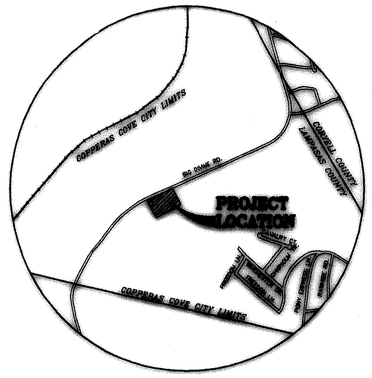
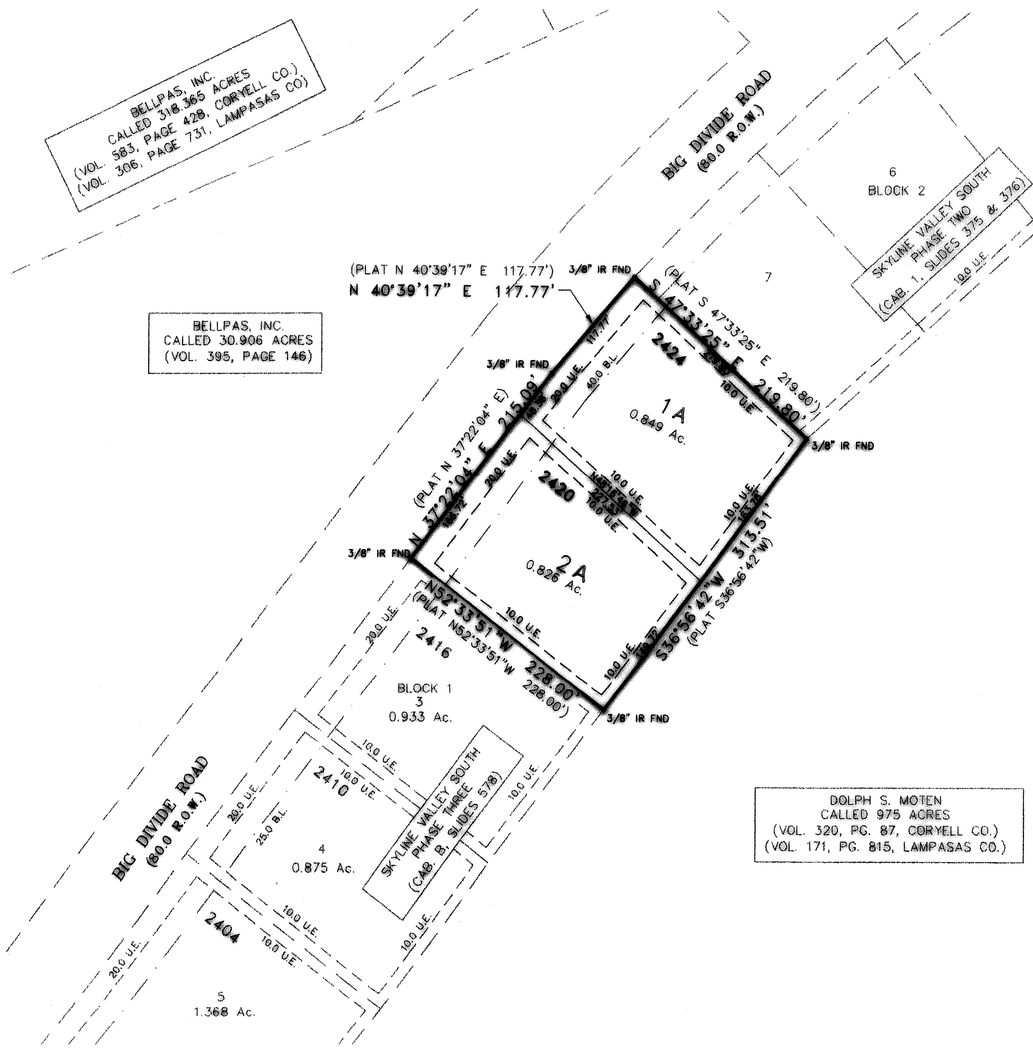
NOTES:

1. ALL 3/8" IR's HAVE CAP STAMPED "M&ASSOC. KILLEEN"
2. ALL DRIVEWAYS ON BIG DIVIDE ROAD TO BE EQUIPPED WITH TURN-AROUND CAPABILITY. NO BACKING ONTO BIG DIVIDE ROAD WILL BE PERMITTED.
3. ALL LOT CORNERS ARE 3/8" IRON RODS SET WITH CAP UNLESS OTHERWISE NOTED.



VICINITY MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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 10th DAY OF Oct, A.D. 2006

LAMPASAS COUNTY APPRAISAL DISTRICT
BY: Glenda January by Melissa Gonzales
GLENDA JANUARY
CHIEF APPRAISER

KNOW ALL MEN BY THESE PRESENT, that Bellpas Inc., whose address is P.O. Box 280, Kempner, Texas 76539, being the sole owner of a 1.675 acre tract of land, do hereby adopt this map or plat to be known as **SKYLINE VALLEY SOUTH PHASE THREE REPLAT BEING A REPLAT OF ALL OF LOTS 1 & 2, BLOCK 1, SKYLINE VALLEY SOUTH PHASE THREE**, 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.

For Bellpas, Inc. :

Mike Atkinson, Vice President

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

STATE OF TEXAS
COUNTY OF Coryell

Before me, a notary public in and for said State and County, Mike Atkinson, 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 11th day of October, 2006

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

This plat has been submitted to, considered and approved this 2nd day of October, 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 Hartmann 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 19 day of Oct, 2006, at 2:00 o'clock P.M. and duly recorded this the 19 day of Oct, 2006, at 2:10 o'clock P.M, in Plat Cabinet 2 Slide 65 Witness my hand and seal of the County Clerk of Lampasas County, Texas, the last date written above.

Dawn Christ, Deputy
County Court Clerk
Lampasas County, Texas

FIELD NOTES for a 1.675 acres tract of land in Lampasas County, Texas, being part of the John Blakey Survey, Abstract No. 1477, also know as the H.T. & B.R.R. Survey No. 8, and being all of Lots 1 and 2, Block 1, Skyline Valley South, Phase Three, an addition to the City of Copperas Cove, Texas, being recorded in Cabinet B, Slide 578, Plat Records of Lampasas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the southeast corner of Lot 7, Block 2, Skyline Valley South, Phase Two, an addition to the City of Copperas Cove, Texas, being recorded in Cabinet 1, Slides 375 and 376, Plat Records of Lampasas County, Texas, being the northeast corner of Lot 1, Block 1, Skyline Valley South, Phase Three, and being an angle corner in the west line of a called 975 acre tract conveyed to Dolph S. Moten, being recorded in Volume 171, Page 815, Deed Records of Lampasas County, Texas, for the easterly corner of this tract;

THENCE S. 36° 56' 42" W., 313.51 feet *(Plat S. 36° 56' 42" W.)*, with the easterly line of Lots 1 and 2, Block 1, said Skyline Valley South, Phase Three, and the west line of said called 975 acre tract, to a 3/8-inch iron rod found at the mutual corner of Lots 2 and 3, Block 1, said Skyline Valley South, Phase Three, for the southerly corner of this tract;

THENCE N. 52° 33' 51" W., 228.00 feet, *(Plat N. 52° 33' 51" W., 228.00 feet)*, with the mutual line of said Lots 2 and 3, to a 3/8" inch iron rod found on the southeasterly right-of-way line of Big Divide Road (80.0' R.O.W.), being the mutual corner of said Lots 2 and 3, for the westerly corner of this tract;

THENCE, N. 37° 22' 04" E., 215.09 feet *(Plat N. 37° 22' 04" E.)*, with the easterly right-of-way line of said Big Divide Road and the westerly line of said Lots 1 and 2, to a 3/8-inch iron rod found at an angle corner in the westerly line of said Lot 1, for an angle corner of this tract;

THENCE, N. 40° 39' 17" E., 117.77 feet *(Plat N. 40° 39' 17" E. 117.77 feet)*, with the easterly right-of-way line of said Big Divide Road and the westerly line of said Lot 1, to a 3/8" iron rod found at the northerly corner of said Lot 1, Block 1, Skyline Valley South, Phase Three, and the westerly corner of said Lot 7, Block 2, Skyline Valley South, Phase Two, for the northerly corner of this tract;

THENCE, S. 47° 33' 25" E., 219.80 feet *(Plat S. 47° 33' 25" E. 219.80 feet)*, with the northerly line of said Lot 1, Block 1, and the southerly line of said Lot 7, Block 2, to POINT OF BEGINNING, and containing 1.675 acres of land.

The bearings for the above description are based upon the recorded plat of Skyline Valley South, Phase Three, as referred to above.

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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 have caused to be surveyed on the ground the above described tract of land.

IN WITNESS THEREOF, my hand and seal this the 5th day of January, 2006, A. D.

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

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

No.	DATE	REMARKS REVISIONS	BY

SKYLINE VALLEY SOUTH PHASE THREE REPLAT
BEING A REPLAT OF ALL OF LOTS 1 & 2, BLOCK 1,
SKYLINE VALLEY SOUTH PHASE THREE
COPPERAS COVE, LAMPASAS COUNTY, TEXAS

SHEET TITLE: **FINAL 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:	LOTS 2	AREA:
06-456-C	MIL	SEPTEMBER 2006	1"=100'	N/A	BLOCKS 1	1.675 ACRES