

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-2RE-9000361800344RAM, 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 NORTH RURAL WATER SUPPLY CO.

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

CITY OF COOL, TEXAS

August 7, 2023

APPROVAL DATE

Corothy Hall
MAYOR

Jaura Watkins
SECRETARY

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 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 36R, 51R & 52R of Cool Place, Phase II, recorded in Cabinet F, Slide 498, Plat Records, Parker County, Texas, and being more particularly described as follows:

Beginning at a capped iron found at the Northeast corner of said Lot 51R and the Northwest corner of Lot 50R;

thence S 01°20'34" E 439.00 feet to a capped iron found;

thence S 89°43'55" W 445.46 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 425.09 feet to a capped iron found;

thence N 00°16'05" W 441.68 feet to a capped iron found;

thence N 89°43'55" E 216.11 feet to a capped iron found;

thence N 00°16'35" W 642.75 feet to a capped iron found;

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 at the beginning of a curve to the left;

thence with said 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 9.43 feet to the POINT OF BEGINNING and containing 11.925 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 36R1, 36R2, 36R3, 51R1, 52R1 & 52R2,
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 12th day of July, 2023.

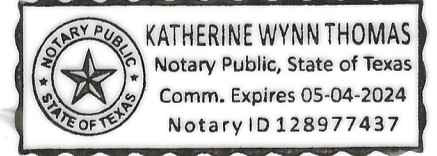
James C. Thomason
James C. Thomason
(D'Razor Properties, LLC)

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 12 day of July, 2023.

Notary Public State of Texas

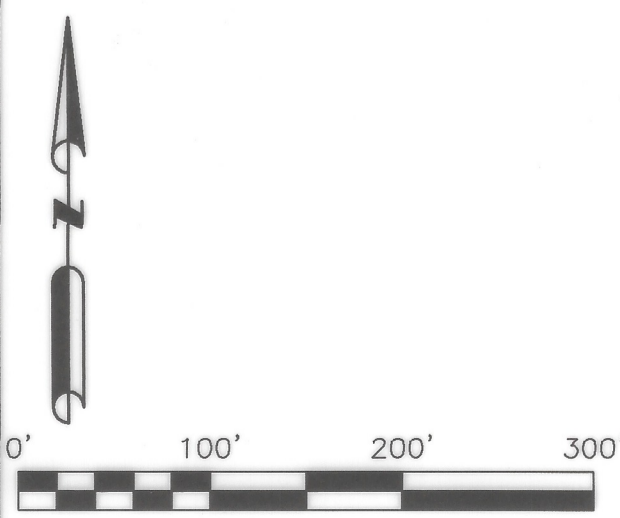
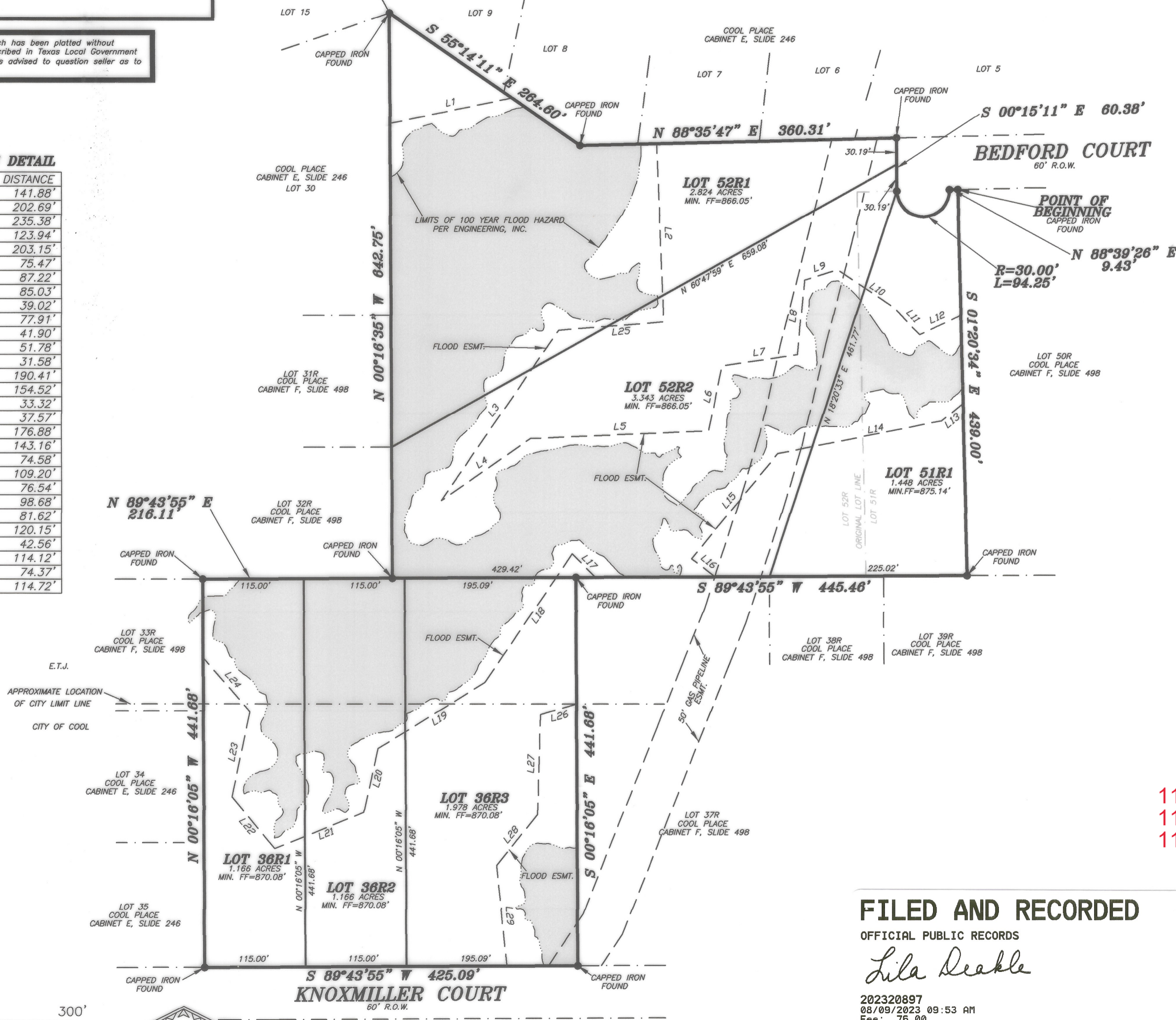


11406.002.051.00
11406.002.052.00
11406.002.036.00

11406
MI
C-13

FLOOD EASEMENT LINE DETAIL

LINE	BEARING	DISTANCE
L1	N 78°18'31" E	141.88'
L2	S 02°08'19" E	202.69'
L3	S 34°37'57" W	235.38'
L4	N 55°19'10" E	123.94'
L5	N 87°32'37" E	203.15'
L6	N 11°18'58" E	75.47'
L7	N 81°23'19" E	87.22'
L8	N 05°32'36" E	85.03'
L9	N 72°42'30" E	39.02'
L10	S 56°11'59" E	77.91'
L11	S 43°14'37" E	41.90'
L12	N 65°07'54" E	51.78'
L13	S 50°51'39" W	31.58'
L14	S 78°42'57" W	190.41'
L15	S 39°20'32" W	154.52'
L16	S 51°57'36" E	33.32'
L17	S 44°47'41" E	37.57'
L18	N 34°12'55" E	176.88'
L19	N 58°13'58" E	143.16'
L20	N 12°48'37" E	74.58'
L21	N 67°57'06" E	109.20'
L22	S 39°45'25" E	76.54'
L23	S 11°59'37" W	98.68'
L24	S 40°37'50" E	81.62'
L25	S 85°27'16" W	120.15'
L26	S 73°49'19" W	42.56'
L27	S 01°49'55" W	114.12'
L28	S 38°53'59" W	74.37'
L29	S 05°52'59" E	114.72'



SCALE 1" = 100'
HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



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
JULY 12, 2023

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202320897
08/09/2023 09:53 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F 539

THIS PLAT FILED IN CABINET SLIDE

Re-Plat Showing
Lots 36R1, 36R2, 36R3, 51R1, 52R1 & 52R2,
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 re-plat of Lots 36R, 51R & 52R of
Cool Place, Phase II, recorded in Cabinet F, Slide 498, Plat
Records, Parker County, Texas.