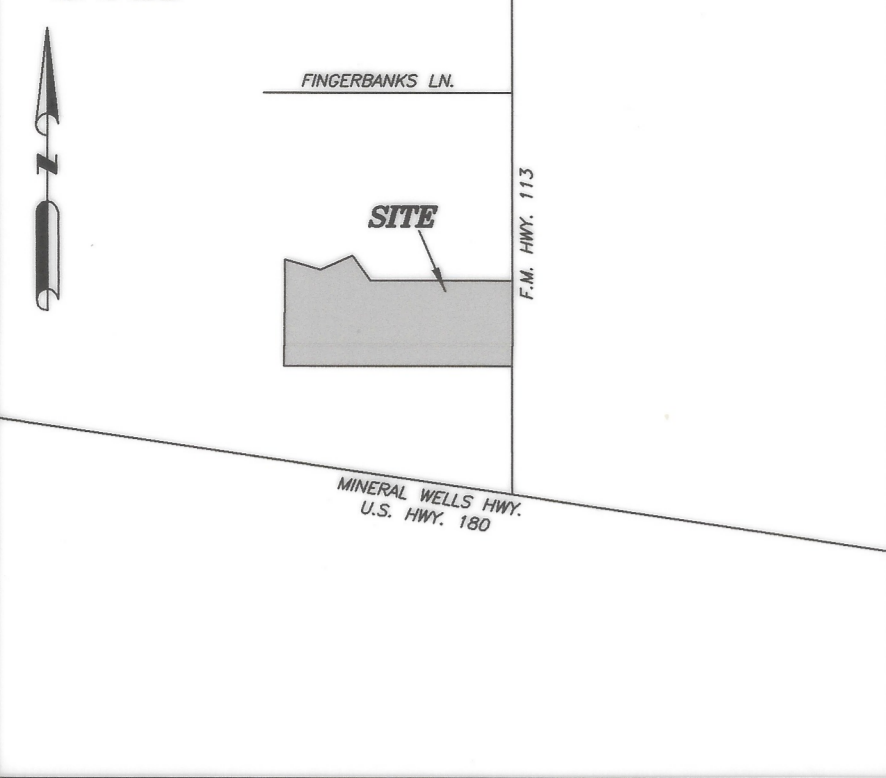


VICINITY MAP
NOT TO SCALE



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 FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2R-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-F, DATED APRIL 05, 2019, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD.

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

MINIMUM F.F. ELEVATIONS AND FLOOD PLAIN EASEMENT SHOWN HEREON WERE FURNISHED BY ENGINEERING, INC.

THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.

A PORTION OF SUBJECT PROPERTY LIES IN THE CITY OF COOL, TEXAS AND A PORTION OF SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF COOL, TEXAS AND IS SUBJECT TO INTERLOCAL AGREEMENT RECORDED IN VOLUME 2841, PAGE 167, R.R.P.C.T.

WATER TO BE SUPPLIED BY PARKER COUNTY SPECIAL UTILITY DISTRICT.

ALL CORNERS ARE CAPPED "2023" IRONS FOUND UNLESS OTHERWISE NOTED.

CITY OF COOL, TEXAS

June 5, 2023
APPROVAL DATE

Debra Hall
MAYOR

Laura Watkins
SECRETARY

202314644 PLAT Total Pages: 1

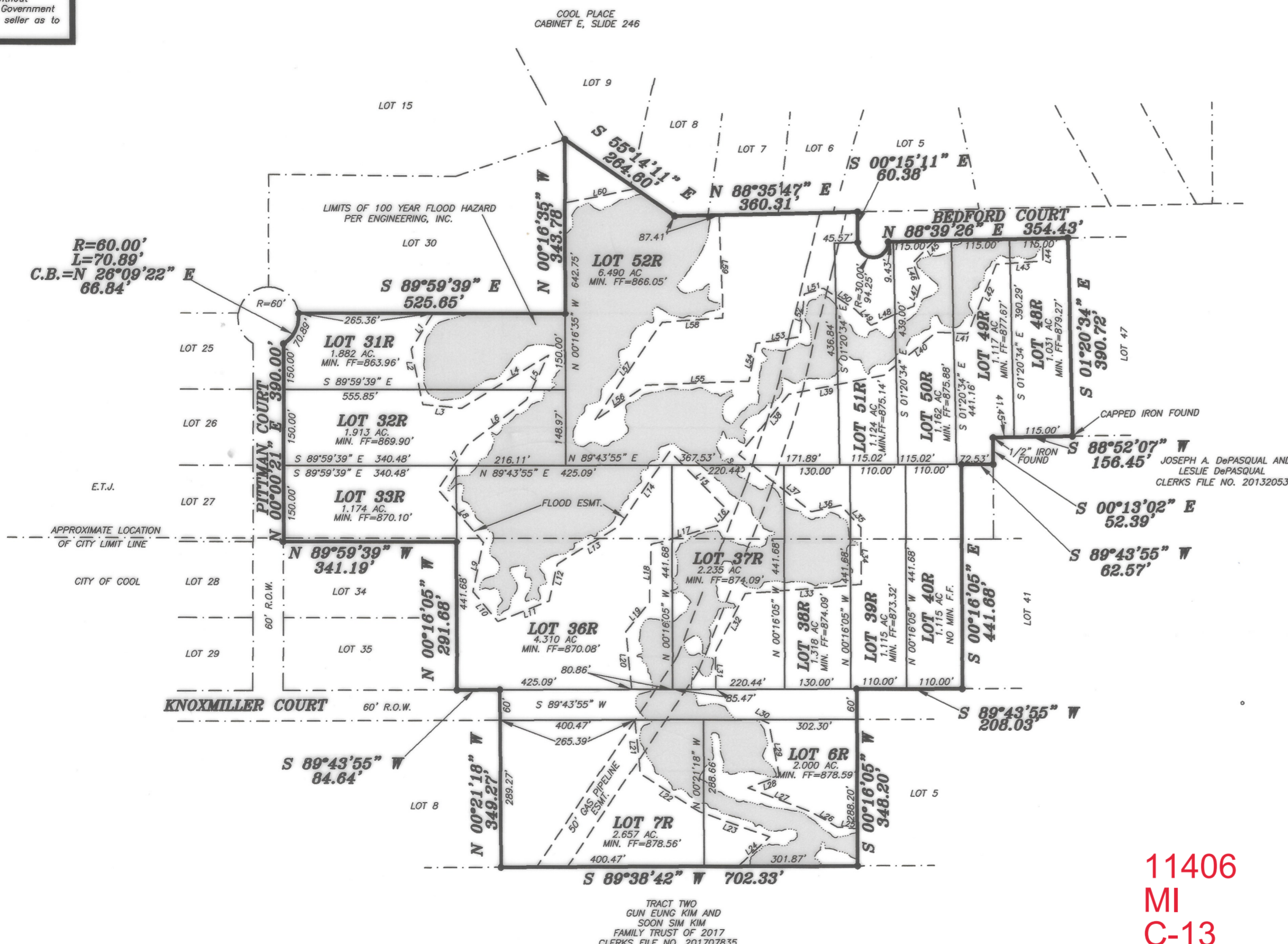


This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD EASEMENT LINE DETAIL

LINE	BEARING	DISTANCE
L1	S 31°40'02" W	82.67'
L2	S 11°47'41" E	110.77'
L3	S 84°21'43" E	76.79'
L4	N 58°38'07" E	201.09'
L5	S 26°19'51" W	97.84'
L6	S 52°16'05" W	147.92'
L7	S 33°33'38" W	104.10'
L8	S 40°37'50" E	137.84'
L9	S 11°59'37" W	98.66'
L10	S 39°45'25" E	76.54'
L11	N 67°57'06" E	109.20'
L12	N 12°48'37" E	74.58'
L13	N 58°13'58" E	143.16'
L14	N 34°12'55" E	176.88'
L15	S 44°47'41" E	165.20'
L16	S 39°38'40" W	36.42'
L17	S 73°49'19" W	134.54'
L18	S 01°49'55" W	114.12'
L19	S 38°53'59" W	74.37'
L20	S 05°52'59" E	114.72'
L21	S 05°52'59" E	106.38'
L22	S 57°22'41" E	137.51'
L23	S 70°33'35" E	147.56'
L24	S 46°51'48" W	85.63'
L25	S 85°09'52" E	38.83'
L26	S 59°58'02" E	58.33'
L27	S 69°13'50" E	134.57'
L28	S 69°39'26" W	65.47'
L29	S 11°00'08" E	106.36'
L30	S 65°20'56" E	16.39'
L31	S 00°54'02" E	75.83'
L32	S 27°19'28" W	127.42'
L33	S 85°23'47" W	229.30'
L34	S 00°44'21" E	111.59'
L35	S 41°21'29" E	58.89'
L36	N 78°09'14" E	59.61'
L37	S 51°57'36" E	181.07'
L38	S 39°20'32" W	154.52'
L39	S 78°42'57" W	190.41'
L40	S 50°51'39" W	135.19'
L41	N 86°13'26" W	60.79'
L42	S 22°25'37" W	148.50'
L43	S 85°19'42" W	91.29'
L44	S 01°24'49" W	43.85'
L45	N 44°21'26" E	60.99'
L46	N 21°30'43" W	43.31'
L47	N 17°43'25" E	46.14'
L48	N 65°07'54" E	92.90'
L49	S 43°14'37" E	41.90'
L50	S 56°11'59" E	77.91'
L51	N 72°42'30" E	39.02'
L52	N 05°32'36" E	85.03'
L53	N 81°23'19" E	87.22'
L54	N 11°18'58" E	75.47'
L55	N 87°32'37" E	203.15'
L56	N 55°19'10" E	123.94'
L57	S 34°37'57" W	235.38'
L58	S 85°27'16" W	120.15'
L59	S 02°08'19" E	202.69'
L60	N 78°18'31" E	141.88'

R=60.00'
L=70.89'
C.B.=N 26°09'22" E
66.84'



STATE OF TEXAS }
COUNTY OF PARKER }

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

Description for a 31.612 acre tract of land situated in Section 323, T&P R.R. CO. SURVEY, Abstract No. 1531, Parker County, Texas, said tract being all of Lots 6, 7, 31, 32, 33, 36, 37, 38, 39, 40, 48, 49, 50, 51 & 52 of Cool Place, Phase II, recorded in Cabinet E, Slide 705, Plat Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING from a cedar fence post at the Northwest corner of said Volume 2442, Page 1212, 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, and being for the Northeast corner of Cool Place, recorded in Plat Cabinet E, Slide 246, Plat 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 00°00'21" W, with the common line of said Cool Place and said Volume 1507, Page 920, 891.26 feet to a capped iron found at the Southwest corner of Lot 17 of said Cool Place;

THENCE with the South line of said Cool Place, the following calls:

- S 68°24'48" E, 373.66 feet;
- S 46°21'28" E, 387.50 feet;
- S 89°22'44" E, 430.17 feet;
- N 71°09'13" E, 227.89 feet to a capped iron found for the POINT OF BEGINNING;
- thence S 55°14'11" E 264.60 feet to a capped iron found;
- thence N 88°35'47" E 360.31 feet to a capped iron found;
- thence S 00°15'11" E 60.38 feet to a capped iron found;
- thence with a curve turning to the left with an arc length of 94.25', with a radius of 30.00', with a chord bearing of N 88°39'26" E, with a chord length of 60.00', to a capped iron found;
- thence N 88°39'26" E 354.43 feet to a capped iron found;
- thence S 01°20'34" E 390.72 feet to a capped iron found;
- thence S 88°52'07" W 156.45 feet to a capped iron found;
- thence S 00°13'02" E 52.39 feet to a capped iron found;
- thence S 89°43'55" W 62.57 feet to a capped iron found;
- thence S 00°16'05" E 441.68 feet to a capped iron found;
- thence S 89°43'55" W 208.03 feet to a capped iron found;
- thence S 00°16'05" E 348.20 feet to a capped iron found;
- thence S 89°38'42" W 702.33 feet to a capped iron found;
- thence N 00°21'18" W 349.27 feet to a capped iron found;
- thence S 89°43'55" W 84.64 feet to a capped iron found;
- thence N 00°16'05" W 291.68 feet to a capped iron found;
- thence N 89°59'39" W 341.19 feet to a capped iron found;
- thence N 00°00'21" E 390.00 feet to a capped iron found;
- thence with a curve turning to the left with an arc length of 70.89', with a radius of 60.00', with a chord bearing of N 26°09'22" E, with a chord length of 66.84', to a capped iron found;
- thence S 89°59'39" E 525.65 feet to a capped iron found;
- thence N 00°16'35" W 343.78 feet to the POINT OF BEGINNING and containing 31.612 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 6R, 7R, 31R, 32R, 33R, 36R, 37R, 38R, 39R, 40R, 48R, 49R, 50R, 51R & 52R, Cool Place, Phase II City of Cool, Parker County, Texas

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

Executed this the 24th day of May, 2023.

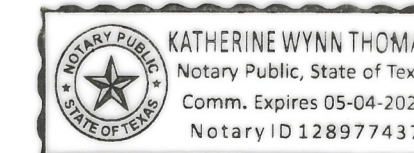
James C. Thomason
James C. Thomason
(D'Razor Properties, LLC)

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 24th day of May, 2023.

Katherine Wynn Thomas
Notary Public State of Texas



THE PURPOSE OF THIS AMENDED PLAT IS TO AMEND FLOOD LIMITS AND MINIMUM FINISHED FLOOR ELEVATIONS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202314644
06/07/2023 09:46 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

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

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

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 01, 2023



SCALE 1"= 200'
HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

Amended Plat Showing
Lots 6R, 7R, 31R, 32R, 33R, 36R, 37R, 38R, 39R, 40R, 48R, 49R, 50R, 51R & 52R,
Cool Place, Phase II
an Addition to the City of Cool, Parker County, Texas
and to the Extra-Territorial Jurisdiction of the City of Cool,
and being an amended plat of Lots
6, 7, 31, 32, 33, 36, 37, 38, 39, 40, 48, 49, 50, 51 & 52 of
Cool Place, Phase II, recorded in Cabinet E, Slide 705, Plat
Records, Parker County, Texas.

THIS PLAT FILED IN CABINET _____, SLIDE 498