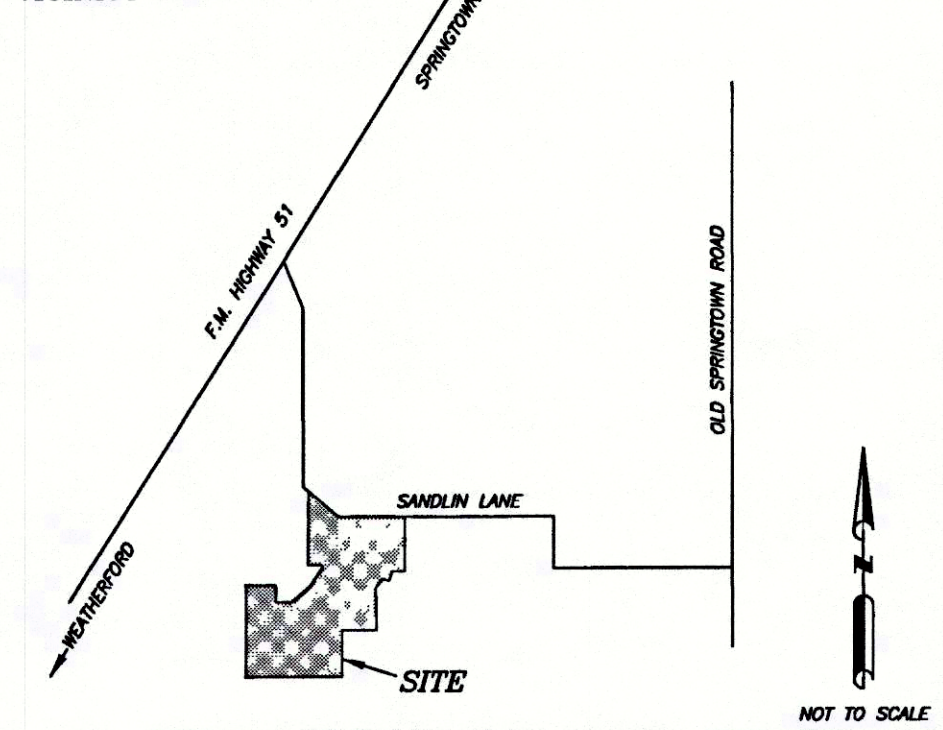


VICINITY MAP



LINE DETAIL

A	N 38°23'14" W	7.33'
B	S 88°39'53" 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	96.16'
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°14'56" 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 67°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

WRIGLEY DRIVE
CENTER LINE CURVE DETAIL

CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
C1	224.62	123.94	S 72°56'30" E 122.37'
C2	80.00	79.67	S 28°31'49" E 108.76'
C3	55.00	86.39	S 45°00'00" E 77.78'

WRIGLEY DRIVE
CENTER LINE DETAIL

LINE NO.	BEARING
L1	S 57°03'39" E 54.59'
L2	SOUTH 158.71'

201624543 PLAT Total Pages: 1

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 648, Real Records, Parker County, Texas, and being all of Lot 89, Cooperstown, Phase I, recorded in Plat Cabinet C, Slide 208, Plat Records, Parker County, Texas and being more particularly described as follows:

Beginning at 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 59°16'37" 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°32'55" E a distance of 532.35' to a capped iron found;
THENCE S 59°16'37" W a distance of 267.51' capped iron found;
THENCE S 89°59'44" 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°39'53" 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 96.16';
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°14'56" 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 67°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°36'06" 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 315.89' to a capped iron found;
THENCE N 00°13'54" E a distance of 120.15' to a capped iron found;
THENCE N 45°00'00" 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°46'06" E, with a chord length of 117.64', and with an arc length of 164.68' 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" E 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 62.46' to a capped iron found;
THENCE West, a distance of 205.53' to the point of beginning and containing 64.598 acres

THENCE N 00°36'06" 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;
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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 62.46' 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 this plat designating the hereinabove described real property as.....

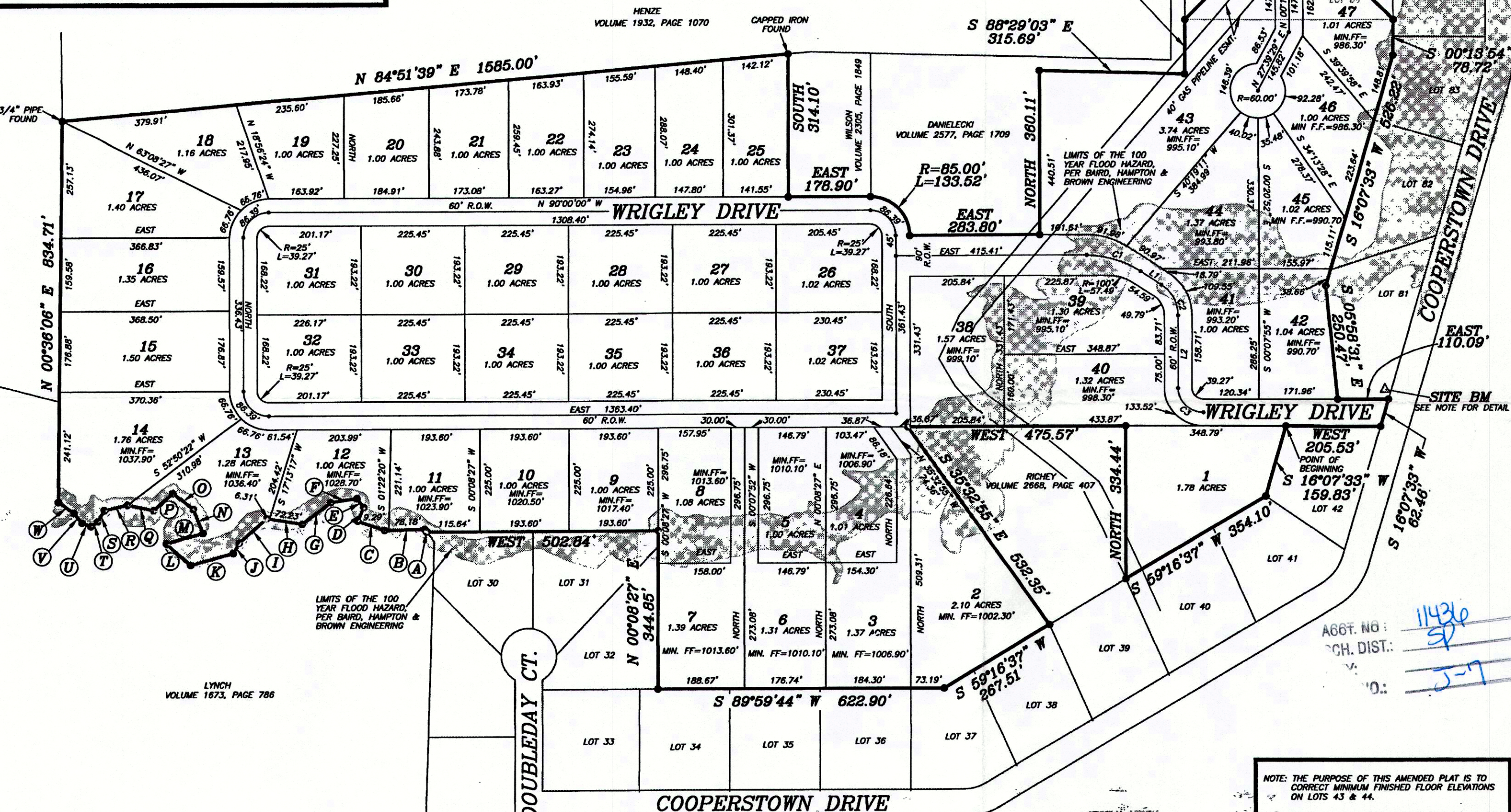
Lots 1 thru 47
COOPERSTOWN, PHASE II,
Parker County, Texas
and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 29th day of SEPTEMBER 2016
James C. Thomason
JAMES C. THOMASON
President of HJCC Properties, Ltd.

STATE OF TEXAS / COUNTY OF PARKER
Tarrant
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 29th day of September 2016
Rita Eatherly
RITA EATHERLY
Notary Public State of Texas

BASIS OF BEARING PER PLAT.
ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
10' UTILITY EASEMENT ALONG FRONT AND REAR LOT LINES.
50' BUILDING LINE ALONG FRONT LOT LINES.
15' BUILDING LINE ALONG REAR LOT LINES.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT MINIMUM FINISHED FLOOR ELEVATIONS ON LOTS 43 & 44.



WRIGLEY DRIVE=4986.27 LINEAR FT.
CASEY COURT=293.07 LINEAR FT.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201624543
10/26/2016 04:11 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

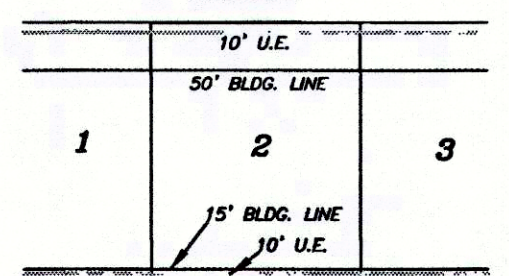


THIS PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 15, 2015

THE STATE OF TEXAS / COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 29th DAY OF SEPTEMBER 2016.
COUNTY JUDGE
George & Celeste
COMMISSIONER PRECINCT #1
Stacy
COMMISSIONER PRECINCT #2
Stacy
COMMISSIONER PRECINCT #3
Stacy
COMMISSIONER PRECINCT #4

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

TYPICAL LOT LAYOUT
STREET



NOTE: MINIMUM FINISH FLOOR ELEVATIONS PROVIDED BY BAIRD, HAMPTON & BROWN ENGINEERING.
NOTE: SITE BENCHMARK-RAILROAD SPIKE SET IN THE SIDE OF POWER POLE AND BEING N 03°25'36" W, 4.87 FEET FROM THE SOUTHEAST CORNER OF LOT 81. ELEVATION=990.82'

21634.001.000.50
20901.001.000.00
D627

(AMENDING)
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.

SCALE 1" = 200'
NRB SURVEYING
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FRM NO. 10186800