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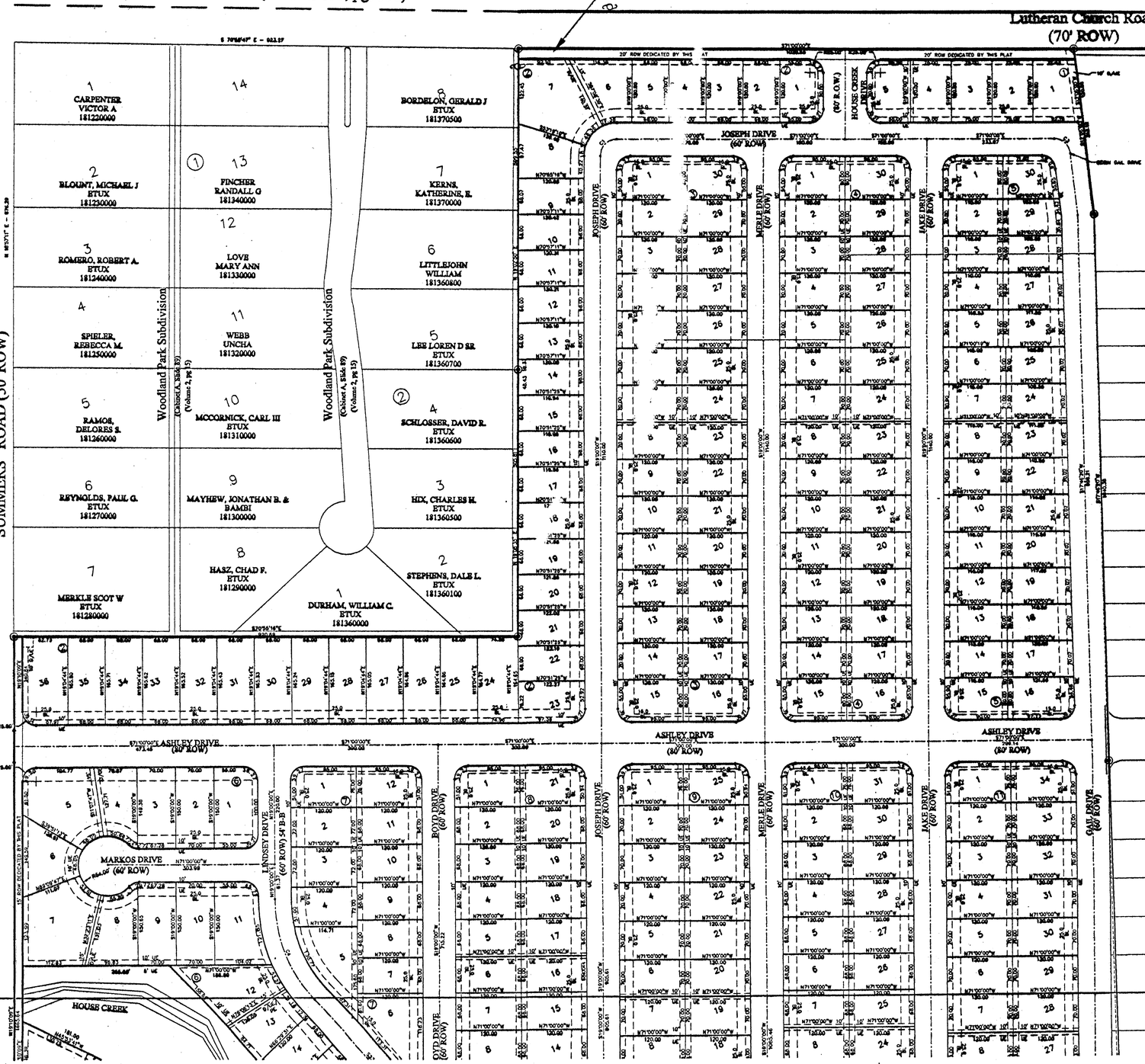
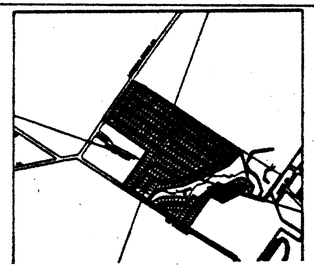


VICINITY MAP
N.T.S.



THE STATE OF TEXAS
COUNTY OF CORYELL
This is to certify that we, HGN, a Texas [illegible]neral Partnership whose address is 1308 W Stan Schlueter Loop, Killeen, Texas 76542, are the legal owners of the land shown on this plat, being a tract of land conveyed to us by deed dated 28 May 2002 and being 113.574 acres of land out of and a part of the ELIZABETH JONES SURVEY, ABSTRACT 551, and being part or parts of that certain 399.66 acre tract of land conveyed to J. K. SUMMERS, ET UX, MERLE SUMMERS , by deed recorded in Volume 209, Page 225, Deed Records of Coryell County , Texas; subject tract being more particularly described by metes and bounds in Exhibit "A" and incorporated herein for all purposes. Designated herein as HOUSE CREEK SUBDIVISION in the ETJ of the City of Copperas Cove, Texas.
Further, we, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown on this plat for the purpose and consideration therein expressed.

For: HGN, a Texas General Partnership

By: [illegible]
Director of Land[illegible]

STATE OF TEXAS
COUNTY OF CORYELL
Before me, the undersigned authority, on this day personally appeared MICHAEL R. EMMONS known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and consideration therein stated.
Given under my hand and seal of the office this 1st day of OCTOBER 2002

GAIL A. SOLT
Notary Public
STATE OF TEXAS
NOTARY PUBLIC, STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS: That I, A. W. KESSLER , a Registered Professional Land Surveyor, do hereby certify that I made an accurate survey on the ground of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision , in accordance with the Subdivision Ordinance of the City of Copperas Cove, Texas.

A. W. KESSLER
Registered Professional Land Surveyor, No. 1852
Killeen Engineering and Surveying
2901 E. Stan Schlueter Loop
Killeen, TX 76542

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Copperas Cove, Texas and is hereby recommended by such Commission to the City Council for its consideration for approval.

APPROVED this 9th day of December 2002 by the Planning and Zoning Commission of the City of Copperas Cove, Coryell County, Texas.

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVED this 19 day of DECEMBER 2002 by the City Council of the City of Copperas Cove, Coryell County, Texas.

MAYOR, CITY OF COPPERAS COVE

Pamela J. Russell
ATTEST: CITY SECRETARY

APPROVED this _____ day of _____ 20__ by the County Commissioners of Coryell County, Texas.

CORYELL COUNTY JUDGE

FILED FOR RECORD this 28th day of February 2003 A.D., in Cab. B Sleeve Page 547 of the Plat Records of Coryell County, Texas.

Filed For Record
AT 8 O'CLOCK A M
FEB 28 2003
Barbara Simpson
County Clerk, Coryell Co., Texas

Remainder of
J.K. Summers, et ux, Merle Summers
399.66 Acres
(Volume 209, pg. 225)
Deed Records of Coryell County, Texas
359.589 Acres

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.
BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS
Barbara Simpson

MATCHLINE NORTH
MATCHLINE SOUTH

FINAL PLAT

HOUSE CREEK NORTH SUBDIVISION
PHASE ONE
COPPERAS COVE, CORYELL COUNTY, TEXAS

113.574 ACRES
352 LOTS

Project No.:	4002-011
Scale:	1:100
Date:	9/15/02
Design By:	MSM
Sheet No.:	1 of 2

KILLEEN ENGINEERING & SURVEYING, LTD.
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

E:\LAND PROJECTS 3\4002-000 B.A. Emmons\4002-011 HOUSE CREEK\dwg\HOUSE CREEKR1.dwg 12/02/2002 11:06:42 AM CST

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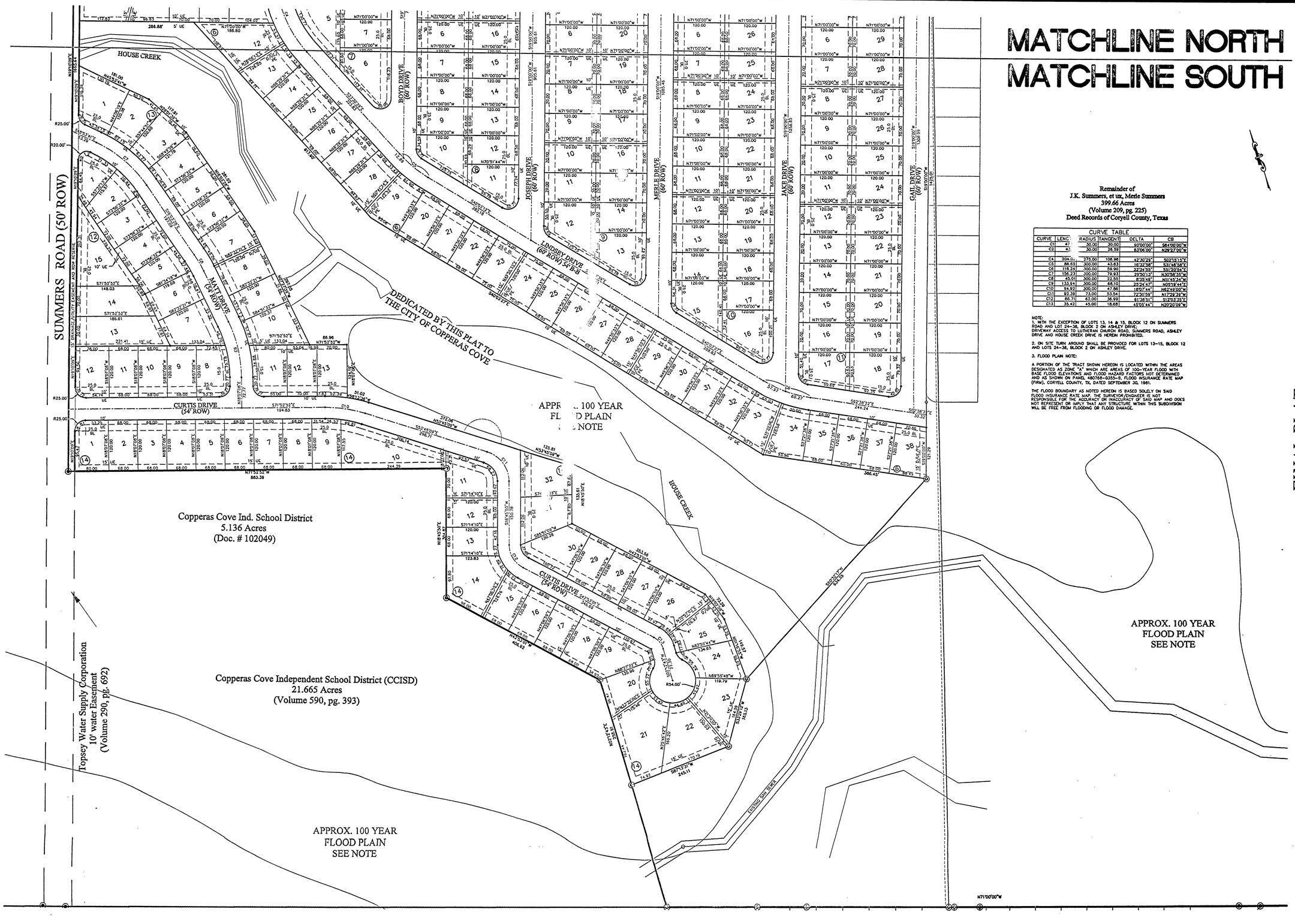
MATCHLINE NORTH
MATCHLINE SOUTH



Remainder of
J.K. Summers, et ux, Metle Summers
399.66 Acres
(Volume 209, pg. 225)
Deed Records of Coryell County, Texas

CURVE TABLE

CURVE	LENG.	RADIUS	TANGENT	DELTA	CB
C1	47	30.00	30.00	90°00'00"	S61°00'00"W
C2	43	30.00	36.59	83°06'00"	N29°27'00"W
C4	204.02	275.00	106.96	42°30'29"	S02°51'15"E
C5	86.65	300.00	43.63	16°32'58"	S31°46'58"E
C6	116.24	300.00	59.90	22°24'55"	S31°20'54"E
C7	156.23	300.00	79.83	29°50'13"	N30°58'15"W
C8	45.01	300.00	22.55	8°35'48"	N11°53'34"W
C9	133.94	300.00	68.10	25°34'47"	N05°19'44"E
C10	94.92	300.00	47.86	18°07'44"	N52°49'00"W
C11	92.39	73.00	53.54	72°30'25"	N17°29'38"W
C12	65.71	62.00	36.59	61°36'21"	S12°03'15"E
C13	35.42	45.00	18.68	45°05'44"	N20°20'09"W

NOTE:
1. WITH THE EXCEPTION OF LOTS 13, 14 & 15, BLOCK 12 ON SUMMERS ROAD AND LOT 24-38, BLOCK 2 ON ASHLEY DRIVE, DRIVEWAY ACCESS TO LUTHERAN CHURCH ROAD, SUMMERS ROAD, ASHLEY DRIVE AND HOUSE CREEK DRIVE IS HEREIN PROHIBITED.

2. ON SITE TURN AROUND SHALL BE PROVIDED FOR LOTS 13-15, BLOCK 12 AND LOTS 24-38, BLOCK 2 ON ASHLEY DRIVE.

3. FLOOD PLAIN NOTE:

A PORTION OF THE TRACT SHOWN HEREON IS LOCATED WITHIN THE AREAS DESIGNATED AS ZONE "A" WHICH ARE AREAS OF 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND AS SHOWN ON PANEL 480768-0355-B, FLOOD INSURANCE RATE MAP (FIRM), CORYELL COUNTY, TX, DATED SEPTEMBER 30, 1981.

THE FLOOD BOUNDARY AS NOTED HEREON IS BASED SOLELY ON SAID FLOOD INSURANCE RATE MAP. THE SURVEYOR/ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OR INACCURACY OF SAID MAP AND DOES NOT REPRESENT OR IMPLY THAT ANY STRUCTURE WITHIN THIS SUBDIVISION WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

KILLEEN ENGINEERING & SURVEYING, LTD.
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

FINAL PLAT

HOUSE CREEK NORTH SUBDIVISION
PHASE ONE
COPPERAS COVE, CORYELL COUNTY, TEXAS

Railroad spike located north of CL of Lutheran Church Rd and House Creek Drive Elev. = 1056.56

Project No.:	4002-011
Scale:	1:100
Date:	11/29/02
Design By:	MSM
Sheet No.:	2 of 2

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