

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-29E-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. 48367C0250-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 JACOB MARTIN ENGINEERING.

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.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 09°56'48" E	73.80'	L37	N 26°34'24" E	78.51'	L73	S 46°08'41" W	42.05'
L2	N 38°52'23" W	106.97'	L38	N 74°23'40" W	89.78'	L74	S 08°38'55" E	134.71'
L3	N 14°33'56" E	64.32'	L39	N 58°48'11" W	154.83'	L75	S 49°03'17" E	144.24'
L4	N 90°00'00" E	185.00'	L40	N 20°19'48" W	73.21'	L76	S 23°52'04" W	49.97'
L5	N 31°32'39" E	125.23'	L41	N 09°39'48" E	45.19'	L77	N 67°31'41" W	232.88'
L6	S 85°33'54" W	242.01'	L42	N 06°13'17" W	69.42'	L78	S 52°30'21" W	42.74'
L7	S 28°59'51" W	68.41'	L43	N 17°23'18" E	204.35'	L79	N 62°28'54" W	54.33'
L8	S 64°00'23" W	151.55'	L44	N 37°22'36" E	58.22'	L80	N 16°29'40" E	114.33'
L9	N 68°17'22" W	102.73'	L45	N 68°32'22" E	80.47'	L81	N 02°43'11" W	71.72'
L10	S 22°40'47" W	115.31'	L46	S 60°48'41" E	63.45'	L82	N 36°43'42" W	148.50'
L11	S 22°04'31" W	36.28'	L47	N 24°51'01" E	47.42'	L83	N 08°33'50" W	82.48'
L12	S 43°40'15" W	87.53'	L48	N 53°08'24" W	199.25'	L84	N 58°06'05" W	54.77'
L13	N 64°18'10" W	58.01'	L49	S 36°23'08" W	221.71'	L85	N 29°36'35" W	55.25'
L14	N 50°37'40" E	78.78'	L50	S 61°04'34" W	92.42'	L86	N 01°50'54" W	32.48'
L15	N 02°02'55" E	53.30'	L51	S 06°39'42" W	158.04'	L87	S 51°49'53" W	108.28'
L16	N 46°56'56" E	185.95'	L52	N 65°59'34" W	88.13'	L88	S 14°37'33" W	37.88'
L17	N 81°14'13" E	175.13'	L53	S 08°36'05" W	129.67'	L89	S 59°04'42" W	96.05'
L18	N 23°47'23" E	52.13'	L54	N 22°52'52" W	23.25'	L90	S 83°11'36" W	53.78'
L19	N 45°07'19" W	56.43'	L55	N 07°15'00" E	138.96'	L91	N 49°16'23" W	35.14'
L20	S 61°44'55" W	48.26'	L56	S 89°08'43" W	53.41'	L92	N 77°35'20" W	79.70'
L21	S 89°03'58" W	148.84'	L57	N 06°20'33" E	43.29'			
L22	N 49°36'19" W	174.24'	L58	N 48°14'06" E	80.15'			
L23	N 18°17'15" W	95.37'	L59	N 27°34'57" W	132.57'			
L24	N 40°07'42" E	167.42'	L60	S 30°44'41" W	34.30'			
L25	N 82°20'10" E	84.87'	L61	S 80°54'47" W	20.18'			
L26	N 87°08'19" E	307.73'	L62	N 30°21'09" W	37.86'			
L27	N 34°39'40" E	66.84'	L63	N 28°50'40" E	80.96'			
L28	N 20°13'54" W	98.23'	L64	N 39°23'53" E	97.96'			
L29	S 80°16'33" W	28.72'	L65	N 71°52'35" W	115.61'			
L30	N 60°15'51" W	65.20'	L66	N 21°36'09" W	82.27'			
L31	N 02°53'59" W	4.77'	L67	N 13°27'48" E	95.86'			
L32	S 70°16'26" W	83.93'	L68	N 53°22'33" E	77.47'			
L33	N 44°45'29" W	117.93'	L69	N 12°11'32" W	154.48'			
L34	N 23°54'56" E	58.82'	L70	S 84°12'10" W	205.10'			
L35	N 41°03'00" W	149.02'	L71	N 05°18'08" W	28.96'			
L36	N 18°33'41" W	128.31'	L72	N 07°22'35" W	85.79'			

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 82.32.032. Buyer is advised to question seller as to the groundwater availability.

CITY OF COOL, TEXAS
 APPROVAL DATE: April 5, 2021
 APPROVED BY: *[Signature]* MAYOR
 SECRETARY: *[Signature]*

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

[Signature]
 202113398
 04/07/2021 11:24 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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 81.695 acre tract of land situated in Section 323, T&P R.R. CO. SURVEY, Abstract No. 1531, Parker County, Texas, said tract being the same tract of land described in deed to DPC Parker Properties, LLC., recorded in Volume 2442, Page 1212, Real 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 for the POINT OF BEGINNING;

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

- S 68°24'48" E, 373.66 feet to a 1/2" iron set;
- S 46°21'28" E, 387.50 feet to a 1/2" iron set;
- S 89°22'44" E, 430.17 feet to a 1/2" iron set;
- N 71°09'13" E, 227.89 feet to a 1/2" iron set;
- S 55°14'11" E, 284.60 feet to a 1/2" iron set;
- N 88°35'47" E, 1059.74 feet to a 1/2" iron set;
- N 89°43'52" E, 60.00 feet to a 1/2" iron set in the West line of F.M. Highway 113;
- S 00°15'11" E, with the West line of said F.M. highway 113, 452.03 feet to a 1/2" iron set at the Northeast corner of that certain tract of land described in deed to Joseph A. DePasqual and Leslie DePasqual, recorded in Clerks File No. 201320532, Real Records, Parker County, Texas;

THENCE S 88°52'07" W, with the North line of said Clerks File No. 201320532, 494.00 feet to a 1/2" iron found at the Northwest corner of said Clerks File No. 201320532;

THENCE S 00°13'02" E, with the West line of said Clerks File No. 201320532, 199.45 feet to a 1/2" iron found at the Southwest corner of said Clerks File No. 201320532;

THENCE N 88°56'00" E, with the South line of said Clerks File No. 201320532, 494.81 feet to a 1/2" iron set at the Southeast corner of said Clerks File No. 201320532 and being in the West line of said F.M. Highway 113;

THENCE with the West line of said F.M. Highway No. 113, the following calls:

- S 00°45'55" W, 528.00 feet to a 1/2" iron set, said iron being for the beginning of a curve to the right whose radius is 5690.52 feet;
- THENCE with the West line of said F.M. Highway 113 and with said curve to the right whose chord bears S 01°03'06" W, 108.47 feet and being an arc length of 108.47 feet to a 1/2" iron set;

THENCE N 83°12'02" W, 436.29 feet to a 1/4" iron found at the Northeast corner of that certain tract of land described as Tract Two, in deed to Gun Eung Kim and Soon Sim Kim Family Trust of 2017, recorded in Clerks File No. 201707835, Real Records, Parker County, Texas;

THENCE S 89°38'42" W, with the North line of said Clerks File No. 201707835, 2184.00 feet to a cedar fence post at the Northwest corner of said Clerks File No. 201707835 and being in the East line of that certain tract of land described in deed to Gun Eung Kim and wife Soon Sim Kim, recorded in Volume 1092, Page 1105, Real Records, Parker County, Texas;

THENCE N 00°00'21" E, with the East line of said Volume 1092, Page 1105, passing the Northeast corner of said Volume 1092, Page 1105 and the Southeast corner of Tract One of said Clerks File No. 201707835, continuing with the East line of said Clerks File No. 201707835, passing the Northeast corner of said Clerks File No. 201707835 and the Southeast corner of said Volume 1507, Page 920, continuing with the East line of said Volume 1507, Page 920, in all, 2668.63 feet to the POINT OF BEGINNING and containing 81.695 acres of land.

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

Lots 1 thru 52, 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.

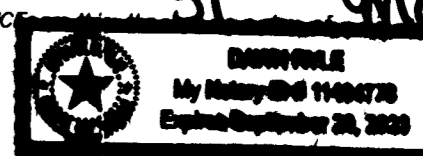
Executed this 31st day of MARCH, 2021
[Signature]
 James C. Thomason
 (D'Razor Properties, LLC)

21531.033.000.00

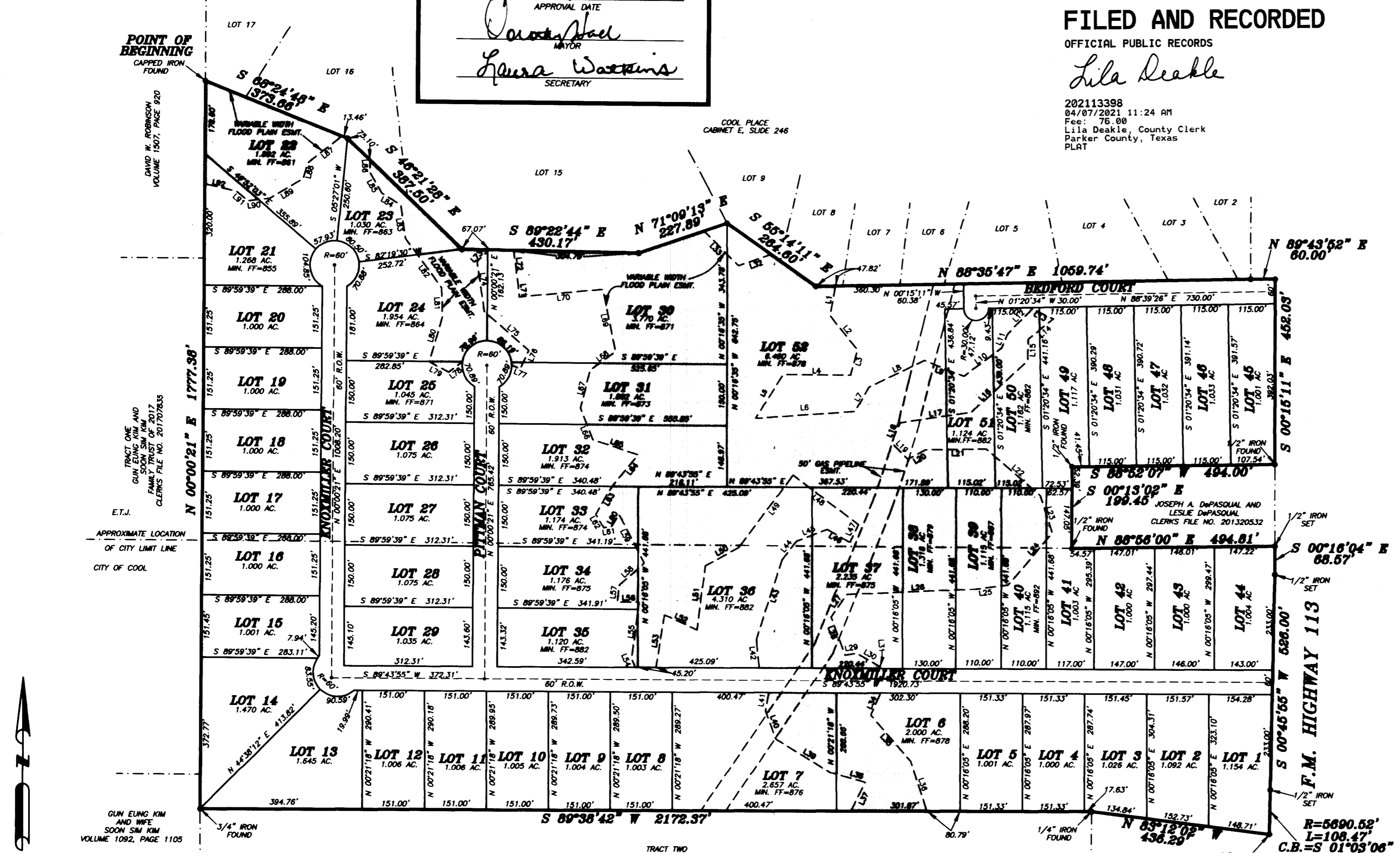
BEFORE ME, the undersigned authority, on this day personally appeared James C. Thomason, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of March, 2021

[Signature]
 Notary Public - State of Texas



THE PURPOSE OF THIS AMENDED PLAT IS TO REDUCE THE LENGTH OF BEDFORD COURT AND PITTMILLER COURT.



SCALE 1" = 200'

HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonland@texas.com
 FRM NO. 10194618



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
[Signature]
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 MARCH 25, 2021

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

KNOXMILLER ROAD=3,301.24'
 PITTMILLER COURT=785.42'
 BEDFORD COURT=730.00'

Amended Plat Showing
 Lots 1 thru 52,
 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 81.695 acres of land situated in
 Section 323, T&P R.R. CO. SURVEY, Abstract No. 1531,
 Parker County, Texas.
 THIS PLAT FILED IN CABINET E, SLIDE 705
 2021238