18" W., 59.26 feet, *(plat N. 03° 54' 18" W. 59.21 feet)*, with the east right-of-way line of said Freedom Lane to a 1/2" iron rod with cap stamped "2475", found at the beginning of a curve to the right for a corner of this.

THENCE along the east right-of-way line of said Freedom Lane and along said curve to the right, having a radius of 642.42 feet, an arc length of 149.69 feet *(plat 149.74 feet)* and a Long Chord bearing N. 01° 58' 34" W., 149.35 feet, to the POINT OF BEGINNING and containing 2.162 acres of land.

The bearings for the above description are based on the tangent line on the east right-of –way of Freedom Lane per plat.

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 THEREOF, my hand and seal this the 13th day of July, 2006, A. D.

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

STATE OF TEXAS
REGISTERED
REX D. HAAS
4378
PROFESSIONAL LAND SURVEYOR

REPLAT NO. 2 OF OGLETREE GAP, PHASE III
BEING A REPLAT OF LOTS 4 & 5, BLOCK 3, 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:
06-355-C	DD	07/13/06	1"=100'	150b/15	2568	2.162 ACRES

SHEET 1 OF 1