

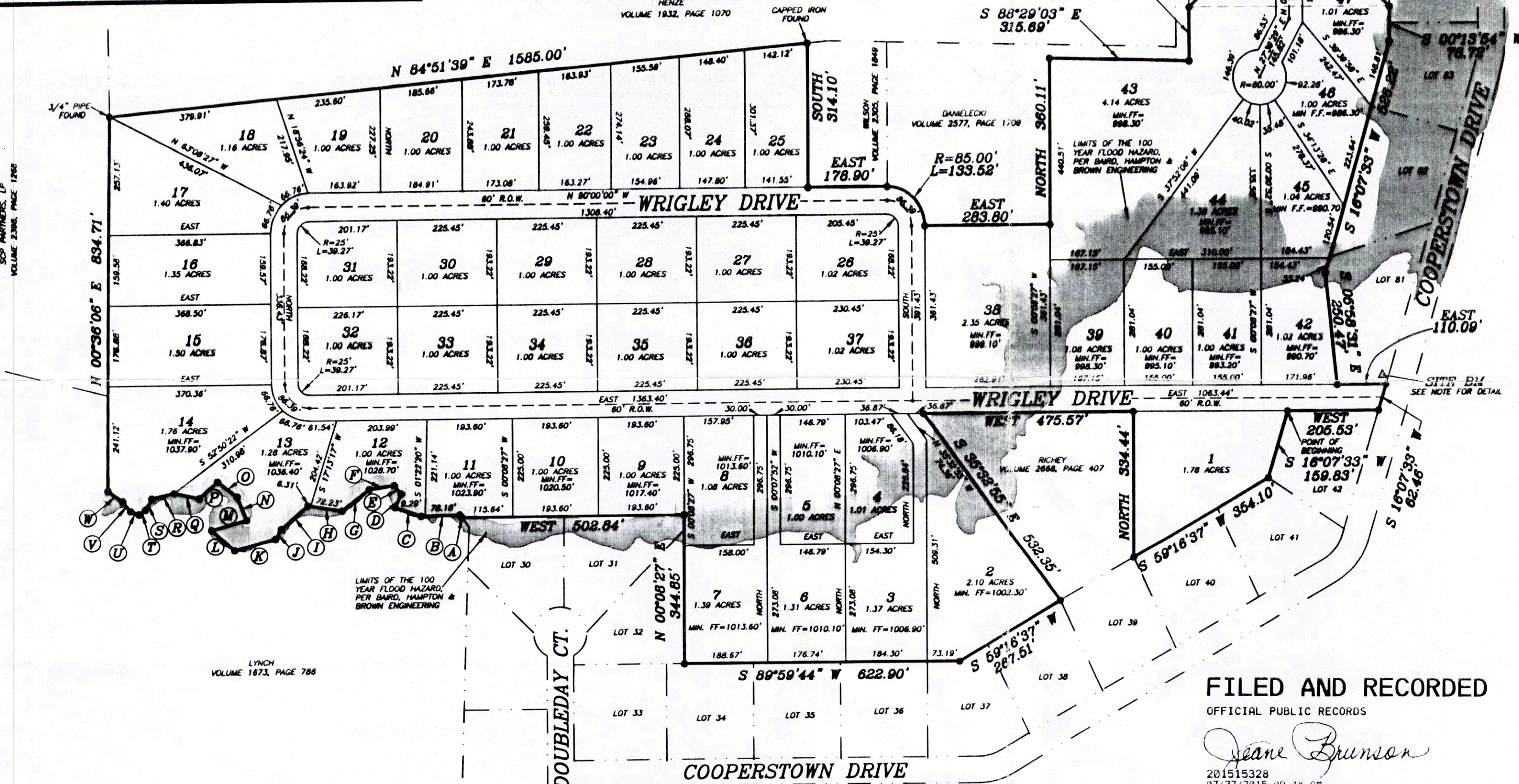
**LINE DETAIL**

A	N 38°23'14" W	7.33'
B	S 88°30'53" W	87.46'
C	N 70°17'23" W	61.74'
D	N 23°25'34" E	32.87'
E	N 37°37'36" W	24.55'
F	S 81°31'06" W	57.38'
G	S 52°27'00" W	78.01'
H	N 80°45'17" W	78.54'
I	S 48°17'27" W	80.40'
J	S 29°34'04" W	25.84'
K	S 74°41'58" W	96.18'
L	N 47°35'37" W	70.74'
M	N 74°32'28" E	82.53'
N	N 21°53'31" W	57.88'
O	N 52°17'27" W	55.93'
P	S 48°09'02" W	55.35'
Q	N 78°14'58" W	58.69'
R	S 77°11'10" W	51.30'
S	S 30°35'08" W	29.38'
T	S 53°49'34" W	17.70'
U	N 87°41'23" W	20.91'
V	N 38°19'04" W	28.17'
W	N 54°47'28" W	41.48'

I, JAMES C. THOMASON, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

*James C. Thomason*  
JAMES C. THOMASON

STATE OF TEXAS / COUNTY OF PARKER / WHEREAS HJCC Properties, Ltd., being the owner of that certain 64.598 acre tract of land more particularly described as follows:  
Description for a 64.598 acre tract of land situated in the John Matlock Survey, Abstract No. 901, and the Chas P. Walker Survey, Abstract No. 1634, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to HJCC Properties, Ltd., recorded in Volume 2291, Page 646, Real Records, Parker County, Texas, and being all of Lot 88, Cooperstown, Phase I, recorded in Plat Cabinet C, Slide 208, Plat Records, Parker County, Texas and being more particularly described as follows:  
Beginning of a capped iron found at the Northwest corner of Lot 42, Cooperstown, Phase I, recorded in Plat Cabinet C, Slide 208, Plat Records, Parker County, Texas;  
THENCE S 16°07'33" W a distance of 159.83' to a capped iron found;  
THENCE S 58°18'37" W a distance of 354.10' to a capped iron found;  
THENCE North, a distance of 334.44' to a capped iron found;  
THENCE West, a distance of 475.57' to a capped iron found;  
THENCE S 35°32'58" E a distance of 532.35' to a capped iron found;  
THENCE S 58°18'37" W a distance of 267.51' capped iron found;  
THENCE S 89°58'44" W a distance of 622.90' to a capped iron found;  
THENCE N 00°08'27" E a distance of 344.85' to a capped iron found;  
THENCE West, a distance of 502.84' to a point in a creek;  
THENCE with said creek, the following calls:  
THENCE N 38°23'14" W a distance of 7.33';  
THENCE S 88°30'53" W a distance of 87.46';  
THENCE N 70°17'23" W a distance of 61.74';  
THENCE N 23°25'34" E a distance of 32.87';  
THENCE N 37°37'36" W a distance of 24.55';  
THENCE S 81°31'06" W a distance of 57.38';  
THENCE S 52°27'00" W a distance of 78.01';  
THENCE N 80°45'17" W a distance of 78.54';  
THENCE S 48°17'27" W a distance of 80.40';  
THENCE S 29°34'04" W a distance of 25.84';  
THENCE S 74°41'58" W a distance of 96.18';  
THENCE N 47°35'37" W a distance of 70.74';  
THENCE N 74°32'28" E a distance of 82.53';  
THENCE N 21°53'31" W a distance of 57.88';  
THENCE N 52°17'27" W a distance of 55.93';  
THENCE S 48°09'02" W a distance of 55.35';  
THENCE N 78°14'58" W a distance of 58.69';  
THENCE S 77°11'10" W a distance of 51.30';  
THENCE S 30°35'08" W a distance of 29.38';  
THENCE S 53°49'34" W a distance of 17.70';  
THENCE N 87°41'23" W a distance of 20.91';  
THENCE N 38°19'04" W a distance of 28.17';  
THENCE N 54°47'28" W a distance of 41.48';  
THENCE N 00°38'06" E, leaving said creek, a distance of 834.71' to a 3/4" pipe found;  
THENCE N 84°51'39" E a distance of 1585.00' to a capped iron found;  
THENCE South, a distance of 314.10', to a capped iron found;  
THENCE East, a distance of 178.90' to a capped iron found at the beginning of a curve to the right, whose radius is 85.00 feet;  
THENCE with said curve to the right with a chord bearing of S 45°00'00" E, with a chord length of 120.21' and with an arc length of 133.52', to a capped iron found;  
THENCE East, a distance of 283.80' to a capped iron found;  
THENCE North, a distance of 360.11' to a capped iron found;  
THENCE S 88°29'03" E a distance of 315.69' to a capped iron found;  
THENCE N 00°13'54" E a distance of 120.15' to a capped iron found;  
THENCE N 45°00'40" E a distance of 237.73' found at the beginning of a curve to the left whose radius is 60.00 feet;  
THENCE with said curve to the left, with a chord bearing of S 89°46'08" E, with a chord length of 117.64', and with an arc length of 184.68' to a capped iron found;  
THENCE S 44°51'36" E a distance of 236.44' to a capped iron found;  
THENCE S 00°13'54" W a distance of 78.72' to a capped iron found;  
THENCE S 16°07'33" W a distance of 526.22' to a capped iron found;  
THENCE S 05°58'31" E a distance of 250.47' to a capped iron found;  
THENCE East, a distance of 110.09' to a capped iron found;  
THENCE S 16°07'33" W a distance of 82.48' to a capped iron found;  
THENCE West, a distance of 205.53' to the point of beginning and containing 64.598 acres



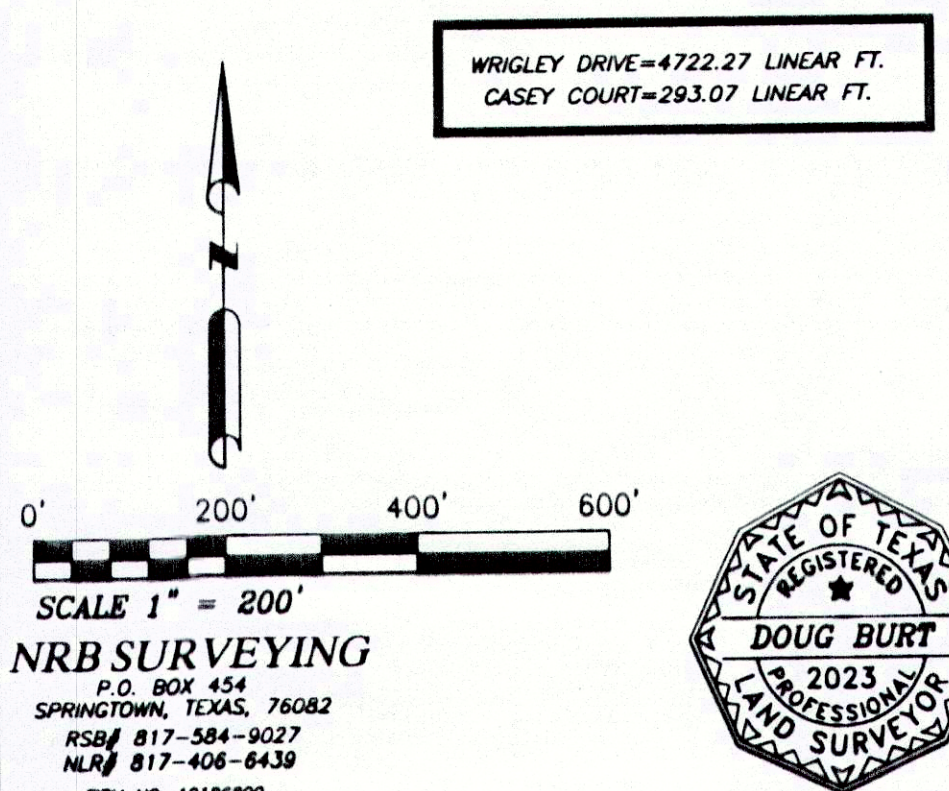
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT HJCC Properties, Ltd., acting by and thru its duly authorized agent does hereby adopt the plat designating the hereinabove described real property as.....

Lots 1 thru 47  
COOPERSTOWN, PHASE II,  
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the 27 day of July, 2015.

*James C. Thomason*  
JAMES C. THOMASON  
President of HJCC Properties, Ltd.

STATE OF TEXAS / COUNTY OF PARKER / BEFORE ME, the undersigned authority, on this day personally appeared James C. Thomason, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of July, 2015.  
*Reslie Coupl*  
Notary Public State of Texas



THE STATE OF TEXAS / COUNTY OF PARKER / APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS 27th DAY OF JULY, 2015.

COUNTY JUDGE  
*George A. Carley*  
COMMISSIONER PRECINCT #1  
*Adrienne*  
COMMISSIONER PRECINCT #2  
*James C. Thomason*  
COMMISSIONER PRECINCT #3  
*James C. Thomason*  
COMMISSIONER PRECINCT #4

TYPICAL LOT LAYOUT  
STREET

1	10' U.E.	3
	30' BLDG. LINE	
	15' BLDG. LINE	
	10' U.E.	

ACCT. NO.: 11436  
SCH. DIST.: SP  
CITY: J-7  
MAP NO.:

NOTE: MINIMUM FINISH FLOOR ELEVATIONS PROVIDED BY BARD, HAMPTON & BROWN ENGINEERING.  
NOTE: SITE BENCHMARK=RAILROAD SPIKE SET IN THE SIDE OF POWER POLE AND BEING N 63°25'34" W, 4.87 FEET FROM THE SOUTHEAST CORNER OF LOT 81. ELEVATION=880.82'

OWNER/DEVELOPER  
HJCC PROPERTIES, LTD.  
444 WYNDHAM CREST  
FORT WORTH, TEXAS 76114

2091.001.000.00 21634.001.000.50  
Final Plat Showing  
Lots 1 thru 47, Block 1,  
COOPERSTOWN, PHASE II,  
an Addition to Parker County, Texas and being 64.598  
acres of land situated in the John Matlock Survey,  
Abstract No. 901, and the Chas P. Walker Survey,  
Abstract No. 1634, Parker County, Texas. 2015286 RS#

D-431