

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 935

R. PUGH
1.495 ACRES
V. 2956, P. 838

J.A. BRIGGON, ET UX
1.495 ACRES
V. 2109, P. 1054

S.E. BRATTON, ET UX
2.220 ACRES
V. 1071, P. 694

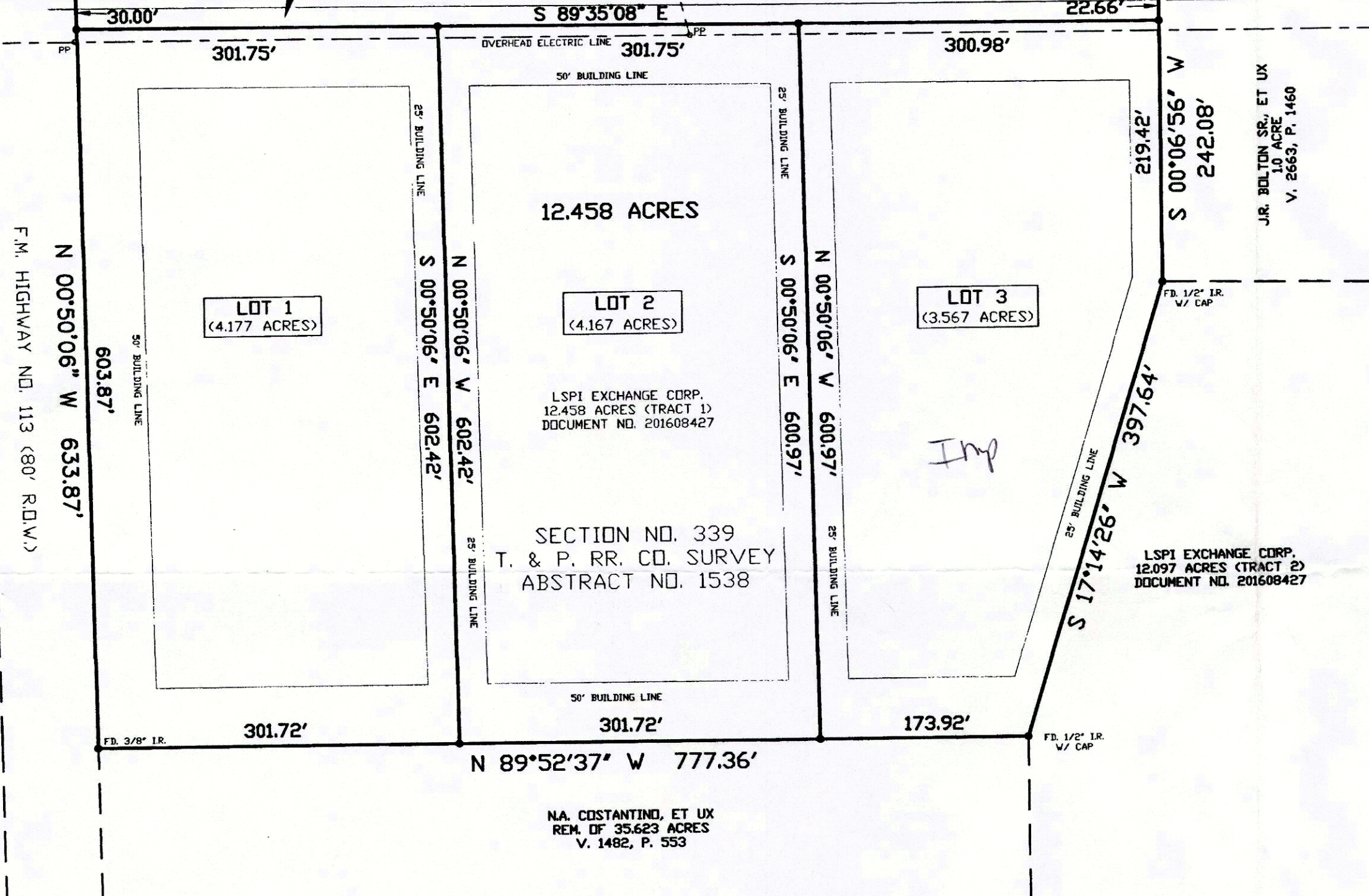
0.547 ACRE TO BE
DEDICATED TO PARKER
COUNTY PER THIS PLAT

P.O.B. FB. "MAG" NAIL
IN ROAD

S 89°08'17" E 905.04'

NORMAN DRIVE (PAVED)

FB. 1/2" IR. IN ROAD



LEGAL DESCRIPTION

Of a 12.458 acres tract of land out of Section No. 339, T. & P. RR. Co. Survey, Abstract No. 1538, Parker County, Texas; being the same tract of land described in Document No. 201608427 (Tract One) of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in Norman Drive (paved) and in the east right of way line of F.M. Highway No. 113 and at the southwest corner of a certain 1.495 acres tract described in Volume 2956, Page 838 of the Official Records for the northwest and beginning corner of this tract. Whence the southeast corner of the McKinney & Williams Survey, Abstract No. 935 is called to bear S. 89 deg. 08 min. 17 sec. E. 905.04 feet and S. 89 deg. 06 min. 28 sec. E. 1741.56 feet.

Thence S. 89 deg. 08 min. 17 sec. E. 905.04 feet to a found 1/2" iron rod in said Norman Drive at the northwest corner of a certain 1.0 acre tract described in Volume 2663, Page 1460 of the Official Records of Parker County for the northeast corner of this tract.

Thence S. 00 deg. 06 min. 56 sec. W. at 22.66 feet pass a set 1/2" iron rod with cap and in all 242.08 feet to a found 1/2" iron rod with cap at the southwest corner of said 1.0 acre tract and at the most westerly northwest corner of a certain 12.097 acres tract (Tract 2) described in said Document No. 201608427 for a corner of this tract.

Thence S. 17 deg. 14 min. 26 sec. W. 397.64 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 12.097 acres tract for the southeast corner of this tract.

Thence N. 89 deg. 52 min. 37 sec. W. 777.36 feet to a found 3/8" iron rod in the east right of way line of said F.M. Highway No. 113 for the southwest corner of this tract.

Thence N. 00 deg. 50 min. 06 sec. W. at 603.87 feet pass a set 1/2" iron rod and in all 633.87 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, Margaret Ruth Jackson Trustee, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Cool Country Estates, Parker County, Texas, being a part of Section No. 339, T. & P. R.R. Co. Survey, Abstract No. 1538, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 17th DAY OF February, 2017

BY: x Margaret Ruth Jackson
(MIKE STEWART) Margaret Ruth Jackson Living Trust
Margaret Ruth Jackson, Trustee
STATE OF TEXAS

COUNTY OF PARKER

I, Margaret Ruth Jackson Trustee Dedicator and Owner of the attached plat of said subdivision, do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

x Margaret Ruth Jackson
SIGNATURE

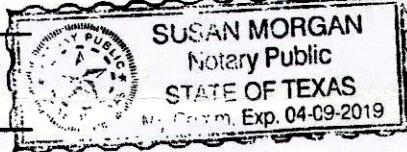
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARGARET RUTH JACKSON, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17th day of FEBRUARY, 2017

Susan Morgan
Signature
4/9/19
My Commission Expires On



THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS, ON THIS THE 21 DAY OF FEB, 2016.

Judge pro Tem
George A. Colvin
COMR. PRECINCT #1

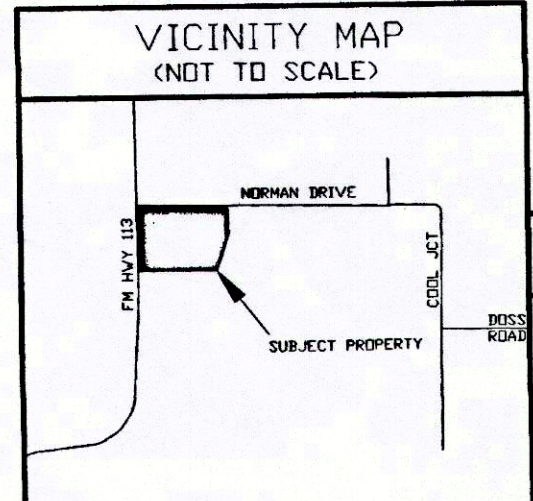
Absent
COUNTY JUDGE

Tom Wood
COMR. PRECINCT #3

Det Eye
COMR. PRECINCT #4

COUNTY CLERK
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Susan Brunson
201704768
62/27/2019 10:49 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
LH1

AGGT. NO: 11433
SCH. DIST: MJ
CITY: B-13
P NO: B-13



SURVEYOR
PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
COOL COUNTRY ESTATES
LOTS 1-3
BEING A SUBDIVISION OF A 12.458 ACRES TRACT OF LAND OUT OF SECTION NO. 339, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1538, PARKER COUNTY, TEXAS

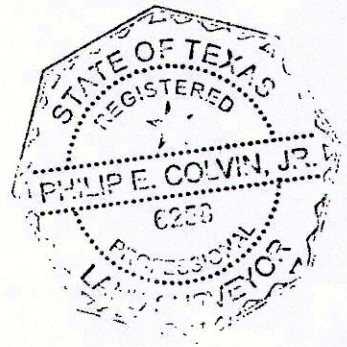
21538-012-006-00
21538.012.006.00
21538.012.006.50

D-686

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 29, 2016.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN16333 16333A.dwg 10224.crd FN160746-47



BEARING BASIS = GEODETIC NORTH

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48987C0225E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY, AND INDIVIDUAL WATER WELLS WILL BE A MINIMUM OF 75 FEET FROM ANY PERIMETER BOUNDARY, OR SUPPLIED BY NORTH RURAL WATER SUPPLY CORP.

NOTE: SEWER WILL BE ON SITE FACILITIES AS APPROVED BY OFFICIALS OF PARKER COUNTY.

