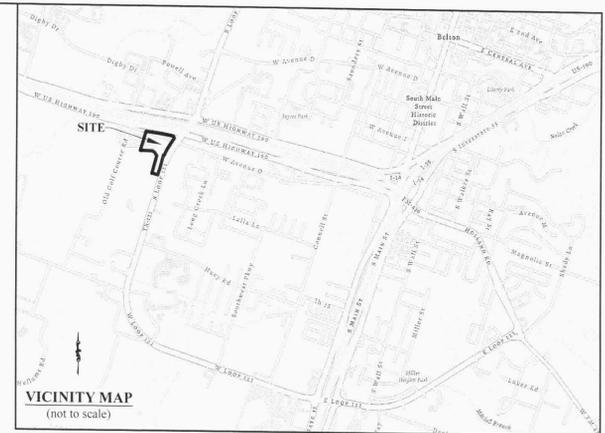


FINAL PLAT
SKYVIEW COMMERCIAL ADDITION PHASE 1
 12.50 ACRES OF LAND OUT OF THE LEWIS WALKER SURVEY, ABSTRACT NO. 860 AND THE JEFFERSON TOWNSEND SURVEY, ABSTRACT NO. 818,
 CITY OF BELTON, BELL COUNTY, TEXAS.



LEGEND:

- DE - DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- CAPPED IRON ROD FOUND (unless otherwise noted)
- 1/2" IRON ROD W/ CAP SET

NOTES:

1. The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998523.
2. No portion of this tract is shown to be within a 100-year flood zone, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0340E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Field Notes accompany this plat. Any difference in record deed courses are noted thereon.
4. Building setback lines shall comply with the City of Belton zoning ordinance.
5. Water and wastewater will be supplied by the City of Belton.
6. Electricity will be supplied by Oncor.
7. Lot 9 and any future subdividing, re-plating, or development thereof, shall establish at least one continuous cross-access easement from Sky View Drive to Lot 8 and any and all new tracts, by way of a publicly recorded cross-access easement.
8. Lot 4 and any future subdividing, re-plating, or development thereof, shall establish at least one continuous cross-access easement from Lot 6 to Lot 3 and any and all new tracts, by way of a publicly recorded cross-access easement.
9. Any future subdividing, re-plating, or development thereof, shall establish at least one continuous cross-access easement from adjacent lots to any and all new tracts, by way of a publicly recorded cross-access easement.
10. POA (Property Owner Association) is responsible for the permanent maintenance of the common areas, drainage, and detention ponds.
11. POA is responsible for the maintenance of the access roads.
12. Lot 6 is for drainage to be owned and maintained by the POA.
13. City of Belton does not regulate lot to lot drainage.
14. All 30' private access easements shall also be public utility and drainage easements.

CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1 | 2545.00' | 211.79' | S 79°30'06" E | 211.21' |
| C2 | 1969.86' | 338.37' | S 28°11'02" W | 337.65' |
| C3 | 1969.86' | 57.24' | S 33°36'20" W | 57.24' |
| C4 | 1969.86' | 218.38' | S 28°15'50" W | 218.20' |
| C5 | 1969.86' | 63.78' | S 28°30'22" W | 62.75' |
| C6 | 30.00' | 47.12' | S 60°06'33" W | 42.43' |
| C7 | 2025.86' | 222.39' | S 20°41'15" W | 220.28' |
| C8 | 30.00' | 56.31' | N 52°58'15" W | 48.40' |
| C9 | 30.00' | 47.12' | N 62°42'15" E | 42.43' |
| C10 | 30.00' | 52.92' | S 24°12'11" W | 45.26' |
| C11 | 30.00' | 47.12' | S 59°50'23" E | 42.43' |
| C12 | 30.00' | 47.12' | S 77°09'18" E | 42.43' |
| C13 | 30.00' | 41.96' | S 57°46'19" W | 38.68' |
| C14 | 30.00' | 47.12' | S 79°17'45" E | 42.43' |
| C15 | 30.00' | 36.16' | S 75°42'25" E | 31.01' |
| C16 | 30.00' | 48.44' | S 11°04'05" E | 43.35' |
| C17 | 30.00' | 47.12' | S 75°23'19" W | 42.98' |
| C18 | 2025.86' | 232.88' | S 26°55'19" W | 229.72' |
| C19 | 1969.86' | 45.01' | S 31°46'24" W | 45.01' |
| C20 | 30.00' | 51.57' | S 25°18'50" E | 45.45' |

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 79°02'34" E | 182.13' |
| L2 | S 71°56'51" E | 52.22' |
| L3 | N 83°38'35" W | 23.03' |
| L4 | S 29°17'32" W | 29.97' |
| L5 | S 15°05'05" W | 128.80' |
| L6 | S 60°38'51" W | 14.14' |
| L7 | S 3°59'56" W | 118.88' |
| L8 | N 51°42'13" W | 49.42' |
| L9 | N 69°40'18" W | 36.61' |

OWNER/DEVELOPER:
 Arit Investments, LLC,
 a Texas limited liability company
 2121 N Hwy 281
 Marble Falls, Texas 78654

ENGINEER:
 Republic Engineering & Development Services
 P.O. Box 3123
 Harker Heights, Texas 76548

SURVEYOR:
 Frobish Land Surveying, LLC
 P.O. Box 1411
 Belton, Texas 76513



STATE OF TEXAS
 COUNTY OF BELL

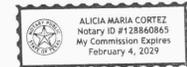
KNOW ALL MEN BY THESE PRESENTS, that ARIT INVESTMENTS, LLC, a Texas limited liability company, whose address is 2121 N Hwy 281, Marble Falls, Texas 78654, being the owner of the land shown on this plat designated as **SKYVIEW COMMERCIAL ADDITION PHASE 1**, being a 12.50 acre tract of land out of the Lewis Walker Survey, Abstract No. 860 and the Jefferson Townsend Survey, Abstract No. 818, Bell County, Texas, and being part of a 7.26 acre tract of land as described by a deed to said owner recorded in Document No. 2022071288, Real Property Records in Bell County, Texas, and being all of Commercial Lots 1 and 2, Block 8 of Final Plat For Sky View Belton Addition, an addition to the City of Belton, Texas according to the platland dedication to said owner, recorded in Document No. 2024017419, of said Property Records, and being part of a 5.120 acre tract of land as described by a deed to said owner recorded in Document No. 2024055151, of said Property Records, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: Daniel T. McBride, Agent
 Arit Investments, LLC, a Texas limited liability company
 40206 Industrial Park Circle, Ste 101
 Georgetown, Texas 78626

STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on the 22 day of January, 2026 by Daniel T. McBride.

Notary Public for the State of Texas
 My Commission Expires: 2/1/29



STATE OF TEXAS
 COUNTY OF BELL

I hereby certify that the above and foregoing Plat of the Sky View Commercial Addition Phase 1 to the City of Belton was approved this 22nd day of July, 2025 by the Planning and Zoning Commission of the City of Belton, Texas.

Chairman: Daniel K. Ruff Secretary: Michelle Fogh

I hereby certify that the above and foregoing Plat of the Sky View Commercial Addition Phase 1 to the City of Belton was approved this 22nd day of July, 2025 by the City Council of the City of Belton, Texas.

Mayor: Daniel K. Ruff Secretary: Michelle Fogh

TAX CERTIFICATION:

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 15 DAY OF January, A.D. 2026

BELL COUNTY TAX APPRAISAL DISTRICT

BY: [Signature]
 Witness my hand and seal this 22nd day of July, 2026

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 09/17/2025
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



FILED FOR RECORD THIS 03 DAY OF February, 2026 IN DOCUMENT NUMBER 2026004823, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.