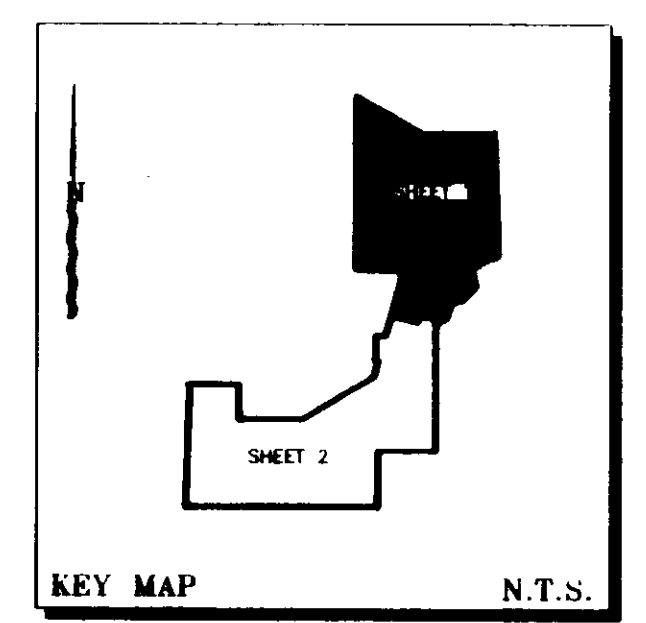
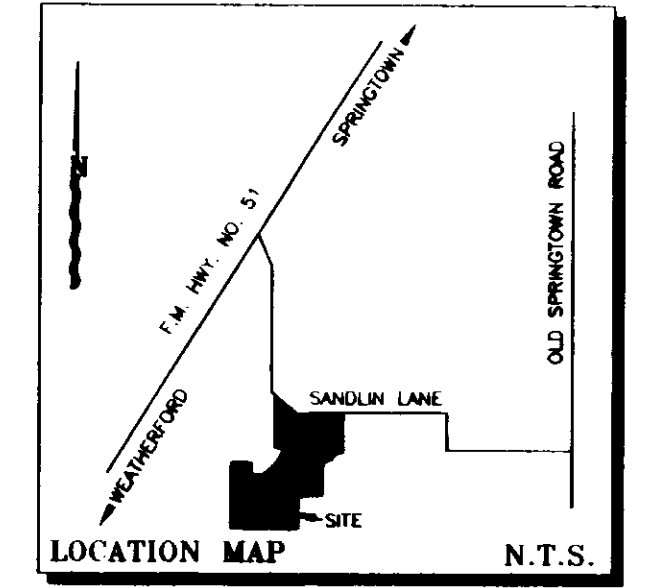


C-210

THOMAS CASSIDAY SURVEY
ABSTRACT NO. 273

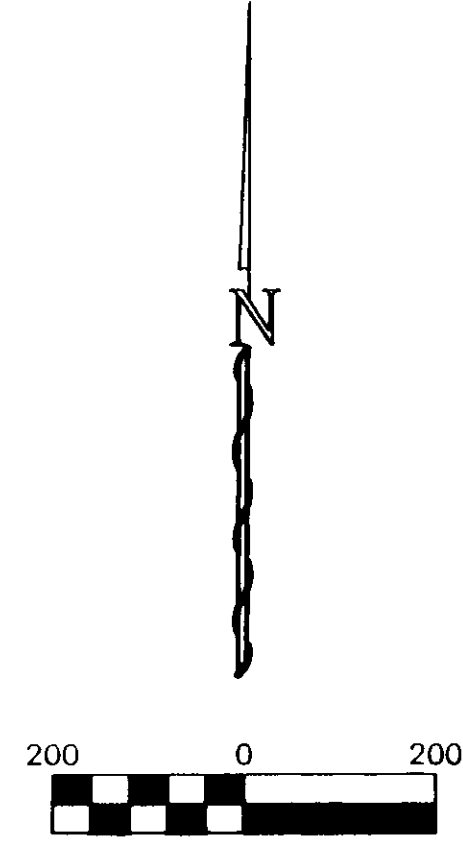


Doc 00545603 Bk OR Vol 2297 Pg 1639

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
This Feb 03, 2005 at 11:00 AM
Document Number: 00545603
Home: 26.00
By: Donnie Morris

SUBSCRIBER'S CERTIFICATE
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of: Harter County
as stamped hereon by me.
Feb 03, 2005

Jeanne Brubaker, County Clerk
Harter County

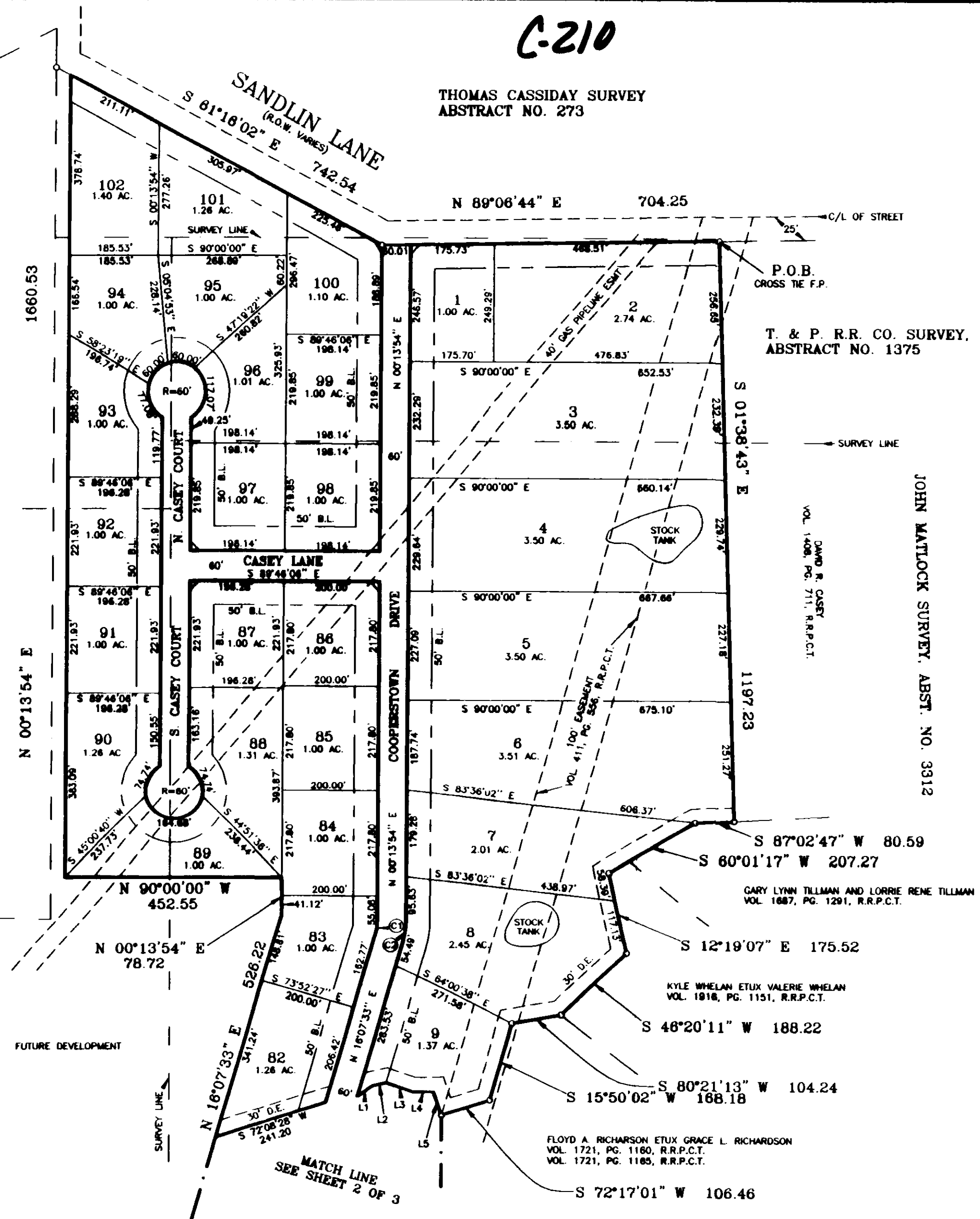


RICHARD A. MENZE, SR. & PHYLLIS MENZE
VOL. 1832, PG. 1070, R.R.P.C.T.

T. & P. R.R. CO. SURVEY, ABST. NO. 1368

CHAS. P. WALKER SURVEY, ABST. NO. 1834

OWNER/DEVELOPER: HJCC PROPERTIES, LTD.
VOL. 2291, PG. 671, O.R.P.C.T.



T. & P. R.R. CO. SURVEY,
ABSTRACT NO. 1375

JOHN MATLOCK SURVEY, ABST. NO. 3312

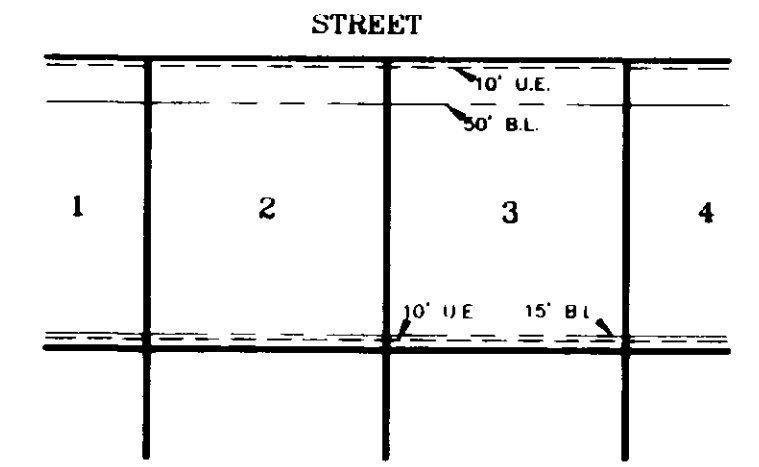
GARY LYNN TILLMAN AND LORRIE RENE TILLMAN
VOL. 1887, PG. 1291, R.R.P.C.T.

KYLE WHELAN ETUX VALERIE WHELAN
VOL. 1818, PG. 1151, R.R.P.C.T.

FLOYD A. RICHARDSON ETUX GRACE L. RICHARDSON
VOL. 1721, PG. 1180, R.R.P.C.T.
VOL. 1721, PG. 1185, R.R.P.C.T.

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.L.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200030-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.



TYPICAL LOT LAYOUT

ACCT. NO.: 11488
SCH. DIST.: 3-0
CITY: 2-0
MAP NO.: 3-7

CURVE TABLE

CURVE	DELTA	CH. BEARING	CH. LENGTH	ARC LENGTH	RADIUS
1	15°53'36"	N 08°10'43" E	27.65	27.74	100.00
2	15°53'36"	N 08°10'43" E	44.24	44.38	160.00
3	43°08'04"	N 37°42'05" E	73.55	75.31	100.00
4	43°08'04"	N 37°42'05" E	117.67	120.50	160.00
5	30°43'07"	N 74°38'10" E	52.97	53.61	100.00
6	30°43'07"	N 74°38'10" E	84.76	85.78	160.00

LINE TABLE

LINE	BEARING	DISTANCE
1	N 54°43'52" E	39.01
2	N 78°16'15" E	29.38
3	S 70°53'41" E	50.31
4	N 88°58'41" E	41.85
5	S 18°37'25" E	53.46

JOHN MATLOCK SURVEY, ABST. NO. 3312

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.
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, 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-210 SLIDE 210