

SECTION NO. 323  
T. & P. RR. CO. SURVEY  
ABSTRACT NO. 1531

**LEGAL DESCRIPTION**

201820225 PLAT Total Pages: 1

Of a 48.886 acres tract of land out of the Fractional Part of Section No. 324, T. & P. RR. Co. Survey (J.C. Campbell Survey), Abstract No. 2628 and Section No. 323, T. & P. RR. Co. Survey, Abstract No. 1531, both in Parker County, Texas, being part of a certain 98.213 acres tract described in Document No. 201415276 of the Official Records of Parker County, Texas, and being further described by metes and bounds as follows:  
Beginning at a found 1/2" iron rod in the south line of said J.C. Campbell Survey and at an ell corner of said 98.213 acres tract and at the southwest corner of a certain 49.63 acres tract described in Volume 760, Page 385 of the Deed Records for the southeast and beginning corner of this tract. Whence a found 1/2" iron rod at the southeast corner of said J.C. Campbell Survey, the same being the most easterly northeast corner of said 98.213 acres tract, bears N. 89 deg. 49 min. 29 sec. E. 800.92 feet.

Thence S. 89 deg. 53 min. 00 sec. W. 548.30 feet along the south line of said J.C. Campbell Survey to a found 1/2" iron rod at an ell corner of said 98.213 acres tract and at the southeast corner of a certain 80.720 acres tract (Tract 2) described in Document No. 201602605 of said Official Records for the southwest corner of this tract.

Thence N. 00 deg. 16 min. 40 sec. W. 2805.92 feet to a found 1/2" iron rod at the most easterly northeast corner of said 80.720 acres tract for an ell corner of this and said 98.213 acres tract.

Thence S. 89 deg. 41 min. 34 sec. W. 46.00 feet to a found 1/2" iron rod in a north line of said 80.720 acres tract and at the southeast corner of a certain 2.144 acres tract described in Document No. 201201157 of said Official Records for a corner of this and said 98.213 acres tract.

Thence N. 01 deg. 20 min. 58 sec. W. 302.56 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 2.144 acres tract for a corner of this and said 98.213 acres tract.

Thence N. 04 deg. 14 min. 58 sec. E. 547.45 feet to a found 1/2" iron rod in the south right of way line of U.S. Highway No. 180 and at the northeast corner of said 2.144 acres tract for the northwest corner of this and said 98.213 acres tract.

Thence S. 80 deg. 01 min. 01 sec. E. 359.04 feet along the south right of way line of said U.S. Highway No. 180 to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of a certain 2 acres tract described in Volume 1114, Page 327 of the Real Records for the most northerly northeast corner of this and said 98.213 acres tract.

Thence S. 00 deg. 41 min. 11 sec. E. 483.96 feet to a found 1/2" iron rod at the southwest corner of said 2 acres tract and in the north line of said J.C. Campbell Survey for an ell corner of this and said 98.213 acres tract.

Thence N. 89 deg. 34 min. 12 sec. E. 349.44 feet along the north line of said J.C. Campbell Survey to a found 1/2" iron rod at the northwest corner of said 49.63 acres tract and at a corner of said 98.213 acres tract for the most easterly northeast corner of this tract.

Thence along the east line of said 98.213 acres tract for the following courses and distances:

- S. 03 deg. 01 min. 43 sec. W. 196.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 51 min. 37 sec. W. 574.51 feet to a found 5/8" iron rod at the southwest corner of a certain 2.0 acres tract described in Volume 1618, Page 1674 of said Real Records
- S. 03 deg. 08 min. 40 sec. W. 328.95 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 20 min. 28 sec. W. 579.59 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 08 min. 43 sec. W. 500.20 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 09 min. 08 sec. W. 413.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 08 min. 06 sec. W. 519.65 feet to the place of beginning

**OWNER'S CERTIFICATE**

That, GILDEN B. BLACKBURN, the owner of the land shown hereon, of which there is no lien holder, does hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as COOL ACRES, being a part of Section No. 323, T. & P. RR. Co. Survey, Abstract No. 1531 and the Fractional Part of Section No. 324, T. & P. RR. Co. Survey (J.C. Campbell Survey), Abstract No. 2628, both in Parker County, Texas. I, by the recodation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon. I do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 2 DAY OF August 2018

BY: Gilden B. Blackburn  
GILDEN B. BLACKBURN

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GILDEN B. BLACKBURN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 2 day of August 2018

Alisha Kay Evans  
Signature



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 13 DAY OF August 2018.

[Signature]  
COUNTY JUDGE

George A Conley  
COM. PRECINCT #1

[Signature]  
COM. PRECINCT #2

[Signature]  
COM. PRECINCT #3

[Signature]  
COM. PRECINCT #4

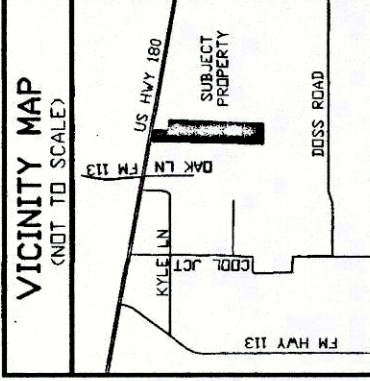
ACCT. NO.: 11401  
SCH. DIST.: ME  
CITY: C-13  
MAP NO.:

COUNTY CLERK

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

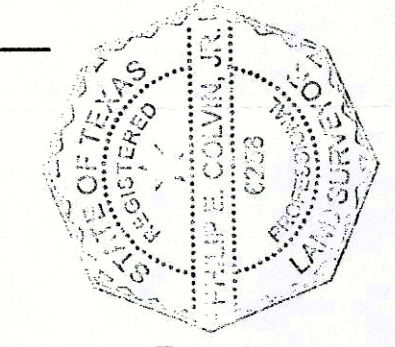
Jeanne Brunson  
201820225  
08/13/2018 09:36 AM  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

DWNER INFORMATION  
GILDEN B. BLACKBURN  
8131 OLD BROCK RD  
BROCK, TX 76087  
(817) 565-9255



E136

SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034600  
213 SUDAN AVENUE  
MINERAL WELLS, TX 76067  
940-323-4841



**SURVEYOR'S CERTIFICATE**

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on July 13, 2018.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN18401 FN180731

SE/4 SEC. NO. 324  
T. & P. RR. CO. SURVEY  
(T.T. HINES SURVEY)  
ABSTRACT NO. 2611

FINAL PLAT  
LOTS 1 THRU 5  
COOL ACRES

PLAT DATE: JULY 31, 2018  
22687.000-000-00-ABS  
21531.001-001-00-AN

