

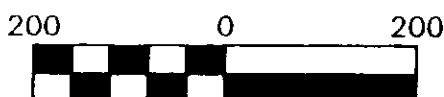
C-210

CURVE TABLE

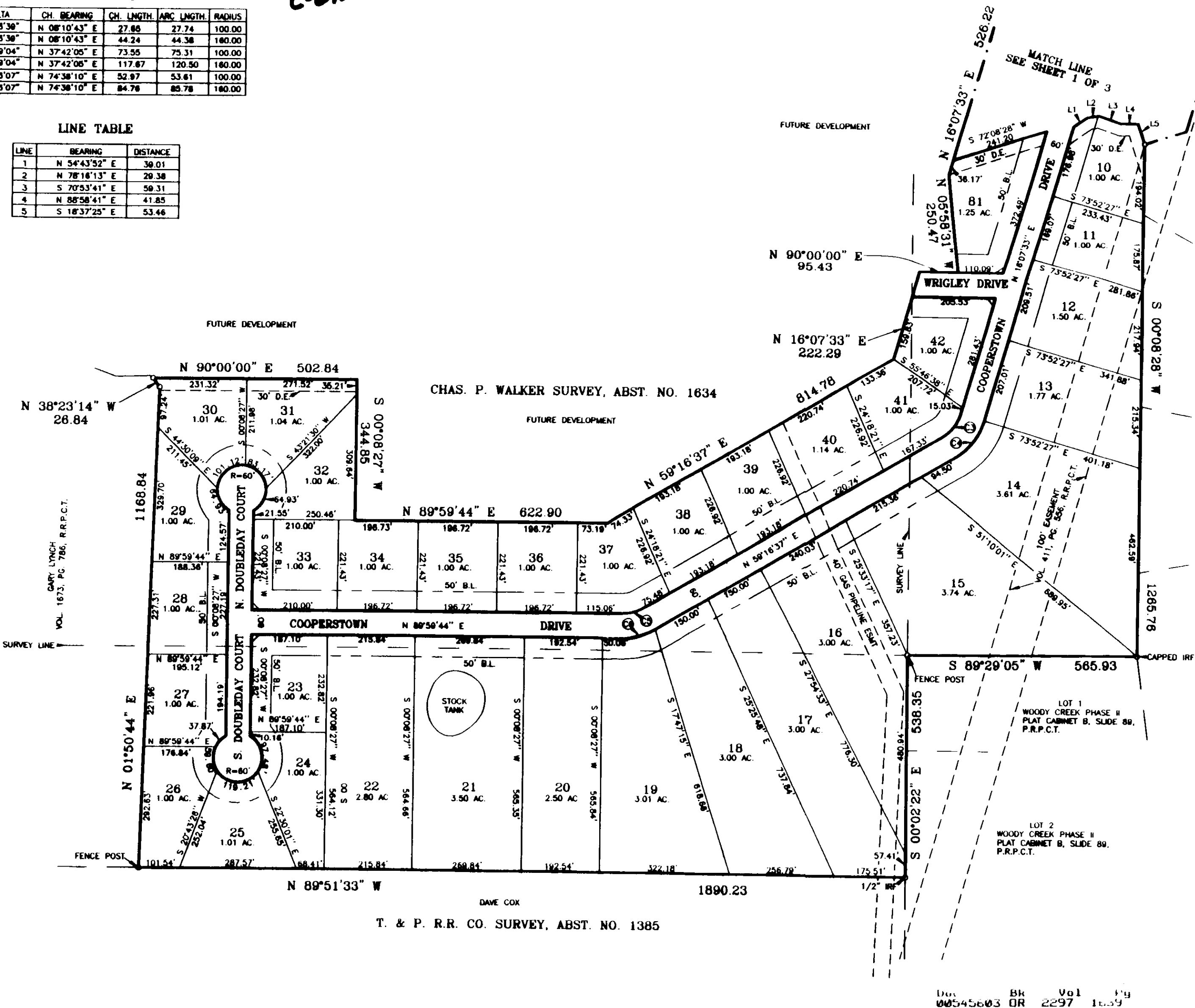
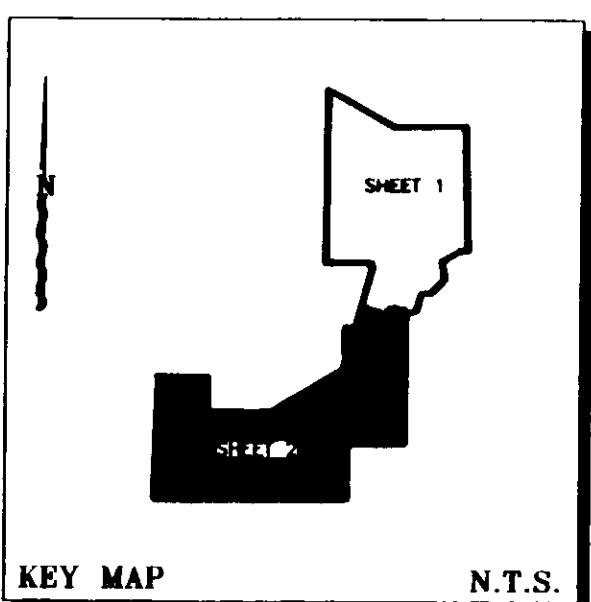
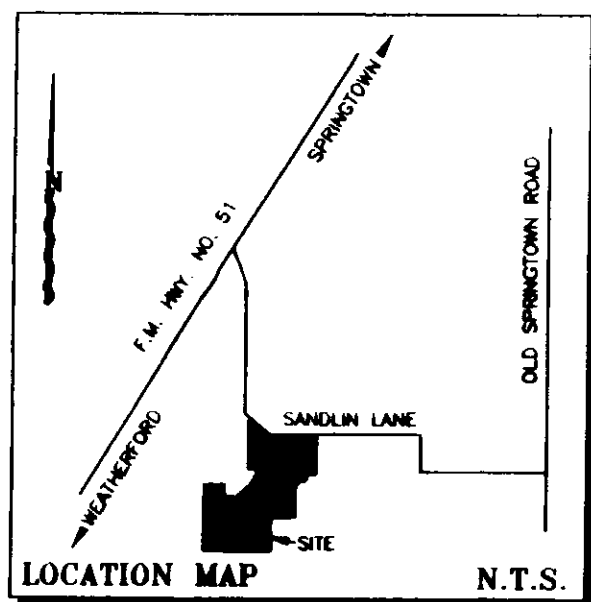
CURVE	DELTA	CH. BEARING	CH. LENGTH	ARC LENGTH	RADIUS
1	15°53'36"	N 08°10'43" E	27.85	27.74	100.00
2	15°53'36"	N 08°10'43" E	44.24	44.38	100.00
3	43°08'04"	N 37°42'08" E	73.55	73.31	100.00
4	43°08'04"	N 37°42'08" E	117.67	120.50	100.00
5	30°43'07"	N 74°38'10" E	52.87	53.61	100.00
6	30°43'07"	N 74°38'10" E	84.78	85.78	100.00

LINE TABLE

LINE	BEARING	DISTANCE
1	N 54°43'52" E	39.01
2	N 78°18'13" 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



OWNER/DEVELOPER: HJCC PROPERTIES, LTD.
VOL. 2291, PG. 871, 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.

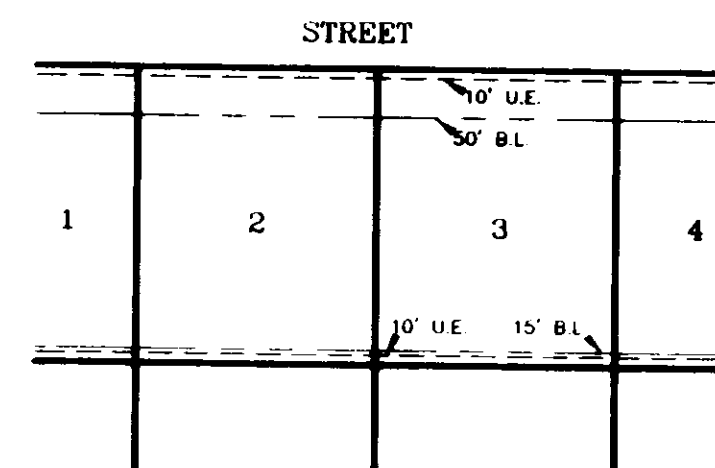
MICHAEL T. PADILLA ETUX DEBORAH J. PADILLA
VOL. 2006, PG. 644, R.R.P.C.T.

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

STEVEN CHRIS KOOKOS ETUX
JUDITH ANN KOOKOS
VOL. 1778, PG. 806, R.R.P.C.T.

JOHN MATLOCK SURVEY, ABST. NO. 3312

11423
100
100
100



TYPICAL LOT LAYOUT

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 80' RIGHT-OF-WAY.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON Feb 04, 2005 at 11:00 AM

Deed Number: 0045283
Amount: \$6.00
by Denise Morris

SIGNATURE OF SURVEYOR
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.

Feb 09, 2005

CORRECTED PLAT

SHOWING
LOTS 1 THRU 42
LOTS 81 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. 1634, 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, 76082
220-5888 FAX: 220-2878



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 210