

Whereas, Church Road Storage, LLC, being the sole owner of a 9.670 acres tract of land out of the M.E.P. & P. R.R. Co. Survey No. 375, Abstract No. 948, Parker County, Texas; being all of that certain tract conveyed to Church Road Storage LLC in CF# 202316371 and corrected in CF# 202318916, Real Property Records, Parker County, Texas; and 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 - US Survey Feet).

BEGINNING at an 8" steel fence post, in the southeast line of Maddux Road, at the northeast corner of that certain tract conveyed to Everest in Volume 2188, Page 1199, for the northwest and beginning corner of this tract. WHENCE the northwest corner of the B. Stephens Survey, Abstract No. 2505 is called by deed to bear N 46°24'49" E 267.63 feet, S 88°55'00" E 1641.40 feet, N 89°55'12" E 1068.31 feet, and N 89°49'47" E 521.61 feet.

THENCE N 46°26'22" E 136.28 feet, along said southeast line of Maddux Road, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for the northeast corner of this tract.

THENCE S 37°06'20" E 34.27 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 53°19'04" E 121.95 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 48°09'45" E 180.43 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 41°39'15" E 95.13 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 15°41'44" E 267.60 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 19°19'07" W 104.20 feet, to a found 1/2" iron rod, for a corner of this tract.

THENCE S 06°17'09" W 117.47 feet, to a 4" steel fence post, for a corner of this tract.

THENCE S 13°51'13" W 292.41 feet, to a found 3/8" iron rod, in the north line of Mineral Wells Highway (A.K.A. US Highway 180), for the southeast corner of this tract.

THENCE N 77°43'58" W 459.34 feet, along said north line of Mineral Wells Highway, to a found 60D nail, at the southeast corner of said Everest tract, for the southwest corner of this tract.

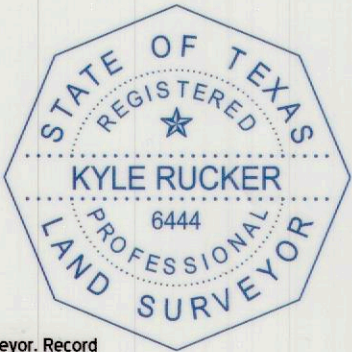
THENCE N 05°15'48" E 860.35 feet, along the east line of said Everest tract, to the POINT OF BEGINNING.

Surveyor's 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, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: W2312007-P  
Field Date: December 7, 2023  
Preparation Date: April 10, 2024



Surveyor's Notes:

1) 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.

2) 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.I.R.M. Community Panel Map No. 48367C0225F, dated April 5, 2019; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

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: US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) 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.)

6) All property corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), unless otherwise noted.

Parker County Notes:

7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

8) This tract lies within the city limits of the City of Cool. City of Cool has granted Parker County the authority to review this plat.

9) Sanitary sewer is to be provided by private on-site septic facilities.

10) Water is to be provided by North Rural Water Supply Corporation.

11) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

12) Speed Limits: At the time of plat creation Maddux Road appears to have a speed limit of 45 miles per hour, posted near the intersection of Maddux Road and Mineral Wells Highway. Mineral Wells Highway appears to have a speed limit of 65 miles per hour.

13) Drive Entrances & Culverts: At time of plat, the owner does not propose any new drive entrances, and will utilize existing entrances on Mineral Wells Highway and Maddux Road.

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S 12°16'02" W	35.74'
EL2	N 31°46'58" E	127.92'
EL3	N 06°40'26" E	4.90'
EL4	S 06°40'26" W	4.90'
EL5	S 31°46'58" W	127.92'
EL6	S 12°16'02" W	35.74'

Easement Curve Table			
CURVE	RADIUS	ARC	CHORD BRG
EC1	75.00'	25.55'	N 22°01'30" E 25.42'
EC2	45.00'	19.72'	N 19°13'42" E 19.56'
EC3	75.00'	32.87'	S 19°13'42" W 32.60'
EC4	45.00'	15.33'	S 22°01'30" W 15.25'
EC5	75.00'	19.82'	S 19°50'16" W 19.76'

John and Janice Everest  
Called 6.078 Acres  
V. 2188, P. 1199

Lot 2  
7.280 Acres  
(317.130 Sq. Ft.)

CF# 202316371  
Corrected in CF# 202318916

M.E.P.&P. R.R. Co. Survey  
Abstract No. 948

Private Sign Easement  
0.050 Acre (2,160 Sq. Ft.)  
(dedicated by this plat)

Private Impass/Egress Easement  
0.148 Acres (6,436 Sq. Ft.)  
(dedicated by this plat)

Lot 1  
2.389 Acres  
(104.075 Sq. Ft.)

Mineral Wells Highway  
A.K.A. US Highway 180  
Paved Surface - Variable Width Right-of-Way (per TxDOT map)

20948.008.000.00  
20948.008.002.00

Now, Therefore, Know All Men By These Presents:

that Church Road Storage, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2. WPC Addition, an addition to the City of Cool, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 11th day of April, 2024.

By:

Church Road Storage, LLC  
Patrick Carter - Managing Member

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 Patrick Carter, 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 11th day of April, 2024.

Teresa McGee  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

Approved by the City of Cool, Texas, this the 6 day of May, 2024.

By:

Mayor, City of Cool

Attest:

City Secretary

18988  
MI  
A-13

Final Plat  
Lots 1 and 2  
WPC Addition

an addition to the City of Cool,  
Parker County, Texas

Being a 9.670 acres tract of land out of the M.E.P. & P. R.R. Co. Survey No. 375, Abstract No. 948, Parker County, Texas; being all of that certain tract conveyed to Church Road Storage LLC in CF# 202316371 and corrected in CF# 202318916, Real Property Records, Parker County, Texas

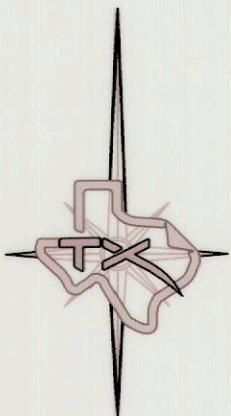
April 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS  
SURVEYING  
INC.

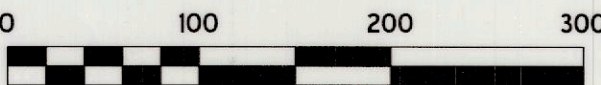
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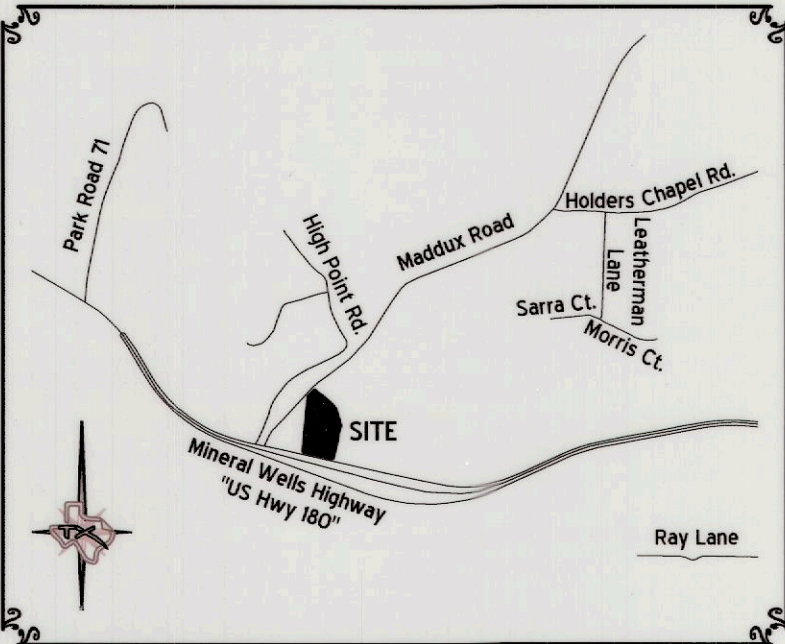
Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX, 76086  
817-594-0400

Owner:  
Church Road Storage LLC  
P.O. Box 651  
Aledo, TX 76008

1" = 100'



Plat Cabinet F Slide 105



Vicinity Map (not to scale)