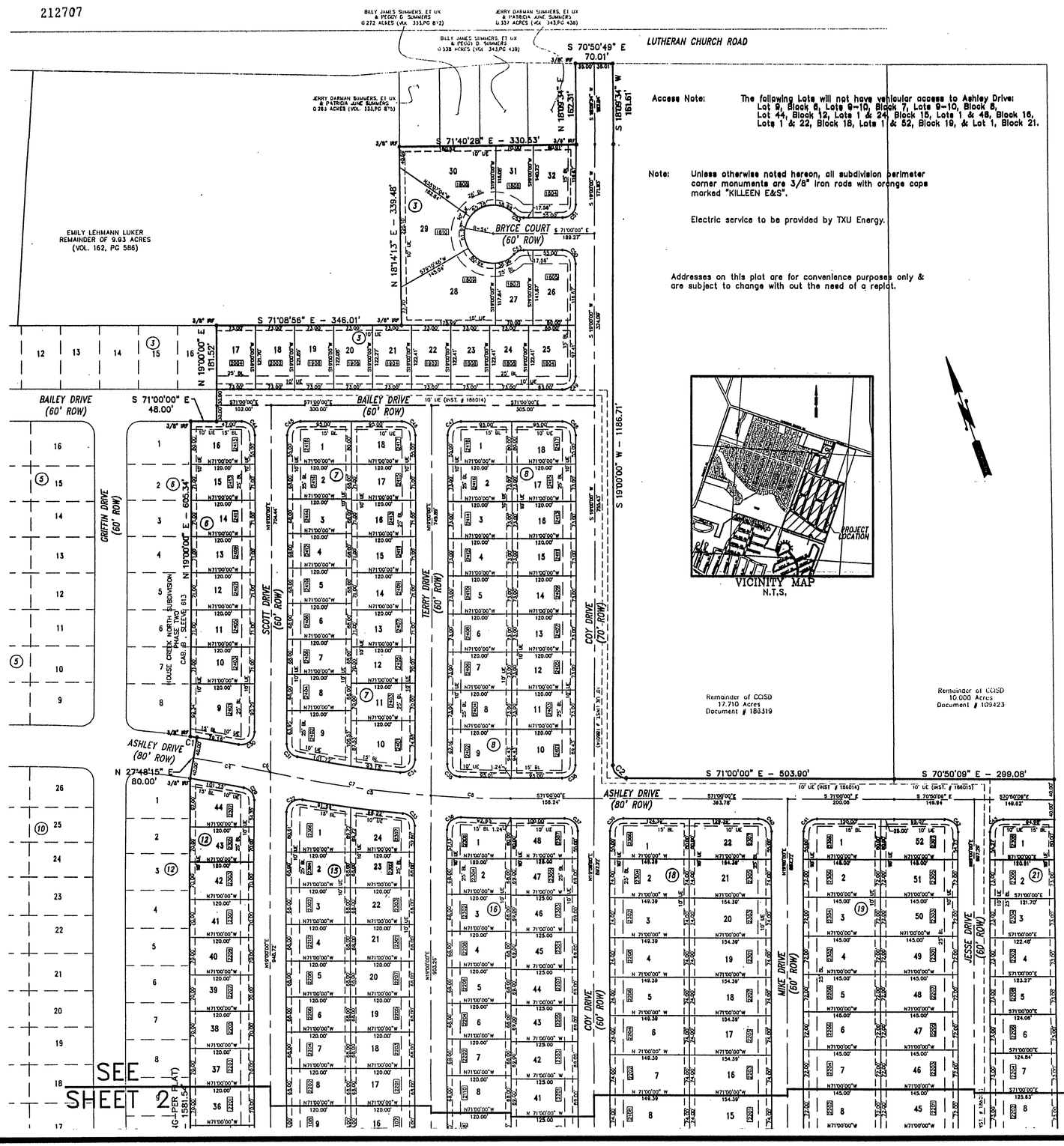
212707



Access Note: The following Lots will not have vehicular access to Ashley Drive: Lot 9, Block 6, Lots 9–10, Block 7, Lots 9–10, Block 8, Lot 44, Block 12, Lots 1 & 24, Block 15, Lots 1 & 48, Block 16, Lots 1 & 22, Block 18, Lots 1 & 52, Block 19, & Lot 1, Block 21.

Note: Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN E&S".

Electric service to be provided by TXU Energy.

Addresses on this plat are for convenience purposes only & are subject to change with out the need of a replat.

VICINITY MAP
N.T.S.

THE STATE OF TEXAS
COUNTY OF CORYELL

This is to certify that we, HCN Partnership, a Texas General Partnership, of 1300 W. Stan Schlueter Loop, Killeen, Texas 76542, and The Board of Trustees of Copperas Cove Independent School District, of 703 W. Avenue D, Copperas Cove, Texas 76522 are the legal owners of the land shown on this plat, being a part of a tract of land conveyed to HCN Partnership, a Texas General Partnership by deed dated June 15th, 2004 and recorded in File No. 172280, of the Deed records of Coryell County, Texas, and being a part of a tract of land conveyed to The Board of Trustees of Copperas Cove Independent School District dated August 18th, 2005 and recorded in File No. 186319, of the Deed records of Coryell County, Texas, and being part of a tract of land conveyed to Copperas Cove Independent School District and recorded in File No. 109423, of the Deed records of Coryell County, Texas, and designated herein as HOUSE CREEK NORTH SUBDIVISION, PHASE THREE in the City of Copperas Cove, Texas.

FURTHER, I, 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: HCN Partnership, a Texas General Partnership

Michael R. Emmons

STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed 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 persons executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this 24th day of October, 2006.

Notary Public, State of Texas

For: The Board of Trustees of Copperas Cove Independent School District

Joan Manning

Mary Ann Glass

STATE OF TEXAS
COUNTY OF CORYELL

Before me, the under signed authority, on this day personally appeared Joan Manning and Mary Ann Glass, 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 considerations therein stated.

Given under my hand and seal of office this 20 day of October, 2006.

KATHLEEN S. BLAKE
Notary Public
STATE OF TEXAS
My Commission
Expires 08/12/2008

Notary Public, State of Texas

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 18th day of Sept., 2006 by the Planning and Zoning Commission of the City of Copperas Cove, Texas.

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this 3rd day of October, 2006 by the City Council of the City of Copperas Cove, Texas.

Mayor, City of Copperas Cove

Attest: City Secretary

FILED FOR RECORD this 29 day of November, 20 07
~~Volume~~ Cabinet B, ~~Page~~ Slide 682, of the Plat Records of Coryell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, do hereby certify that I made an actual and accurate survey on the ground of the platted land, and that the corner monuments shown on the foregoing plat were properly placed or found under my personal supervision, in accordance with the Subdivision Ordinance of the City of Copperas Cove, Texas.

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 rec. d 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

STATE OF TEXAS
MICHELLE E. LEE
5772
REGISTERED
LAND SURVEYOR

Michelle E. Lee 8-24-06

Michelle E. Lee, RPLS (TX 5772)
2901 E. Stan Schlueter Loop
Killeen, TX 76542

Filed For Record
AT 2 O'CLOCK P M
NOV 29 2007

Barbara Simpson
County Clerk, Coryell Co., Texas

212707

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

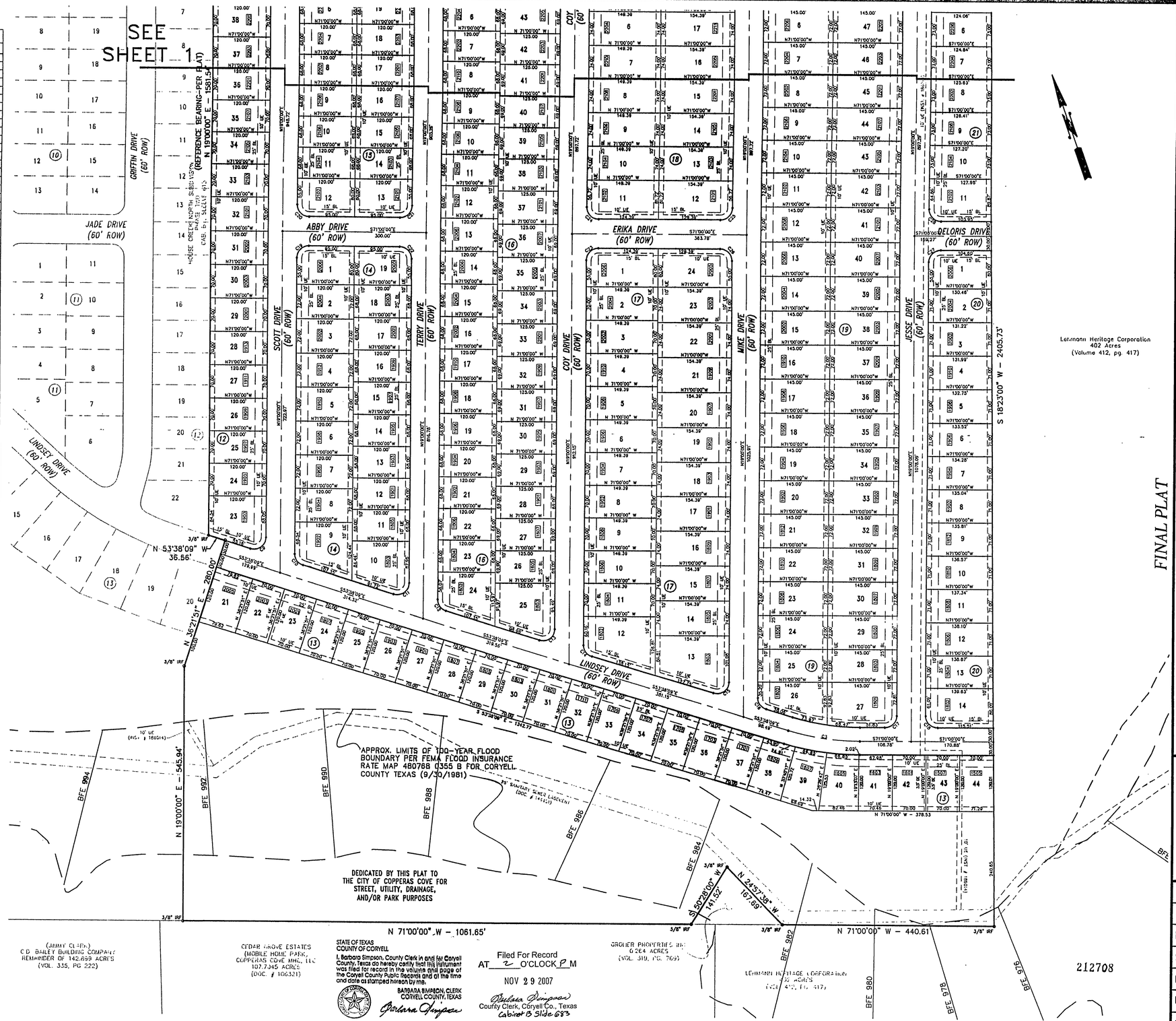
FINAL PLAT

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

Project No.:	2005-055
Acres:	109.392
No. of Lots:	320
Scale:	1" = 100'
Date:	08/25/06
Design By:	MEL/FJP
Sheet No.:	1 OF 2

212708

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	0°20'52"	2040.00	12.39	6.19	N 62°22'11" W	12.39
C2	90°00'00"	25.00	39.27	25.00	S 26°00'55" E	35.36
C3	17°21'51"	500.00	151.53	76.35	S 62°19'05" E	150.95
C4	4°10'49"	2000.00	145.92	72.99	N 60°05'20" W	145.89
C5	12°59'05"	2000.00	453.25	227.80	S 64°30'28" E	452.28
C6	0°01'06"	2000.00	0.64	0.32	S 58°01'28" E	0.64
C7	8°42'03"	2000.00	303.72	152.15	S 62°23'03" E	303.42
C8	4°15'56"	2000.00	148.90	74.48	S 68°52'02" E	148.86
C9	107°21'51"	25.00	46.85	34.01	N 72°40'55" E	40.29
C10	72°38'09"	25.00	31.69	18.38	S 17°19'05" E	29.61
C11	107°21'51"	25.00	46.85	34.01	N 72°40'55" E	40.29
C12	72°38'09"	25.00	31.69	18.38	S 17°19'05" E	29.61
C13	107°21'51"	25.00	46.85	34.01	N 72°40'55" E	40.29
C14	72°38'09"	25.00	31.69	18.38	S 17°19'05" E	29.61
C15	107°21'51"	25.00	46.85	34.01	N 72°40'55" E	40.29
C16	72°38'09"	25.00	31.69	18.38	S 17°19'05" E	29.61
C17	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C18	90°00'00"	25.00	39.27	25.00	S 26°00'00" E	35.36
C19	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C20	90°00'00"	25.00	39.27	25.00	S 26°00'00" E	35.36
C21	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C22	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C23	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C24	90°00'00"	25.00	39.27	25.00	S 26°00'00" E	35.36
C25	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C26	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C27	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C28	90°00'00"	25.00	39.27	25.00	S 26°00'00" E	35.36
C29	78°13'16"	25.00	34.13	20.32	N 20°06'38" W	31.54
C30	101°01'40"	25.00	44.08	30.34	N 69°30'50" E	38.59
C31	78°15'31"	25.00	34.15	20.34	S 20°07'46" E	31.55
C32	100°59'33"	25.00	44.07	30.32	S 69°29'46" W	38.58
C33	84°20'14"	25.00	36.80	22.64	N 23°10'07" W	33.57
C34	96°02'40"	25.00	41.91	27.79	N 67°01'20" E	37.17
C35	87°13'22"	25.00	38.06	23.82	S 24°36'41" E	34.49
C36	92°36'08"	25.00	40.41	26.16	S 65°18'04" W	36.15
C37	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C38	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C39	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C40	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C41	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C42	89°50'08"	25.00	39.20	24.93	N 25°55'04" W	35.30
C43	90°09'52"	25.00	39.34	25.07	S 64°04'56" W	35.41
C44	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C45	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C46	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C47	90°00'00"	25.00	39.27	25.00	S 64°00'00" W	35.36
C48	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C49	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C50	90°00'00"	25.00	39.27	25.00	N 26°00'00" W	35.36
C51	90°00'00"	25.00	39.27	25.00	N 64°00'00" E	35.36
C52	45°52'37"	25.00	20.02	10.58	S 48°03'42" E	19.49
C53	45°52'37"	25.00	20.02	10.58	S 86°03'41" W	19.49



THE LIMITS OF THE 100-YEAR FLOOD AS WELL AS THE BASE FLOOD ELEVATIONS (BFE) AS SHOWN HEREON WERE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP 480768 0355 B FOR CORYELL COUNTY, TEXAS DATED SEPTEMBER 30, 1981. THE SURVEYOR/ENGINEER DOES NOT CERTIFY TO THE ACCURACY OR INACCURACY OF SAID MAP AND THEREFORE DOES NOT IMPLY OR WARRANT THAT STRUCTURES WITHIN THE FLOOD PLAIN LIMITS AS SHOWN HEREON OR THE PLATTED AREA WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

(ARMY CLERK)
C.D. BAILEY BUILDING COMPANY
REMAINDER OF 142.699 ACRES
(VOL. 335, PG 222)

CEDAR GROVE ESTATES
(MOBILE HOME PARK)
COPPERAS COVE MHC, LLC
107.7345 ACRES
(DOC. # 106321)

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

Filed For Record
AT 2 O'CLOCK P M
NOV 29 2007
Barbara Simpson
County Clerk, Coryell Co., Texas
Cabinet B Slide 683

GROLLER PROPERTIES INC
0.264 ACRES
(VOL. 319, PG. 769)

LEHMANN HERITAGE CORPORATION
402 ACRES
(VOL. 412, PG. 417)

212708

FINAL PLAT
HOUSE CREEK NORTH SUBDIVISION
PHASE THREE
COPPERAS COVE, CORYELL COUNTY, TEXAS

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

STATE OF TEXAS
REGISTERED
MICHELLE E. LEE
5772
PROFESSIONAL LAND SURVEYOR
Michelle E. Lee
8-24-06

Project No.:	2005-055
Acres:	109.392
No. of Lots:	320
Scale:	1" = 100'
Date:	08/25/06
Design By:	MEL/FJP
Sheet No.:	2 OF 2