

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY RIDELITY NATIONAL TITLE CO. IN TITLE COMMITMENT G.F. NO. FT-2RE-9000381800344RAM, DATED JUNE 09, 2018.

THE EASEMENT RECORDED IN VOLUME 1013, PAGE 743 AND BEING AFFECTED BY VOLUME 2241, PAGE 1151, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENT RECORDED IN CLERKS FILE NO. 201711797, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

THE GAS PIPELINE EASEMENT SHOWN HEREON WAS LOCATED BY GAS PIPELINE CO., SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES, CONTACT 811 FOR EXACT LOCATION OF SAID EASEMENT BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700250-E, DATED SEPTEMBER 26, 2008, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES. SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD IS SHOWN BY SCALE ONLY.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE.  
10' BUILDING LINES ALONG THE SIDE & REAR OF ALL LOT LINES.  
15' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.  
5' UTILITY EASEMENT ALONG THE SIDE & REAR OF ALL LOT LINES.

COTTONGAME ROAD= 4,102.93 LF  
WESLEY DRIVE= 320.00 LF

BEARING DETAIL				
CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. DIST.
C1	70'	42.21'	S 17°32'39" E	41.59'
C2	100'	127.50'	S 54°10'28" E	119.04'
C3	120'	89.43'	N 78°28'35" E	87.37'
C4	100'	100.17'	N 28°25'47" E	96.04'

LINE DETAIL		
LINE	BEARING	DISTANCE
T1	S 00°18'05" E	73.99'

EASEMENT LINE DETAIL		
LINE	BEARING	DISTANCE
L1	N 15°11'20" E	120.84'
L2	N 39°01'53" E	185.78'
L3	N 00°31'07" W	201.85'
L4	N 75°19'24" E	56.18'
L5	N 81°02'24" W	34.87'
L6	S 85°54'52" W	47.04'
L7	N 77°17'37" E	54.42'
L8	S 55°00'57" W	21.82'
L9	N 22°45'02" E	26.86'
L10	N 22°45'02" E	96.23'
L11	N 12°44'11" W	104.56'
L12	N 06°45'15" E	86.17'
L13	N 42°16'58" E	223.20'
L14	N 70°32'31" E	88.74'
L15	S 84°04'39" E	239.00'
L16	N 74°50'03" E	163.42'
L17	N 87°14'20" E	182.18'
L18	S 81°53'08" E	76.11'
L19	S 44°13'36" E	108.67'
L20	S 71°32'33" E	73.40'
L21	S 37°48'57" E	289.67'
L22	S 14°36'15" E	189.47'
L23	S 43°58'53" W	257.35'
L24	S 03°43'29" W	102.92'
L25	N 08°30'30" W	171.43'
L26	S 36°28'05" W	99.59'
L27	N 11°54'05" E	128.82'
L28	N 75°03'54" E	208.03'
L29	S 42°24'35" W	200.46'
L30	S 83°48'03" W	285.77'
L31	N 83°48'03" E	189.82'
L32	N 29°33'20" E	143.51'

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

201905052 PLAT Total Pages: 1

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS D'Razor Properties, LLC being the owner of that certain 150.019 acre tract of land more particularly described as follows:

Description for a 75.19 acre tract of land situated in Section 323, T&P R.R. CO. SURVEY, Abstract No. 1531, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to D'Razor Properties, LLC, recorded in Clerks File No. 201821114, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a cedar fence post at the Northwest corner of said Clerks File No. 201821114, and at the Northeast corner of that certain tract of land described in deed to David W. Robinson, recorded in Volume 1507, Page 920, Real Records, Parker County, Texas and at the Southwest corner of that certain tract of land described in deed to Billy Holloway, recorded in Volume 2910, Page 35, Real Records, Parker County, Texas, said post being by deed call for the Northwest corner of said Section 323, T&P R.R. CO. SURVEY, Abstract No. 1531;

THENCE S 89°58'51" E, with the South line of said Volume 2910, Page 35, 1398.33 feet to a cedar fence post at the Southeast corner of said Volume 2910, Page 35 and at the Southwest corner of that certain tract of land described in deed to Michael Latimore, recorded in Volume 1404, Page 143, Real Records, Parker County, Texas;

THENCE S 89°33'26" E, with the South line of said Volume 1404, Page 143, 1209.12 feet to a metal fence post in the West line of F.M. Highway 113 and being for the beginning of a curve to the left whose radius is 5770.15 feet;

THENCE with the West line of said F.M. Highway 113 and with said curve to the left whose chord bears S 00°37'32" W, 211.75 feet and being an arc length of 211.76 feet to a 1/2" iron set;

THENCE with the West line of said F.M. Highway 113, the following calls:

S 00°16'05" E, 876.30 feet to a 1/2" iron set;  
S 89°43'55" W, 60.00 feet to a 1/2" iron set;  
S 00°16'04" E, 254.00 feet to a 1/2" iron set;

THENCE S 88°35'47" W, leaving said West line of said F.M. Highway 113, 1059.74 feet to a 1/2" iron set;

THENCE N 55°14'11" W, 264.60 feet to a 1/2" iron set;

THENCE S 71°09'13" W, 227.89 feet to a 1/2" iron set;

THENCE N 89°22'44" W, 430.17 feet to a 1/2" iron set;

THENCE N 46°21'28" W, 387.50 feet to a 1/2" iron set;

THENCE N 68°24'48" W, 373.66 feet to a 1/2" iron set in the East line of said Volume 1507, Page 920;

THENCE N 00°00'21" E, with the East line of said Volume 1507, Page 920, 891.26 feet to the POINT OF BEGINNING and containing 75.19 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that D'Razor Properties, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 45,  
Cool Place,  
City of Cool Extra Territorial Jurisdiction, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 29<sup>th</sup> day of January, 2019.

James C. Thomason  
(D'Razor Properties, LLC)

STATE OF TEXAS }  
COUNTY OF PARKER }

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 the 29<sup>th</sup> day of January, 2019.

Quincy Jones  
Notary Public, State of Texas

QUINN GREZINA  
Notary Public, State of Texas  
Comm. Expires 06-18-2019  
Notary ID: 13037183-2

ACCT. NO.: 11406  
SCH. DIST.: ME  
CITY: C-13  
MAP NO.:

CITY OF COOL, TEXAS

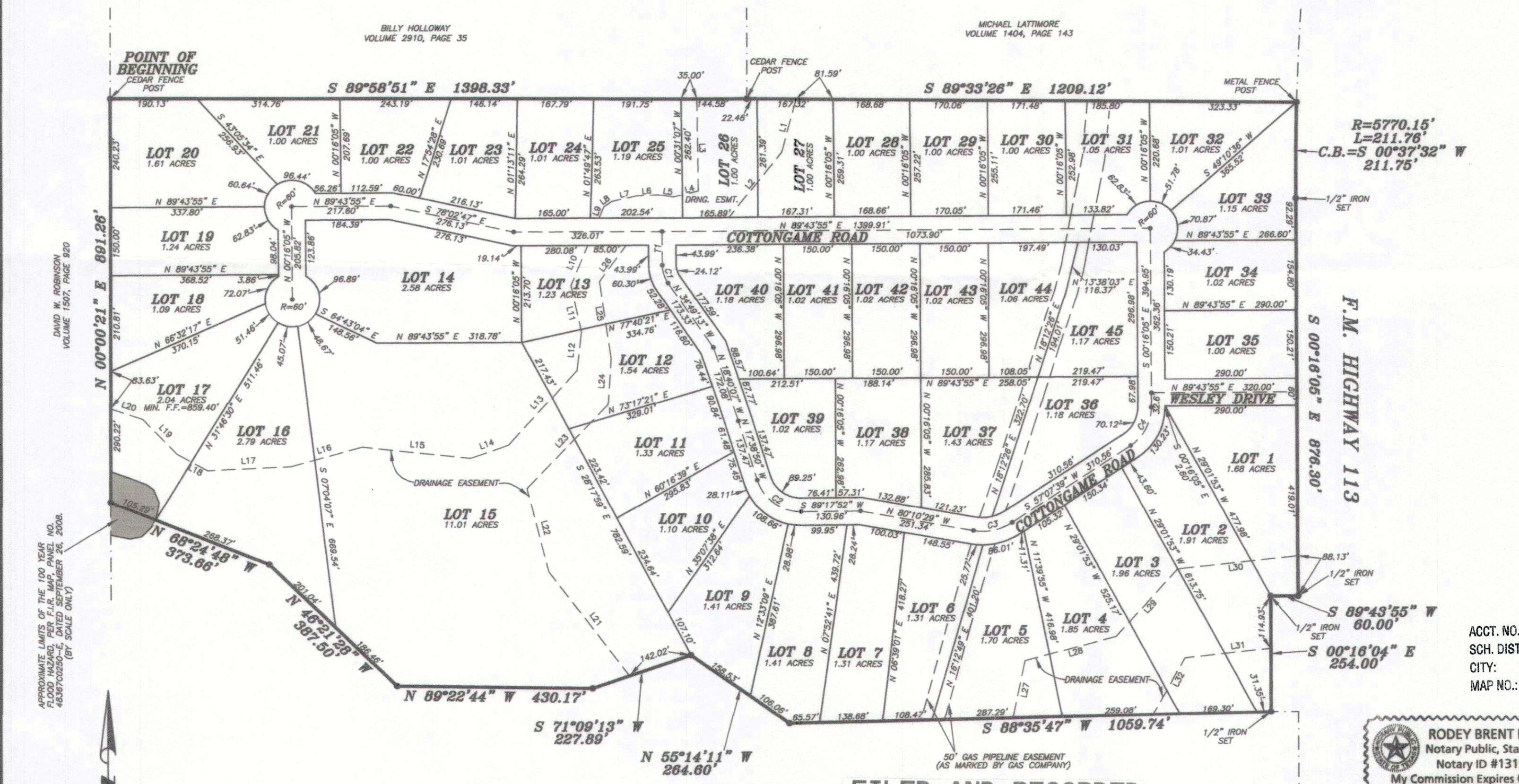
March 4, 2019  
APPROVAL DATE

Jessy Hall  
Mayor

Laura Watkins  
Secretary

21531.033.000.10

Final Plat Showing  
Lots 1 thru 45,  
Cool Place  
an Addition in the Extra Territorial Jurisdiction of the  
City of Cool, Parker County, Texas  
and being 75.19 acres of land situated in Section 323,  
T&P R.R. CO. SURVEY, Abstract No. 1531, Parker  
County, Texas.



DAVID W. ROBINSON  
VOLUME 1507, PAGE 920

APPROXIMATE LIMITS OF THE 100 YEAR FLOOD HAZARD, DATED SEPTEMBER 26, 2008, (BY SCALE ONLY)

SCALE 1" = 200'

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
RSB# 817-584-9027  
NLR# 817-406-6439  
FIRM NO. 10186800

STATE OF TEXAS  
REGISTERED  
DOUG BURT  
2023  
PROFESSIONAL  
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JUNE 12, 2018

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle

201905052  
03/05/2019 12:57 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER  
D'Razor Properties, LLC  
444 Wyndham Crest  
Westworth Village, Texas 76114

LIENHOLDER: HAPPY STATE BANK  
2525 RIDGEMAR BLVD., STE. 300  
FT. WORTH, TEXAS 76116

Ryan Vance  
Ryan Vance (Vice President)

This the 29<sup>th</sup> day of January, 2019.

Notary Public, State of Texas

THIS PLAT FILED IN CABINET E, SLIDE 246

RODEY BRENT NEWTON  
Notary Public, State of Texas  
Notary ID #13158985-0  
My Commission Expires 06-01-2022