

State of Texas
County of Parker

Whereas, Robert and Diana Petersen, being the sole owners of a 2.843 acres tract of land, being a portion of that certain tract of land conveyed to Petersen in Volume 2608, Page 1149, Real Property Records, Parker County, Texas; same being Lot 1, Cool Creek Plaza, according to the Plat recorded in Cabinet D, Slide 103, Plat Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod, in the north right-of-way line of U.S. Highway No. 180 and at the southerly common corner of Lot 1 and Lot 2, said Cool Creek Plaza (Cab. D, Sl. 103), for the southeast and beginning corner of this tract.

THENCE N 80°07'10" W 616.16 feet, along the north right-of-way line of said U.S. Highway No. 180, to a found 1/2" capped iron rod in the east line of that certain tract conveyed to Scalia Properties, LLC in Clerk's File No. 202100958, R.P.R.P.C.T., for the southwest corner of this tract.

THENCE N 03°23'59" E 153.19 feet, along the east line of said Scalia Properties, LLC tract, to a found 3/8" iron rod in the south line of that certain tract conveyed to Kim Family Trust in Clerk's File No. 201707835, R.P.R.P.C.T., for the northwest corner of this tract.

THENCE S 89°54'15" E 597.22 feet, along the south line of said Kim Family Trust tract, to a found 1/2" iron rod at the northwest corner of said Lot 2, Cool Creek Plaza (Cab. D, Sl. 103), for the northeast corner of this tract.

THENCE S 00°09'38" E 257.66 feet, along the common line of said Lot 2, Cool Creek Plaza (Cab. D, Sl. 103) and this tract, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: March 5, 2022 - JN051205-RP



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0250F, dated April 5, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

3) Water is to be provided by North Rural Water Coop and sanitary sewer is to be provided by on-site septic facilities.

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

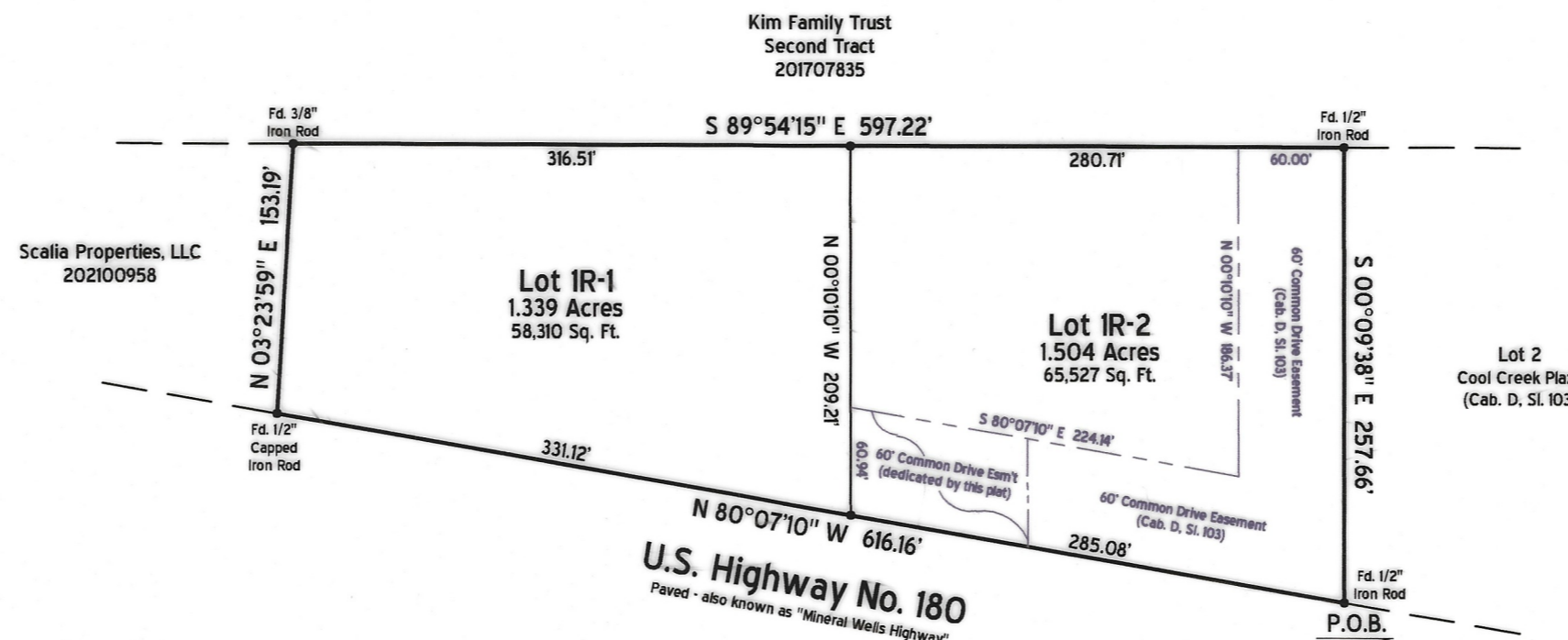
5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

7) No abstract of title or title commitment was provided to this surveyor, record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and encumber this property.

8) 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 availability.

9) The original plat (Cool Creek Plaza, Cabinet D, Slide 103) was approved by the City of Cool. As City of Cool is no longer reviewing plats, Parker County is now the reviewing authority for this revision.



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 11th day of April, 2022.

County Judge

Gene A. Conley
Commissioner Precinct 1

Brad Peacock
Commissioner Precinct 2

Sam McKeen
Commissioner Precinct 3

Steve D...
Commissioner Precinct 4

Now, Therefore, Know All Men By These Presents:

That Robert Petersen and Diana L. Petersen, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1R-1 and Lot 1R-2, Cool Creek Plaza, an addition to the City of Cool, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 21st day of March, 2022.

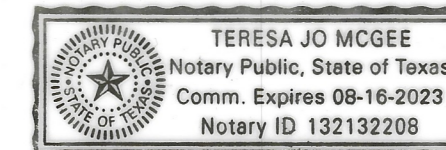
By: *Robert Petersen* Robert Petersen
By: *Diana L. Petersen* Diana Petersen

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Robert Petersen, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 20th day of March, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

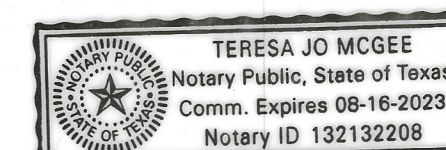


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Diane L. Petersen, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 21st day of March, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



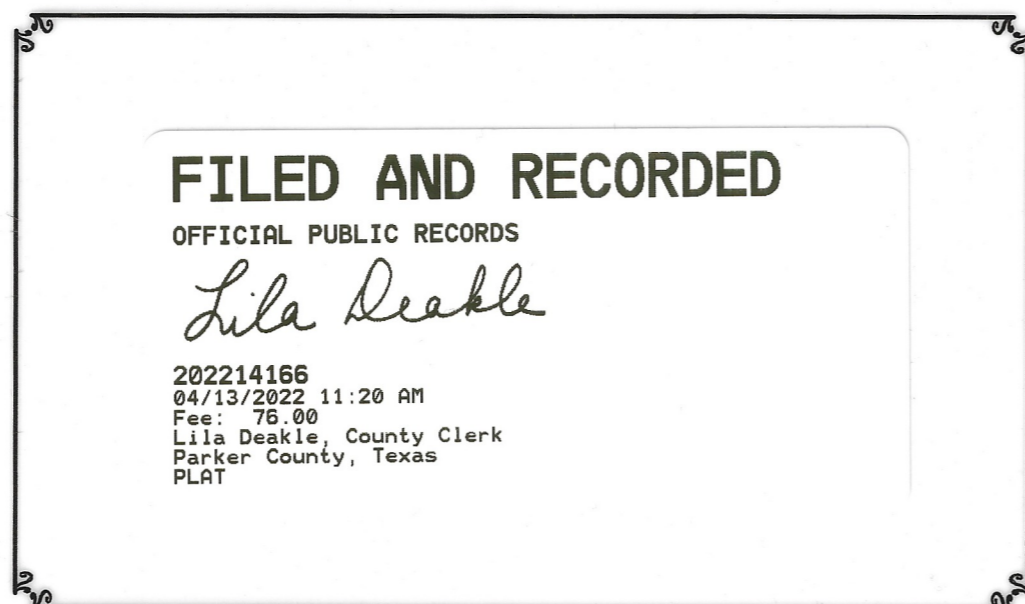
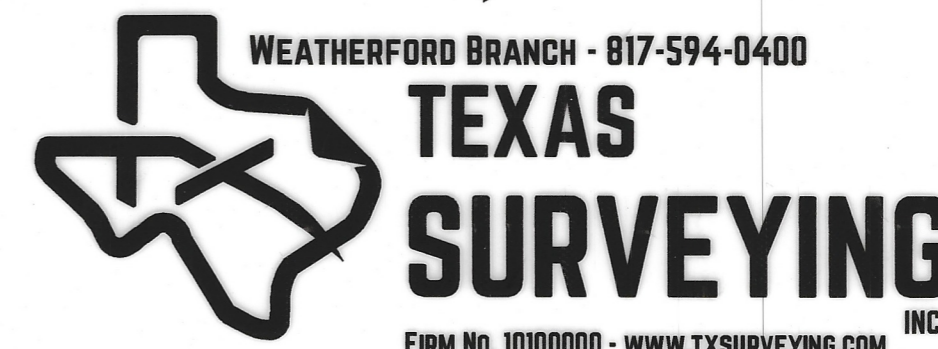
11437
MI
C-13

11437.001.001.00

Replat
Lot 1R-1 and Lot 1R-2
Cool Creek Plaza
an addition to the City of Cool,
Parker County, Texas
Being a 2.843 acre replat of Lot 1,
Cool Creek Plaza, according to the
Plat recorded in Cabinet D, Slide 103,
Plat Records, Parker County, Texas.

April 2022

WEATHERFORD BRANCH - 817-594-0400



Plat Cabinet F Slide 208

