

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, EQUITY TRUST COMPANY custodian FBO TODD PHILLIPS IRA, BEING THE OWNER OF 7.037 ACRES (+/- 306,532 SQ FT), BEING CALLED OUT OF THE T & P RR COMPANY SURVEY, SECTION No. 325, ABSTRACT No. 1532, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NO. 201926115, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED IN TWO TRACTS BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS, PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

**TRACT 1:**

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF COOL JUNCTION ROAD AND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 1484, PAGE 562, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND THE SOUTHWEST CORNER OF DOCUMENT NO. 201926115, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF SAID COOL JUNCTION ROAD THE FOLLOWING COURSES AND DISTANCES:

- N 21°50'19" W 122.84 FEET TO A 4" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.
- N 14°14'10" W 85.28 FEET TO A 4" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.
- N 01°00'45" W 243.58 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOCUMENT NO. 201926115, OFFICIAL RECORDS, PARKER COUNTY, TEXAS THE FOLLOWING COURSES AND DISTANCES:

- N 89°14'43" E 60.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE A CORNER OF THIS TRACT.
- N 44°14'43" E 21.21 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE A CORNER OF THIS TRACT.
- N 89°14'43" E 228.58 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.
- S 01°00'45" E 458.94 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE SOUTH LINE OF SAID DOCUMENT NO. 201926115, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°55'04" W 240.50 FEET, ALONG THE SOUTH LINE OF SAID DOCUMENT NO. 201926115, TO THE POINT OF BEGINNING AND CONTAINING 3.037 ACRES OF LAND.

**TRACT 2:**

BEGINNING AT A FOUND 3/8" IRON ROD IN THE EAST LINE OF COOL JUNCTION ROAD, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 2681, PAGE 295, OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND AT THE NORTHWEST CORNER OF SAID DOCUMENT No. 201926115, OFFICIAL RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°14'43" E 303.65 FEET ALONG THE COMMON LINE OF SAID DOCUMENT NO. 201926115 AND VOLUME 2681, PAGE 295, TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID DOCUMENT NO. 201926115, OFFICIAL RECORDS, PARKER COUNTY, TEXAS THE FOLLOWING COURSES AND DISTANCES:

- S 01°00'45" E 577.10 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT.
- S 89°14'43" W 228.72 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
- N 45°45'17" W 21.21 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
- S 89°14'43" W 60.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE EAST LINE OF COOL JUNCTION ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

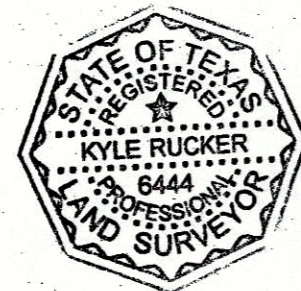
THENCE N 01°00'45" W 562.11 FEET ALONG THE EAST COOL JUNCTION ROAD TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND.

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Kyle Rucker*  
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.  
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH  
104 S. WALNUT ST. WEATHERFORD, TX 76086  
DATE: FIELD DATE - OCTOBER 30, 2019  
PLAT DATED - NOVEMBER 2019 - JN191058P.

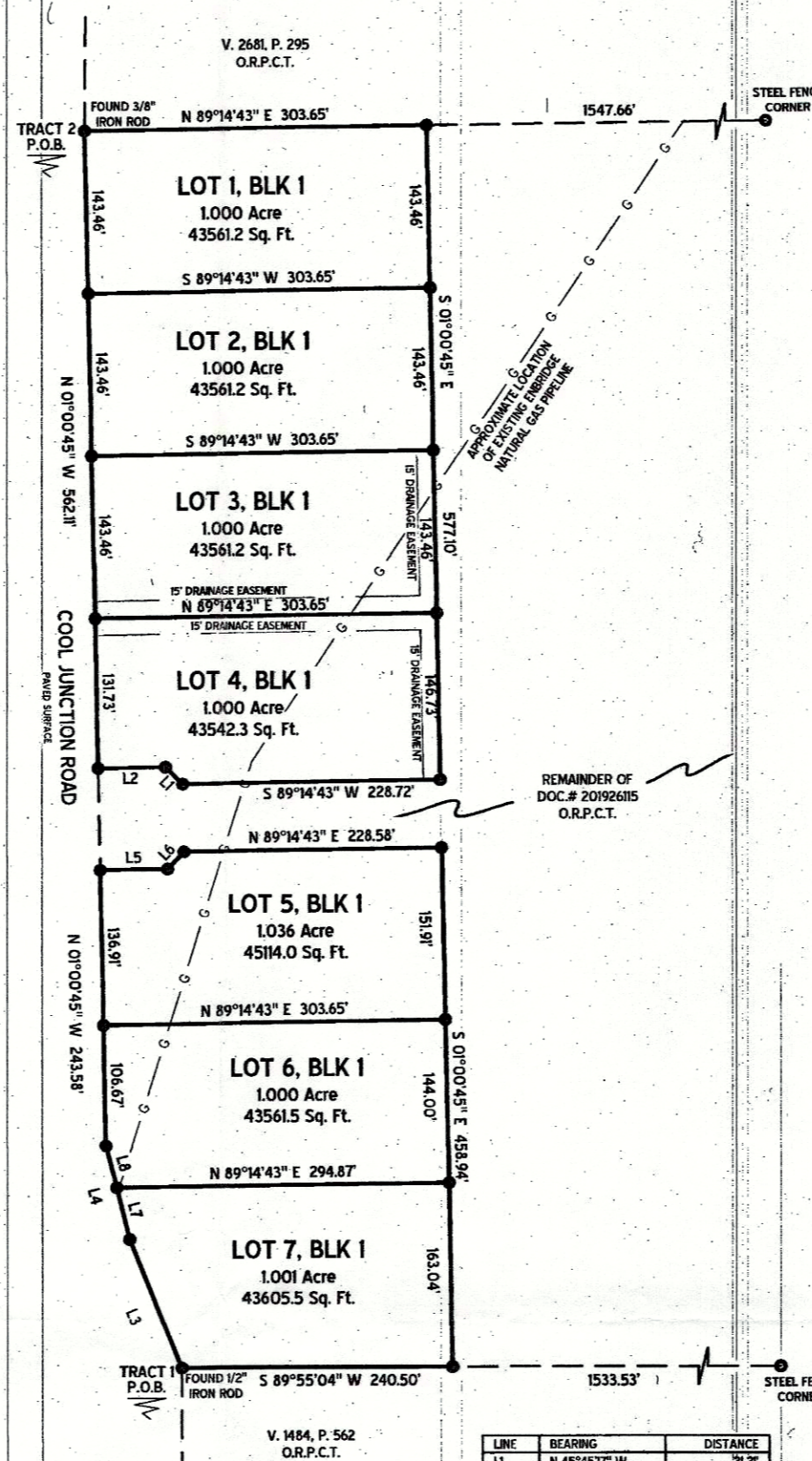


**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201930416  
11/12/2019 11:39 AM  
Fee: 78.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

PLAT CABINET E, SLIDE 415

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST  
WEATHERFORD, TEXAS, 76086  
817-594-0400

OWNER/DEVELOPER:  
TODD PHILLIPS  
211 S RUSK ST.  
WEATHERFORD, TEXAS 76086



LINE	BEARING	DISTANCE
L1	N 45°45'17" W	21.21
L2	S 89°14'43" W	60.00
L3	N 21°50'19" W	122.84
L4	N 14°14'10" W	85.28
L5	N 89°14'43" E	60.00
L6	N 44°14'43" E	21.21
L7	N 89°14'43" W	46.89
L8	N 14°14'10" W	38.39

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12 DAY OF NOVEMBER, 2019.

COUNTY JUDGE

*George A. Conley*  
COMMISSIONER PRECINCT #1

*Sam Walker*  
COMMISSIONER PRECINCT #3

*Clayton*  
COMMISSIONER PRECINCT #2

*Stark*  
COMMISSIONER PRECINCT #4

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EQUITY TRUST COMPANY custodian FBO TODD PHILLIPS IRA, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-7, COOL SPRINGS, AN ADDITION TO PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 12 DAY OF NOVEMBER, 2019.

BY:

*Todd Phillips*  
OWNER/DEVELOPER

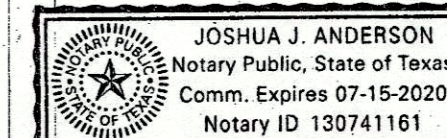
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED, WITHIN HER CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

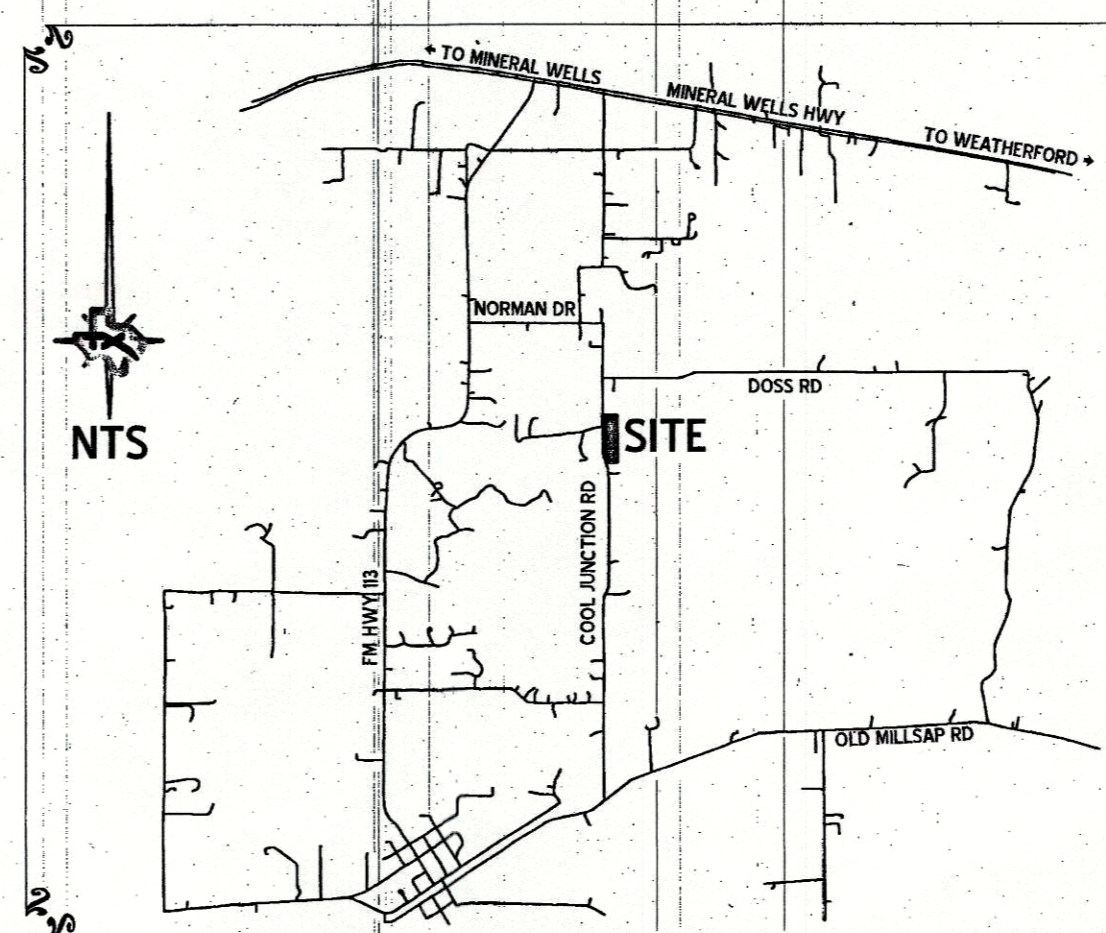
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF NOV, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**NOTES:**

- 1) AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0250F, DATED APRIL 5, 2019. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).
- 2) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 3) ALL CORNERS ARE SET 1/2" IRON RODS (TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.
- 4) WATER IS TO BE PROVIDED BY NORTH RURAL WATER SUPPLY COMPANY.
- 5) SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.
- 6) NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 7) THERE SHALL EXIST A 25' BUILDING LINE ALONG THE FRONTS OF ALL LOTS, A 10' BUILDING LINE ALONG THE SIDES OF ALL LOTS, AND A 15' BUILDING LINE ALONG THE REAR OF ALL LOTS.
- 8) THERE SHALL EXIST A 10' UTILITY AND DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL LOTS SHOWN HEREIN.
- 9) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 10) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.



ACCT. NO.: 11410  
SCH. DIST.: MI  
CITY: C-14  
MAP NO.: C-14

**FINAL PLAT OF LOTS 1-7  
COOL SPRINGS**  
7.037 ACRES OF LAND OUT OF THE  
T & P RR Co. SURVEY  
SECTION No. 325, ABSTRACT No. 1532,  
PARKER COUNTY, TEXAS.  
NOVEMBER 2019



21532.007.000.00