

OWNER'S CERTIFICATE

That We, BILLIE C. CASTLEMAN and CAROLYN J. CASTLEMAN, the owners 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 RANCH ESTATES, TRACT 10-A AND TRACT 10-B, SECTION NO. 359, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1544, PARKER COUNTY, TEXAS. We, 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. We do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 29 DAY OF October, 2018

BY: Billie C. Castleman
BILLIE C. CASTLEMAN

BY: Carolyn J. Castleman
CAROLYN J. CASTLEMAN

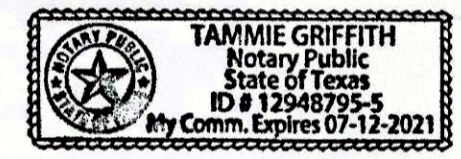
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILLIE C. CASTLEMAN and CAROLYN J. CASTLEMAN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that 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 29 day of October, 2018

Signature: Tammie Griffith

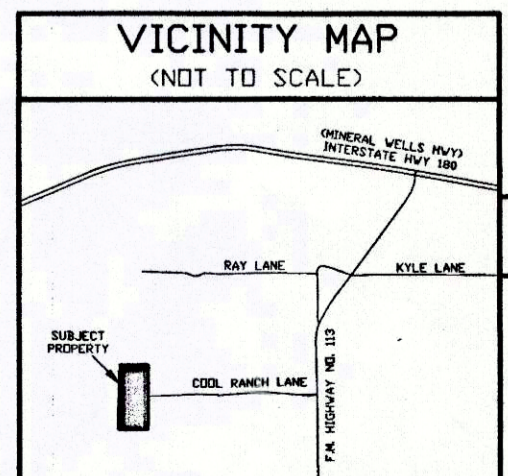


SURVEYOR'S CERTIFICATE

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 SEPTEMBER 11, 2018.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN18895 16520.crd FN180923

OWNER INFORMATION
BILLIE CASTLEMAN
1050 COOL RANCH LN
MILLSAP, TX 76066
817-229-9639



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

LEGAL DESCRIPTION

Of an 11.247 acres tract of land out of Section No. 359, T. & P. RR. Co. Survey, Abstract No. 1544, Parker County, Texas; being the same tract described in Document No. 201623173 of the Official Records of Parker County, Texas; and being known as Tract 10 of Cool Ranch Estates, an unrecorded subdivision in Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in an east line of a certain 153.57 acres tract described in Document No. 201718068 of said Official Records for the southwest and beginning corner of this tract. Whence a found 4" x 6" concrete monument at the southwest corner of Section No. 339, T. & P. RR. Co. Survey, Abstract No. 1538, bears N. 52 deg. 23 min. 49 sec. E. 1722.17 feet.

Thence N. 01 deg. 27 min. 46 sec. E. 1063.50 feet to a found 3/8" iron rod at an ell corner of said 153.57 acres tract for the northwest corner of this tract.

Thence S. 89 deg. 26 min. 16 sec. E. 452.65 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in a south line of said 153.57 acres tract and at the northwest corner of a certain 20.813 acres tract described in Document No. 201627078 of said Official Records for the northeast corner of this tract.

Thence S. 00 deg. 27 min. 41 sec. W. at 528.10 feet pass a set 60D nail in the centerline of Cool Ranch Lane (gravel) and in all 1057.92 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 20.813 acres tract for the southeast corner of this tract.

Thence S. 89 deg. 53 min. 57 sec. W. 471.26 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 13 DAY OF November, 2018.

Parker
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

Carroll Primm
COMR. PRECINCT #2

Tom Wald
COMR. PRECINCT #3

Steve Gage
COMR. PRECINCT #4

COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201828776
11/13/2018 10:19 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 11428
SCH. DIST.: MIL
CITY: B-13
MAP NO.:

21544.007.001.00 21544.007.001.50

FINAL PLAT

**COOL RANCH ESTATES
TRACT 10-A AND TRACT 10-B**

BEING A SUBDIVISION OF 11.247 ACRES, BEING KNOWN AS TRACT 10 OF COOL RANCH ESTATES, AN UNRECORDED SUBDIVISION, OUT OF SECTION NO. 359, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1544, PARKER COUNTY, TX

PLAT DATE: OCTOBER 25, 2018