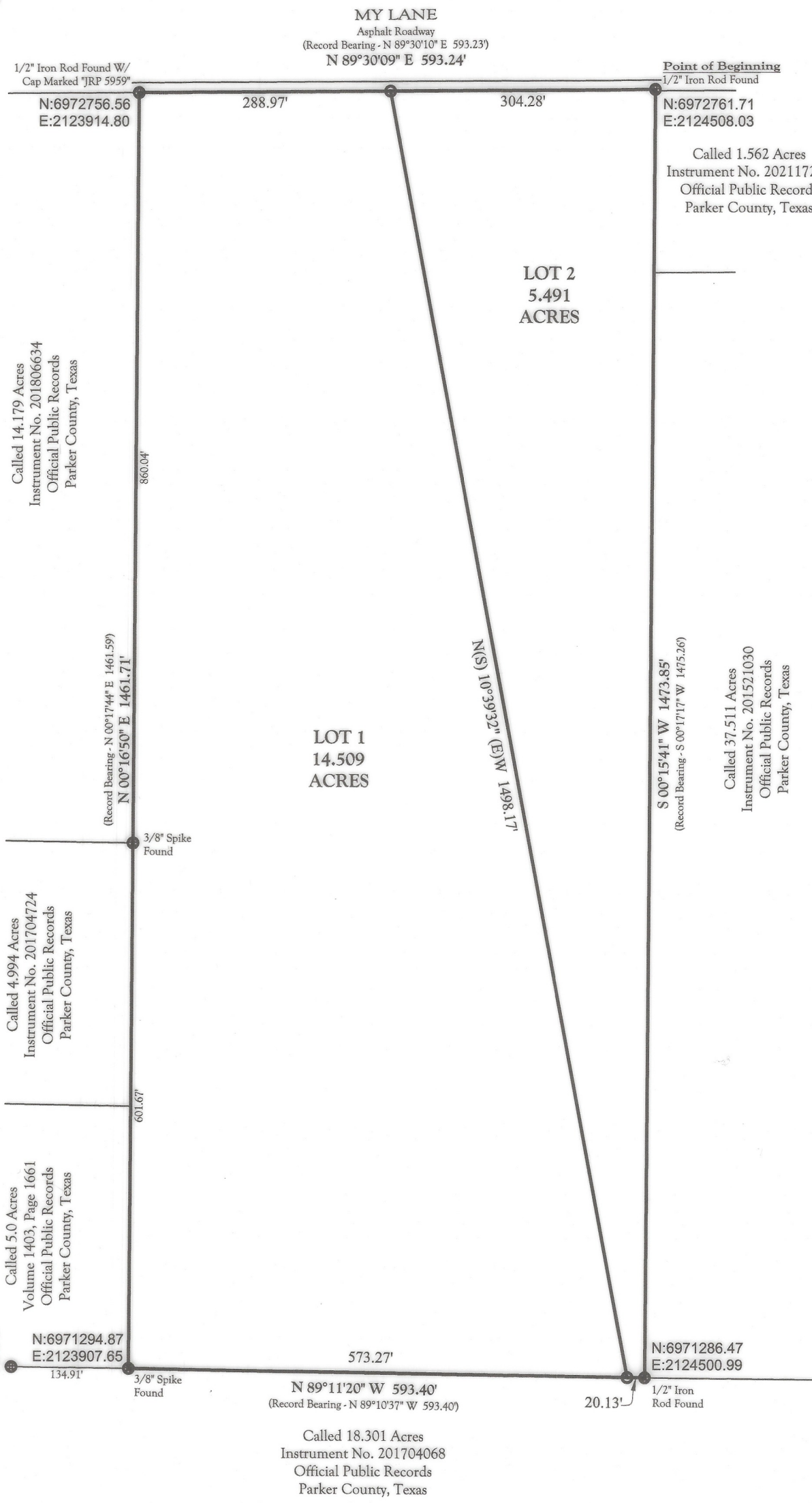


FINAL PLAT OF
LOT 1 & LOT 2
MARY'S SUBDIVISION



OWNER(S)
CHARLES AND MARY DONOHUE DOUGHERTY
12200 MILANO COURT
FORT WORTH, TEXAS 76126

OWNERS CERTIFICATE
THAT I, CHARLES AND MARY DONOHUE DOUGHERTY, IS 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 MARY'S SUBDIVISION, AN ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF COOL, PARKER COUNTY, TEXAS AND BEING 20.00 ACRES IN THE M.W. STEPHENS SURVEY, ABSTRACT NO. 2573, PARKER COUNTY, TEXAS.

I, BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY LOT NUMBERS AS INDICATED HEREON.

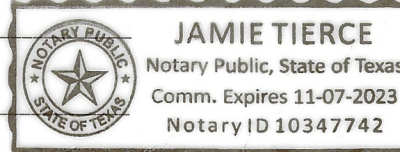
EXECUTED THIS THE 9 DAY OF March, 2022.

BY: CHARLES DOUGHERTY (Signature)
BY: MARY DONOHUE DOUGHERTY (Signature)

THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Charles Dougherty
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF March, 2022.

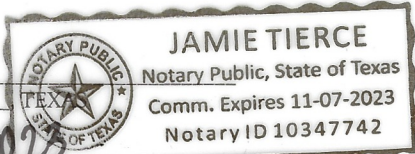
NOTARY PUBLIC, Wichita, TEXAS
MY COMMISSION EXPIRES ON: 11/7/2023
THE STATE OF TEXAS
COUNTY OF Parker



BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Mary Donohue Dougherty
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF March, 2022.

NOTARY PUBLIC, Wichita, TEXAS
MY COMMISSION EXPIRES ON: 11/7/2023
THE STATE OF TEXAS
COUNTY OF Parker

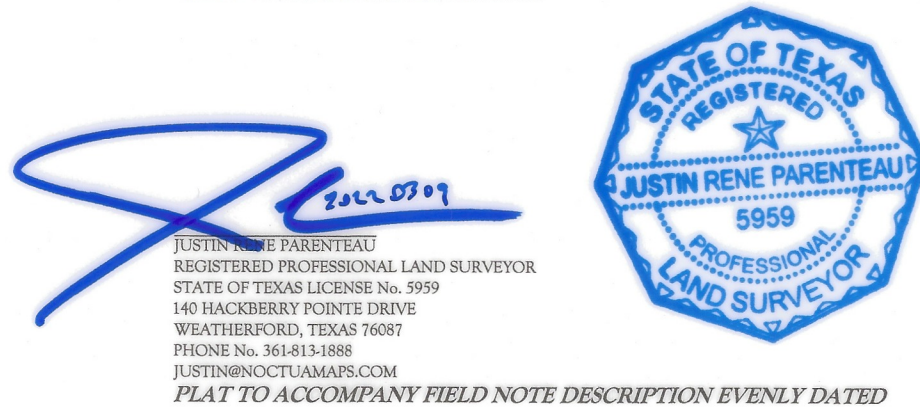


- *GENERAL NOTES*
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
 - 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
 - 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE and North Rural Water Supply
 - 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
 - 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
 - 6) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE SUBJECT TRACT IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FIRM No. 48367C0250F, EFFECTIVE 04/05/2019.
 - 7) THE CITY OF COOL DOES NOT PERFORM ANY PLATTING THIS PLAT WILL BE HANDLED THROUGH PARKER COUNTY, TEXAS.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov>
Email: info@pels.texas.gov
Phone: 512-440-7723

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND DECEMBER 13, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



AN ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF COOL, PARKER COUNTY, TEXAS AND BEING 20.00 ACRES IN THE M.W. STEPHENS SURVEY, ABSTRACT NO. 2573, PARKER COUNTY, TEXAS

20.00 ACRES OF LAND LOCATED IN THE M.W. STEPHENS SURVEY, A-2573. BEING ALL OF A CALLED 20.00 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202039161 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF MY LANE, AND BEING IN THE NORTHWEST CORNER OF A CALLED 1.562 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202117222 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 1.562 ACRES TRACT, A CALLED 37.511 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201521030 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE TRACT DESCRIBED HEREIN, S 00°15'41" W - 1473.85 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF A CALLED 18.301 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201704068 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF SAID 37.511 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID 18.301 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 89°11'20" W - 593.37 FEET TO A 3/8 INCH SPIKE FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 5.0 ACRES TRACT AS DESCRIBED IN VOLUME 1403, PAGE 1661 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°16'50" E AT 601.67 FEET PASS A 3/8 INCH SPIKE FOUND AND THE SOUTHWEST CORNER OF A CALLED 14.179 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 201806634 RECORDED IN SAID OFFICIAL PUBLIC RECORDS AND IN ALL 1461.71 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE SOUTH LINE OF MY LANE AND BEING THE NORTHEAST CORNER OF SAID 14.179 ACRES TRACT;

THENCE ALONG THE SOUTH LINE OF MY LANE, N 89°38'19" E - 592.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED



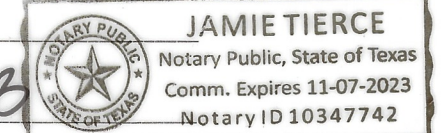
COMMISSIONERS COURT BLOCK
THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 14 DAY OF March, 2022.
George A. Conley
COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

EXTRA-TERRITORIAL JURISDICTION STATEMENT
THE STATE OF TEXAS
COUNTY OF PARKER
I, Charles Dougherty Mary Donohue Dougherty, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF COOL, PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
Charles Dougherty Mary Donohue Dougherty
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF March, 2022.

NOTARY PUBLIC, PARKER COUNTY, TEXAS
MY COMMISSION EXPIRES ON: 11/7/2023



22573.004.002.00

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C-13

COUNTY CLERK FILING

VOLUME OR CABINET F

PAGE OR SLIDE 182

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202209605
03/14/2022 11:50 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT