

**CURVE TABLE**

CURVE	DELTA	CH. BEARING	CH. LENGTH	ARC LENGTH
1	15°33'39"	N 08°10'43" E	27.85	27.74
2	15°33'39"	N 08°10'43" E	44.24	44.36
3	43°09'04"	N 37°42'05" E	73.55	75.31
4	43°09'04"	N 37°42'05" E	117.67	120.50
5	30°43'07"	N 74°38'10" E	52.97	53.61
6	30°43'07"	N 74°38'10" E	84.76	85.78

**LINE TABLE**

LINE	BEARING	DISTANCE
1	N 54°43'52" E	39.01
2	N 78°16'13" E	29.38
3	S 70°53'41" E	59.31
4	N 88°58'41" E	41.85
5	S 18°37'25" E	53.46

Doc BK Vol F4  
065,44149 OR 2293 16,000

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Jan 21, 2005 at 10:25A

Document Number: 0654149

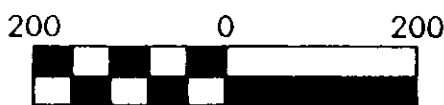
Amount: \$6.00

By: Judy Green

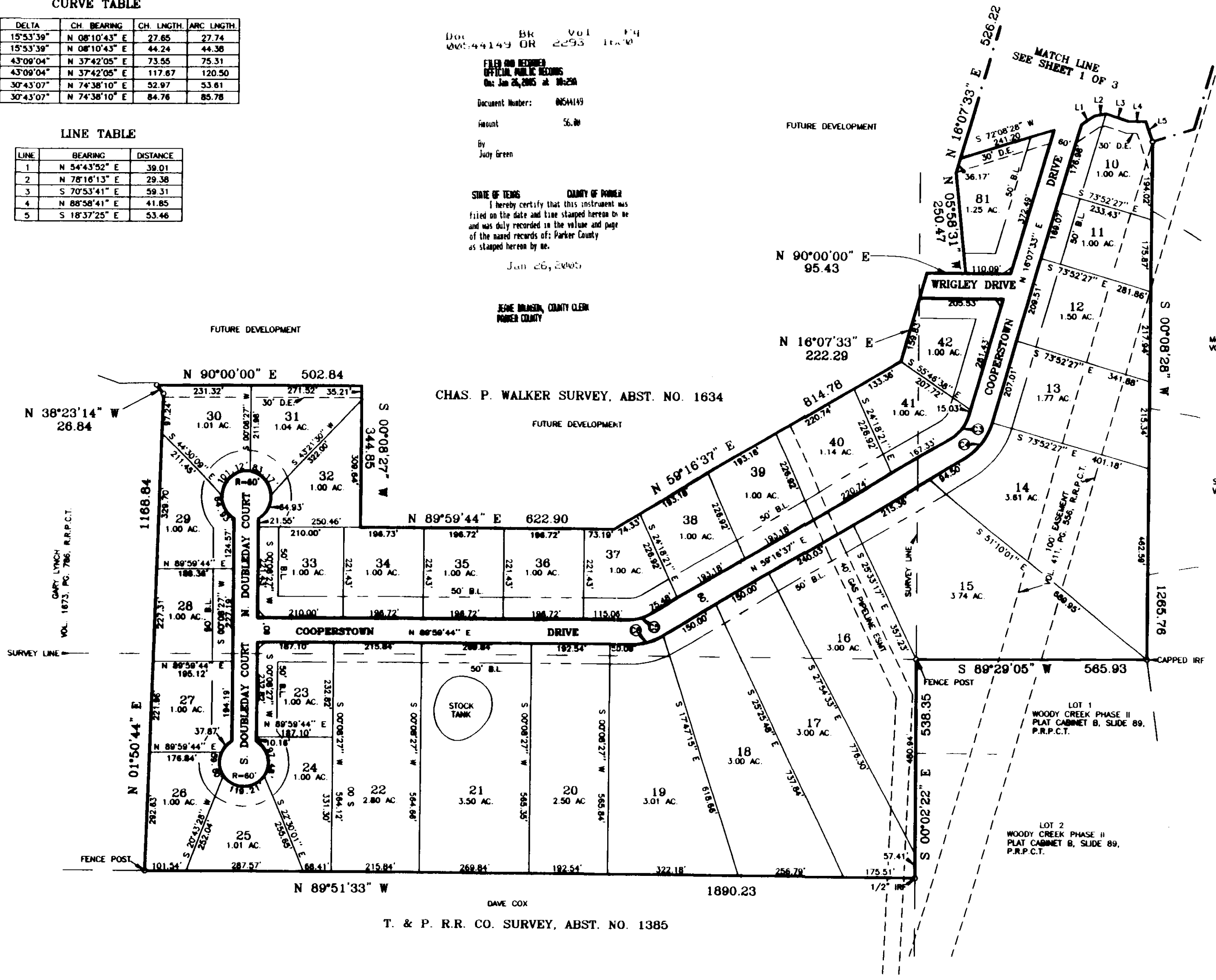
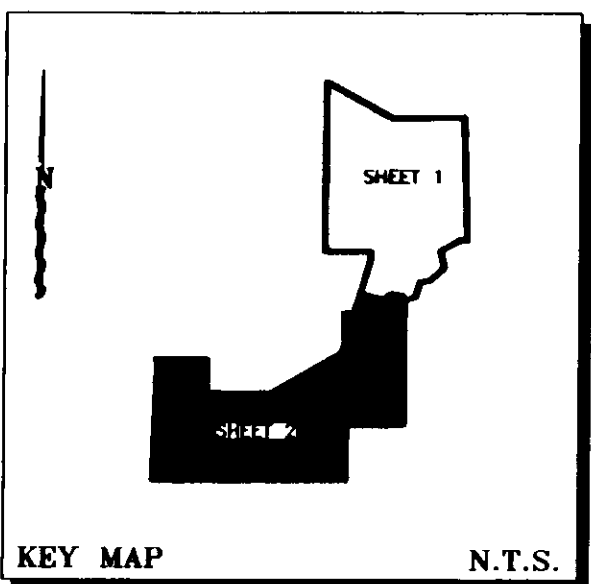
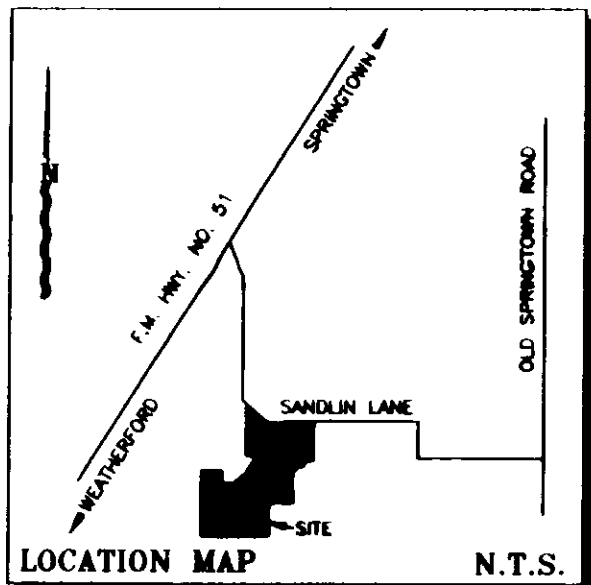
STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped herein to be and was duly recorded in the value and page of the named records of Parker County as stamped herein by me.

Jan 26, 2005

JENNIE BRUNSON, COUNTY CLERK  
PARKER COUNTY



OWNER/DEVELOPER: HJCC PROPERTIES, LTD  
VOL. 2281, PG. 671, O.R.P.C.T.



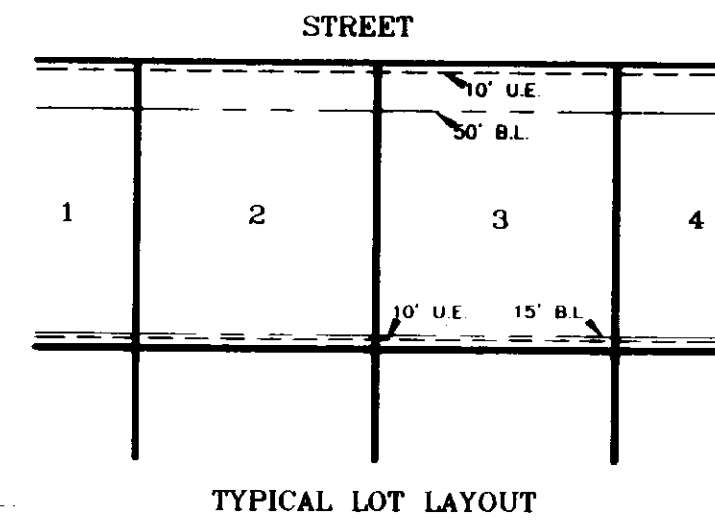
FLOYD A. RICHARDSON ETUX GRACE L. RICHARDSON  
VOL. 1721, PG. 1160, R.R.P.C.T.  
VOL. 1721, PG. 1165, R.R.P.C.T.

MICHAEL T. PADILLA ETUX DEBORAH J. PADILLA  
VOL. 2008, PG. 644, R.R.P.C.T.

SHAWN FINNIGAN ETUX JENNIFER LEIGH FINNIGAN  
VOL. 2011, PG. 1330, R.R.P.C.T.

STEVEN CHRIS KOKKOS ETUX  
JUDITH ANN KOKKOS  
VOL. 1776, PG. 868, R.R.P.C.T.

JOHN MATLOCK SURVEY, ABST. NO. 3312



**GENERAL NOTES:**

- NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
- NOTE: NO PORTION OF THIS SUBDIVISION IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200050-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
- NOTE: 50' BUILDING LINE ALONG ALL FRONT LOT LINES & EXISTING COUNTY ROADS.
- NOTE: 15' BUILDING LINE ALONG ALL REAR LOT LINES.
- NOTE: 10' UTILITY EASEMENT INSIDE ALL FRONT & REAR LOT LINES.
- NOTE: 20' X 20' P.O.S.E. AT ALL STREET INTERSECTIONS.
- NOTE: ALL CUL-DE-SACS HAVE A 60.0' RADIUS.
- NOTE: ALL INTERIOR STREETS HAVE A MINIMUM OF 60' RIGHT-OF-WAY.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

This the 20th day of January, 2005.

ABSENT  
Parker County Judge  
Commissioner  
Commissioner

**FINAL PLAT**  
SHOWING  
LOTS 1 THRU 42  
LOTS 80 THRU 102  
COOPERSTOWN  
PHASE ONE

BEING 110.85 ACRES OF LAND OUT OF THE T&P R.R. CO. SURVEY, ABST. NO. 1375, THE T&P R.R. CO. SURVEY, ABST. NO. 1385, THE CHAS. P. WALKER SURVEY, ABST. NO. 1834, THE THOMAS CASSIDAY SURVEY, ABST. NO. 273, AND THE JOHN MATLOCK SURVEY, ABST. NO. 901, PARKER COUNTY, TEXAS.

DKB &  
ASSOCIATES, LLC  
1250 E. HWY. NO. 199  
SPRINGTOWN, TEXAS, 78082  
220-5888 FAX: 220-8678



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
Doug Burt  
21/JANUARY/2005

RECORDED IN PLAT CABINET C SLIDE 208

Clerk, County Court  
Parker County, Texas