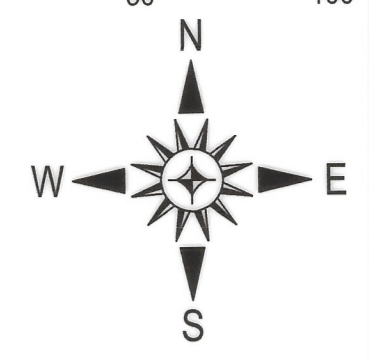


DEDICATION

202317897 PLAT Total Pages: 1

GRAPHIC SCALE 1"=50'



STATE OF TEXAS {}
 COUNTY OF PARKER {}

WHEREAS, Blackburn Ranches LLC, being the owner of a certain 2.00 acre tract of land in the A. Glover Survey, Abstract Number 2785, Parker County, Texas; BEING a 2.00 acre portion of the tract described in the deed to Blackburn Ranches LLC as recorded under document number 202112296 Official Public Records, Parker County, Texas and being more particularly described, as follows:

BEGINNING at a 5/8 inch iron rod found in the east right-of-way line of Brock Spur & the south right-of-way line of Quannah Hill Road same being the beginning of a curve to the right (concave southeasterly) having a radius of 1907.59 feet;

CONTINUING with said curve to the right an arc length of 135.53 passing through a central angle of 04°04'15" (having a chord bearing of NORTH 65°14'24" EAST, having a chord length of 135.50 feet) to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the south right-of-way line of Quannah Hill Road;

THENCE NORTH 67°13'37" EAST, with the south right-of-way line of Quannah Hill Road a distance of 181.67 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE through the interior of the said Blackburn Ranches LLC tract the following calls:

SOUTH 27°35'30" EAST, a distance of 259.16 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

SOUTH 66°47'20" WEST, a distance 350.55 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the east right-of-way line of Brock Spur Road same being the beginning of a curve to the right (concave northeasterly) having a radius of 1840.74 feet;

THENCE continuing with said curve to the right an arc length of 256.70 feet passing through a central angle of 07°59'25" (having a chord bearing of NORTH 20°09'47" WEST, having a chord length of 256.49 feet) returning to the POINT OF BEGINNING and enclosing 2.00 Acres 87,189 square feet.

Does hereby dedicate the same to be known as Lot 1, Block 1, Brock Crossing, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

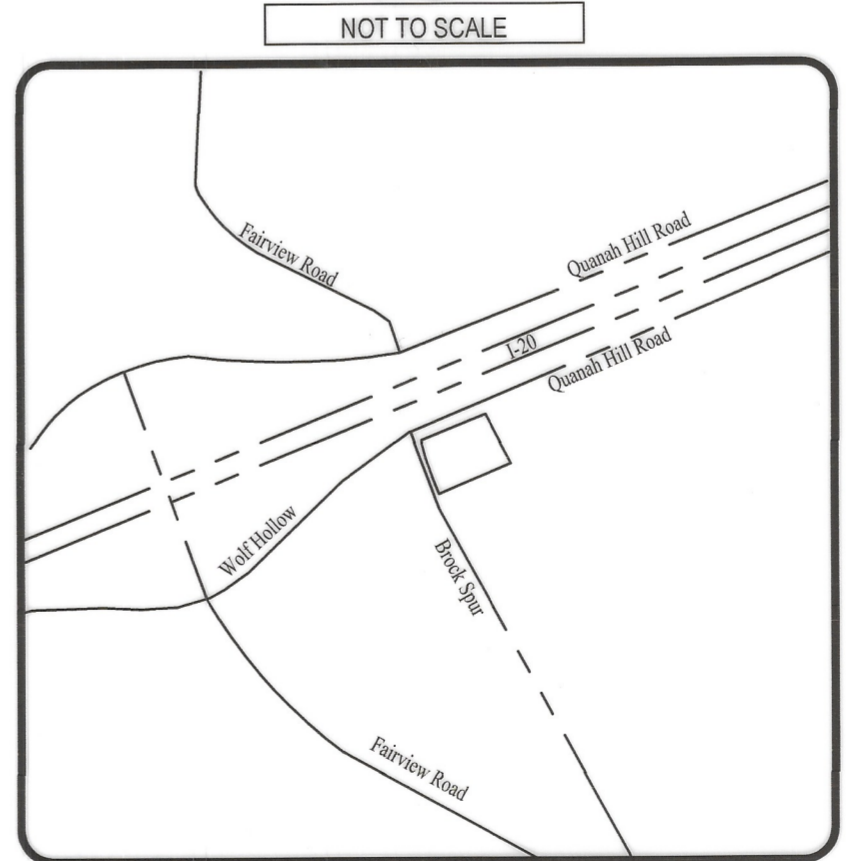
STATE OF TEXAS {}
 COUNTY OF PARKER {}

Blackburn Ranches LLC as Owner of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

[Signature] 7/10/23
 Blackburn Ranches LLC Date

22785.016.001.00

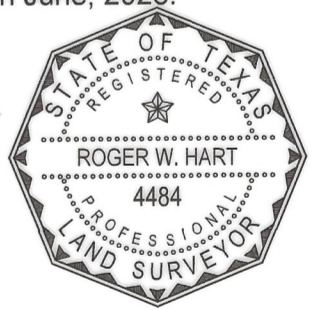
Vicinity Map



10778
 BR
 D-17

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in June, 2023.

[Signature]
 07/10/23



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

Minor Plat

Lot 1, Block 1
 Brock Crossing

An Addition to Parker County, Texas

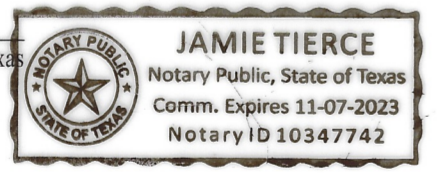
Being 2.00 Acres Situated in the
 A. Glover Survey, Abstract Number 2785
 Parker County, Texas

STATE OF TEXAS {}
 COUNTY OF Parker {}

Before me, the undersigned authority on this day personally appeared Neil Blackburn known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 10th day of July, 2023

[Signature]
 Notary Public in and for The State of Texas



NOTES:

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 the groundwater availability

- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
- 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C0375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 3.) THIS TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF BROCK, PARKER COUNTY, TEXAS.
- 4.) WATER FOR LOT 1 PROVIDED BY CITY OF BROCK.

- NOTE:
- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
 - SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

TOWN OF BROCK
 PARKER COUNTY, TEXAS

Certificate of acceptance by the Town Commission:

ACCEPTED by the Town Commission of the Town of Brock: *[Signature]* Date: 7/10/23

Mayor, Town of Brock: *[Signature]* Date: 7/10/23 2023

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lots 1-3, WJ Estates an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 10th day of July, 2023, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this 10th day of July, 2023.



COUNTY CLERK STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
 202317897
 07/11/2023 11:28 AM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 522
 DATE 7-11-2023

6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com



OWNER:
 Blackburn Ranches LLC
 8131 Old Brock Road
 Brock, TX 76087
 817-565-5255

JUNE 2023

JOB No. 375-10094
 JUNE 2023

SHEET
 1 of 1