

Setback lines established by city ordinances or subdivision restrictions not shown.

**LEGEND**

- Indicates Iron Rod Found
- Indicates Corner Set

Lot 27

Lot 28

Lot 4

72.00'

3/8" Iron Rod Found  
W/ Killeen E&S Cap

N68°59'02"E - 83.75'

3/8" Iron Rod Found  
W/ Killeen E&S Cap

6' Wood Fence

Lot 7, Block 9,  
Skipcha Mountain Estates  
Phase Twenty-One

Lot 5

Lot 3

N21°00'58"W - 167.49'

Concrete

One Story Brick  
723 Cattail Circle

S21°00'58"E - 167.49'

Lot 6

2.5' Bldg. Line - per plat

10' Utility Easement - per plat

72.00'

3/8" Iron Rod Found  
W/ Killeen E&S Cap

Reference Bearing Per Plat  
S68°59'02"W - 83.75'

3/8" Iron Rod Found  
W/ Killeen E&S Cap

150.18

15' Bldg. Line - per plat

10' Utility Easement - per plat

150.18' To  
Lakota Lane

# CATTAIL CIRCLE

(60' Right-of-way asphalt pavement, 36' back to back, curb & gutter)

NOTE: Restrictive covenants recorded in Vol. 5870, Pg. 1, Official Public Records of Bell County, Texas do affect this property. Easement recorded in Vol. 1052, Pg. 62, Deed Records of Bell County, Texas does not affect this property. No easements or other matters not known, not shown on the plat or observed on the ground have been shown, noted or located.

KNOW ALL MEN BY THESE PRESENTS, that I, Michelle E. Lee, a Registered Professional Land Surveyor (TX 5772), do hereby certify that on March 28, 2007, a survey was made on the ground of property located at 723 Cattail Circle, Harker Heights, Texas; said property being Lot Seven (7), Block Nine (9), SKIPCHA MOUNTAIN ESTATES, PHASE TWENTY ONE, an addition to the City of Harker Heights, Bell County, Texas, recorded in Cabinet D, slide 86-A & B, Plat Records of Bell County, Texas. The drawing hereon is a true and accurate representation of the property as determined by said survey. The lines and dimensions of said property being as indicated on the drawing. The size, location, and type of improvements are as shown and are within the boundaries of the property, set back from property lines the distances indicated. The distance to the nearest intersecting street, or road, is as shown on the drawing.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN.

This survey is for the exclusive use of Damon C. Mitchell and Amonica S. Mitchell (purchasers), CTX Mortgage Co. and Commerce Title (GF: 1004621) to convey title and may not be used for any other purpose.

DATE: March 28, 2007

SCALE: 1" = 30'

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