

COOL ACRES  
Cab. E. side 136

DEVELOPER:  
NoTex, LLC  
8131 Old Brook Road  
Weatherford, TX 76087  
(817) 304-4631

SURVEYOR:  
McIlroy Engineering  
504 W. Baylor St.  
Weatherford, TX 76086  
(817) 594-6464

OWNER:  
STRATA Trust Company Custodian  
FBO Gliden B. Blackburn IRA Account  
Number 201418653  
c/o Gliden B. Blackburn  
8131 Old Brook Rd  
Brook, TX 76087  
(817) 595-5255

OWNERS DEDICATION

All that certain lot, tract, or parcel of land lying and being situated in the T.T. HINES Survey, Abstract No. 2611, Parker County, Texas, and being a part of the called 88.213 acre tract of land described in deed from Larry Don Walden to Self Directed IRA Services, Inc. Custodian FBO Gliden B. Blackburn IRA Account Number 201418653, recorded as County Clerk's Instrument Number 201415278, Official Record of Parker County, Texas (O.R.P.C.T.) and being more fully described by metes and bounds as follows:

BEGINNING at 1/2" diameter steel reinforcing bar found for the most southerly northeast of said 88.213 acre tract of land; said point being the accepted northeast corner of said T.T. Hines Survey;

THENCE South 00°25'34" East, with the east line of said 98.213 acre tract of land, 1017.79 feet to a cross-tie fence corner post found in the north line of the called 51.109 acre tract of land described in deed to Thomas H. Schwartz recorded in Volume 1731, Page 82, O.R.P.C.T.;

THENCE with the line common to said 98.213 acre tract of land and said Schwartz land, as follows:  
North 89°14'42" West, 716.03 feet to a 1/2" diameter steel reinforcing bar found; and  
South 00°17'18" East, 1218.98 feet to a "MAG" nail found in Doss Road;

THENCE North 89°27'03" West, with said road, 170.27 feet to a "MAG" nail found for the southeast corner of a called 24.000 acre tract of land described in deed to Gerner D. Jensen, Trustee of the Gerner D. Jensen Revocable Living Trust and Pamela J. Jensen, Trustee of the Pamela J. Jensen Revocable Living Trust, recorded as County Clerk's Instrument Number 201819088, O.R.P.C.T.;

THENCE North 00°16'59" West, with said Jensen tract of land, 2227.57 feet to a 1/2" diameter steel reinforcing bar with red plastic cap found in the north line of the T.T. Hines Survey, said point also being in the south line of Lot 5, Cool Meadows, an addition in Parker County, Texas, as per plat recorded in Cabinet E, Slide 136, Plat Records of Parker County, Texas, for the northeast corner of said Jensen tract of land;

THENCE South 89°49'21" East, with the south line of said Lot 5, 82.59 feet to a 1/2" diameter steel reinforcing bar found for the southeast corner of said Lot 5;

THENCE South 89°53'02" East, 800.94 feet to the POINT OF BEGINNING and containing 25.34 acres of land, more or less.

NOW THEREFORE I, GILDEN B. BLACKBURN, owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed, and designates the same as COOL MEADOWS, Meadows.

I, Gliden B. Blackburn, being the dedicatory and owner(s) of the attached plat of said subdivision, do hereby certify that it is not with the Extra-Territorial Jurisdiction of any incorporated city or town.

BY: Gliden B. Blackburn DATE: 4-2 2019

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

BEFORE ME, the undersigned authority, on this day personally appeared Gliden B. Blackburn, 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of April 2019.

Joyce Leatherwood  
Notary Public in and for the State of Texas



THE STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Charles Robert McIlroy  
Charles Robert McIlroy, Registered Professional Land Surveyor  
Registration Number 5136

22,611,003.000.00 Lots 1-18 Bld 1  
- FINAL PLAT -  
COOL MEADOWS Lots 1-4 Bld 2

BEING 25.34 Acres of Land Located in the T.T. Hines Survey,  
Abstract No. 2611, Parker County, Texas  
April, 2019

COUNTY CLERK  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
201908655  
04/11/2019 04:05 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 11404  
SCH. DIST.: MT  
CITY: C-14  
MAP NO.:

E-273

MCILROY ENGINEERING  
504 W. Baylor St.  
Weatherford, Texas 76086  
TEL: (817) 594-6464  
E-MAIL: c\_mcilroy@att.net  
TX SURVEYING FIRM # 10104800 TX ENGINEERING FIRM # F-7877  
© 2019

LIENHOLDER:  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.  
N/A  
Signature of Lienholder CSBB Bank Date \_\_\_\_\_

TITLE \_\_\_\_\_

STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

BEFORE ME, the undersigned authority, on this day personally appeared Jamie Belynn Tierce 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of April 2019.

Jamie Belynn Tierce  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 07, 2019

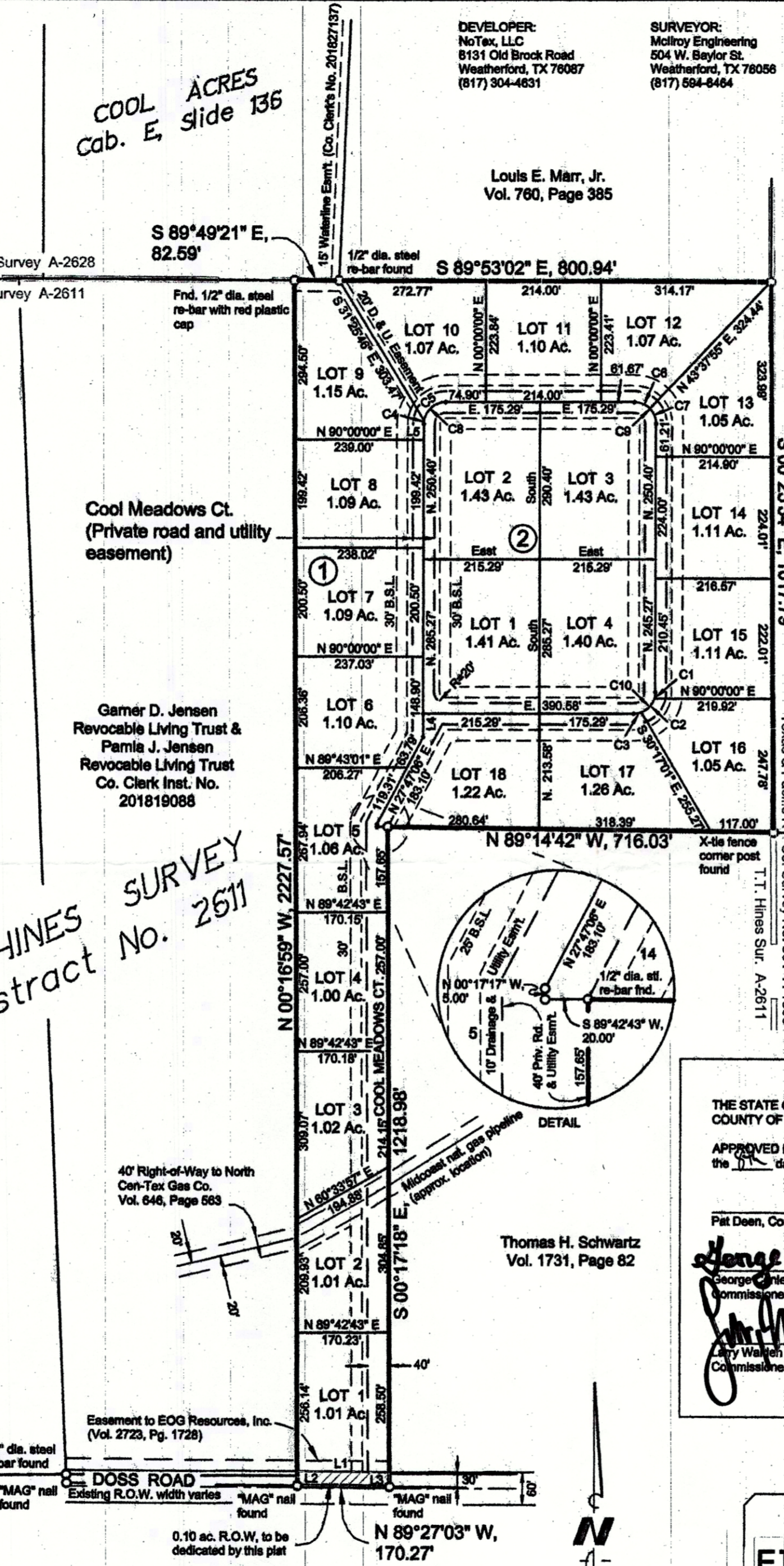
CURVE TABLE

CURVE	RADIUS	LENGTH	LONG CHORD
C1	40.00'	11.71'	S 08°23'20" W, 11.87'
C2	40.00'	36.45'	S 42°52'51" W, 35.20'
C3	40.00'	14.67'	S 78°29'32" W, 14.59'
C4	40.00'	5.47'	N 03°54'58" E, 5.48'
C5	40.00'	57.36'	N 48°54'58" E, 52.57'
C6	40.00'	31.89'	S 67°08'28" E, 31.06'
C7	40.00'	30.94'	S 22°08'28" E, 30.17'
C8	40.00'	62.83'	S 45°00'00" W, 56.57'
C9	40.00'	62.83'	S 45°00'00" E, 56.57'
C10	40.00'	62.83'	N 45°00'00" E, 56.57'

LEGEND

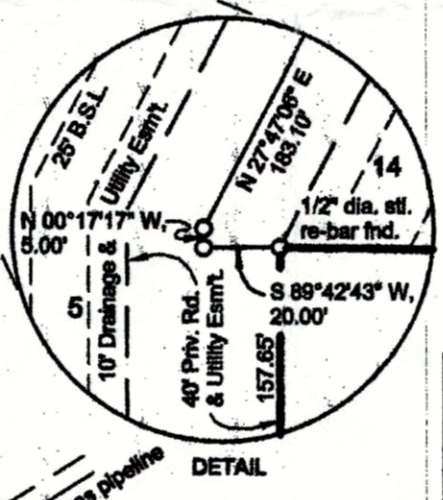
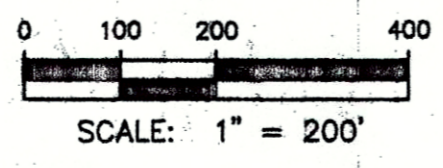
△ Survey control point	⊗ Power pole, Tele. pole
⊠ Water meter	⊙ Light pole
⊕ Water valve	⊙ Guy wire anchor
⊙ Sprinkler head	⊙ Manhole, Sanitary sewer
⊠ Telephone cable riser	⊕ Manhole, Telephone
⊙ Gas valve	⊙ Clean out
⊠ Gas meter	⊙ Iron rod found (size labeled)
⊙ Electric meter	⊙ 5/8" dia. steel rod with alum. cap set
⊙ Fire hydrant	⊠ Concrete monument found
	⊠ Concrete monument set

- NOTES:
- According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0250E, Effective Date September 26, 2008, this property does not lie in the 100 Year Flood Hazard Area.
  - Existing easements and underground utilities other than any shown on this map or plat may exist. Call TxDOT prior to performing any excavation.
  - 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 is to be provided by North Rural Water Supply Corporation, 3818 N Hwy 201, Mineral Wells, TX 76067 (Tel 817-540-327-0700).
  - Sewer is to be provided by private on-site sewer facilities subject to approval by Parker County.
  - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. Distances shown are measured, and where G.P.S. was used, have been converted to surface.
  - 5/8" diameter steel reinforcing bar with cap stamped "McIlroy 5136" set at each lot corner, and where each lot line intersects the street right-of-way, unless otherwise labeled.
  - Length of Cool Meadows Court (a private road and utility easement) is 3,388 feet.
  - Lots are to have a 30' front building set-back line from the private road easement.
  - Side and rear building set-back lines shall be 15 feet, except for the side building line on the north side of Lot 2 shall be 80 feet from the north lot line.
  - There is to be a 10' drainage and utility easement along the rear and side lines of each lot, and a 10' drainage and utility easement on the front of each lot, adjacent to the private road easement.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°29'40" W	170.27'
L2	N 00°16'59" W	26.70'
L3	S 00°17'18" E	26.83'
L4	N 00°00'00" E	43.00'
L5	N 00°00'00" E	29.84'



THE STATE OF TEXAS ( )  
COUNTY OF PARKER ( )

APPROVED by the Commission of the Court of Parker County Texas, on this the 2nd day of April 2019.

Pat Dean, County Judge

George A. Coker Commissioner Precinct # 1  
George A. Coker Commissioner Precinct # 1  
George A. Coker Commissioner Precinct # 3

Craig Peacock Commissioner Precinct # 2  
Craig Peacock Commissioner Precinct # 2  
Steve Dugan Commissioner Precinct # 4  
Steve Dugan Commissioner Precinct # 4

Thomas H. Schwartz  
Vol. 1731, Page 82

TOTAL NUMBER OF LOTS: 22

T.T. HINES SURVEY  
Abstract No. 2611