

Whereas Cool Rivers Holdings, LLC, being the sole owner of a 3.234 acres tract of land, being all of Lots 1R, 2R and 3R, Gridiron Land Company Addition, an Addition to the City of Hudson Oaks, Parker County, Texas; according to the Plat as recorded in Cabinet D, Slide 505, Plat Records, Parker County, Texas; being further described 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):

BEGINNING at a found 1/2" iron rod in the north line of Fort Worth Highway (150' wide), being the southeast corner of Lot 1, Block 1, Clearview Oaks, according to the plat recorded in Cabinet C, Slide 454, Plat Records, Parker County, Texas, being the southwest corner of said Lot 1R, for the southwest and beginning corner of this tract.

THENCE N 00°37'39" W 350.38 feet, with the east line of said Lot 1, Block 1, Clearview Oaks, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the south line of Lot 1, Live Oak 2, according to the plat as recorded in Cabinet E, Slide 409, Plat Records, Parker County, Texas; at the northwest corner of said Lot 1R, for the northwest corner of this tract.

THENCE N 89°23'47" E 403.02 feet, to a found 1/2" capped iron rod in the west line of Cinema Drive at the most easterly southeast corner of said Lot 1, Live Oak 2, for the northeast corner of said Lot 3R and this tract.

THENCE S 00°41'53" E 233.72 feet, with the west line of said Cinema Drive to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract.

THENCE S 01°46'13" W 116.11 feet, with the west line of said Cinema Drive to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the north line of said Fort Worth Highway, for the southeast corner of said Lot 3R and this tract.

THENCE S 89°18'07" W 398.45 feet, with the north line of said Fort Worth Highway to the POINT OF BEGINNING, and containing 3.234 acres.

Surveyor's Certificate

Know All Men By These Presents:

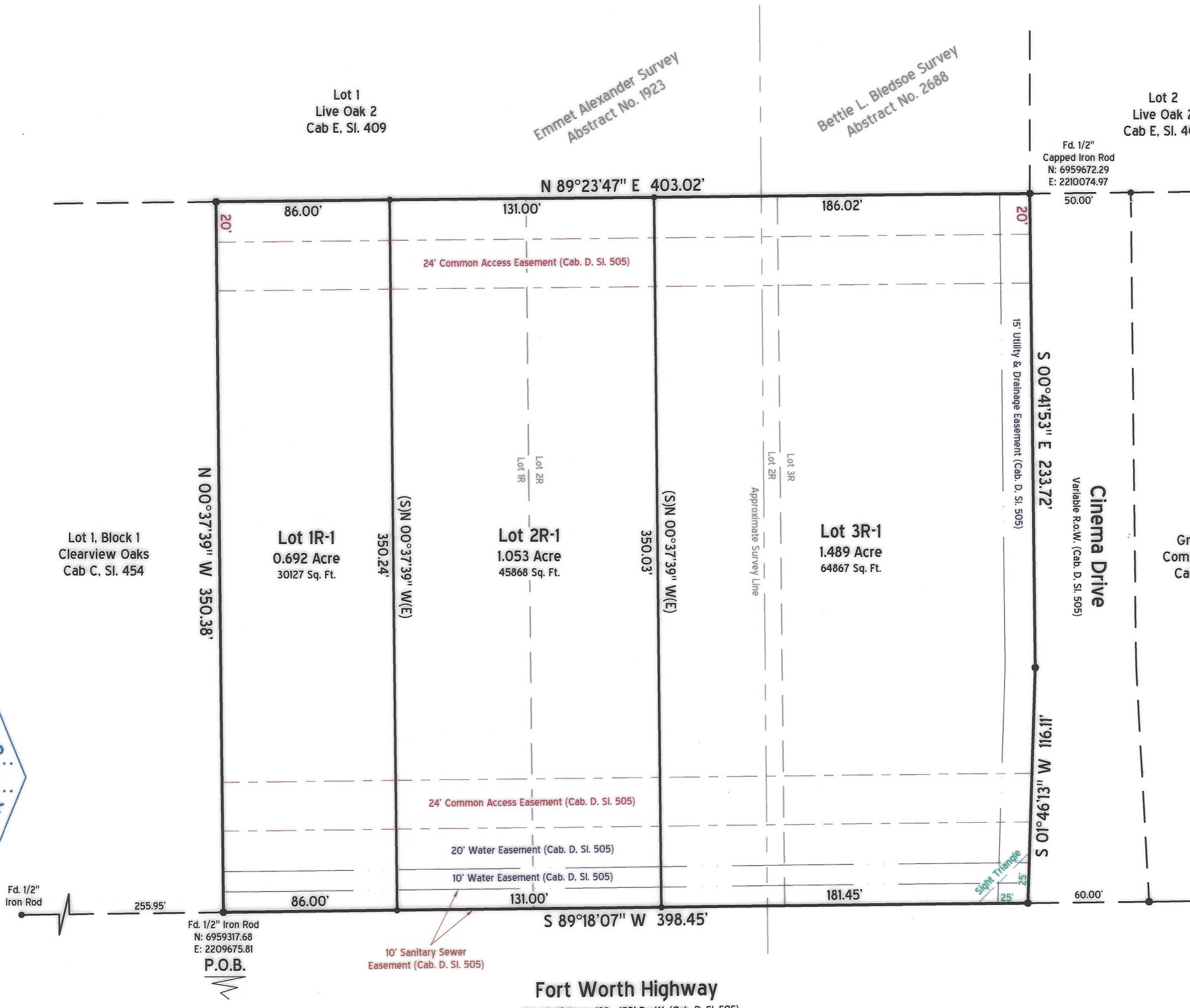
That I, Patrick Carter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Hudson Oaks.

Patrick Carter, Registered Professional Land Surveyor No. 5691
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: June 17, 2022 - W2206047-RP (formerly JN120711)



Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.J.R.M. Community Panel Map No. 48367C0300E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) All corners are C.I.R.S. (Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
- 4) Utility easements may be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City of Hudson Oaks's use thereof. The City of Hudson Oaks and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City of Hudson Oaks and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity of any time procuring permission from anyone.
- 5) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 7) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 8) No abstract of title or title commitment was provided to this surveyor, record research done 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.
- 9) All building setback lines shall conform to current zoning ordinances of the City of Hudson Oaks.
- 10) The developer does hereby waive all claims for damages against the City of Hudson Oaks occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
- 11) The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.



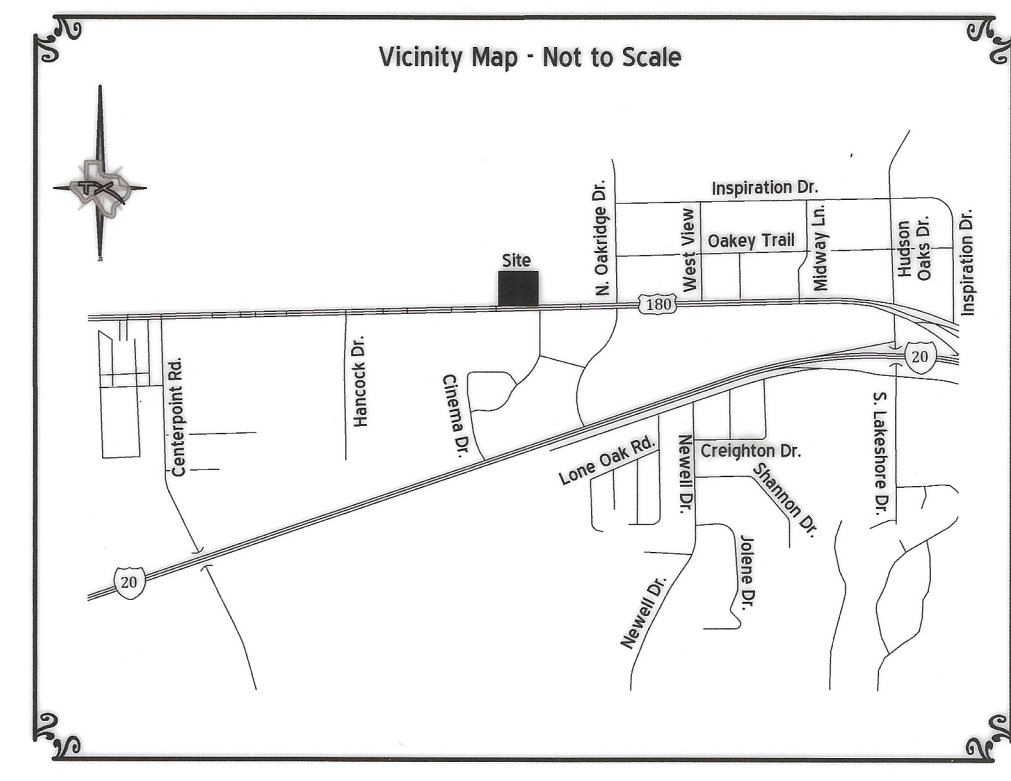
12937.001.001.00

The purpose of this replat is to reconfigure the boundary lines of Lots 1R, 2R, and 3R of Gridiron Land Company Addition.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202240659
11/16/2022 01:43 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

I hereby certify that this plat of the Gridiron Land Company Addition to the city limits of the City of Hudson Oaks, Texas meets the administrative plat (minor plat) requirements of the City of Hudson Oaks Code of Ordinance and the Texas Local Government Code Section 212.0065 and is hereby approved by the City Administrator and the City Secretary of the City of Hudson Oaks, Texas on the 16th day of November 2022.

Starling Ann, City Administrator, 11/16/22
Shelly Scoggin, City Secretary, 11/16/22



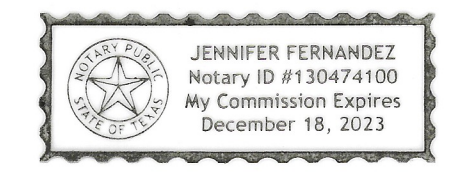
State of Texas
County of Parker
I, the undersigned owner of the land shown on this plat, and designated herein as Lots 1R-1, 2R-1 and 3R-1, Gridiron Land Company Addition, an addition to the City of Hudson Oaks, Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in said addition have been notified and signed this plat.
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required. There is a lienholder on the property (see Lienholder Acknowledgement below).

Cool Rivers Holdings, LLC - Dustin R. Renfro (President), Date 11/10/2022

State of Texas
County of Burnet
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Dustin R. Renfro known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 10th day of November 2022.

Notary Public in and for the State of Texas



Lienholder's Ratification:
State of Texas
County of TARRANT

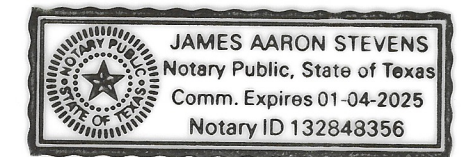
Whereas Legend Bank, acting by and through the undersigned, its duly authorized agent, is the lien holder of the property described hereon, does hereby ratify all dedication and provision of this plat as shown.

Legend Bank - Mindy Monroe (Senior Vice President), Mindy Monroe EVP

Before me, the undersigned authority, on this day personally appeared Mindy Monroe known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Lots 1R-1, 2R-1 and 3R-1, Gridiron Land Company Addition.

Given under my hand and seal of office on this the 9th day of November 2022.

Notary Public in and for the State of Texas

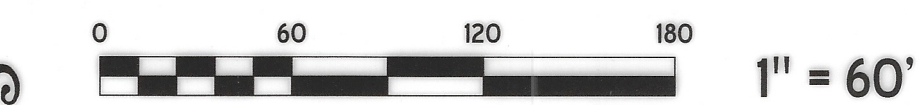


Minor Replat
Lots 1R-1, 2R-1 and 3R-1
Gridiron Land
Company Addition
an addition to the City of Hudson Oaks,
Parker County, Texas

Being a replat of a 3.234 acres tract being all of Lots 1R, 2R, and 3R, Gridiron Land Company Addition, according to the Plat recorded in Cabinet D, Slide 505 Plat Records, Parker County, Texas

November 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Surveyor:
Patrick Carter
104 South Walnut Street
Weatherford, TX 76086
817-594-0400 ext. 107
weatherford@txsurveying.com
Owner:
Cool Rivers Holdings, LLC
P.O. Box 1874
Aledo, TX 76008
817-528-3564
dusty@gridironlandco.com



Plat Cabinet F Slide 374