

State of Texas
County of Parker

Whereas, Douglas Dennis, being the owner of a 6.019 acres tract of land; being all of Lot 1, Brock Springs Estates, an addition to Parker County, Texas, as recorded in Plat Cabinet C, Slide 588, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Dennis in Volume 2623, Page 673, 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).

BEGINNING at a 5" steel fence post, at the northwest corner of said Lot 1, in the south line of Lot 4, of said Brock Springs Estates, for the northwest and beginning corner of this tract.

THENCE S 74°43'13" E 357.04 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." at the common northerly corner of said Lot 1 and Lot 3, of said Brock Springs Estates, for the northeast corner of this tract.

THENCE S 06°57'42" W, at 481.98 feet, pass a found 1/2" iron rod, at the common westerly corner of said Lot 3 and Lot 2, of said Brock Springs Estates, in all 894.13 feet, to a found 60D nail, at the common southerly corner of said Lots 1 and 2, and in the north line of Old Brock Road, for the southeast corner of this tract.

THENCE along the north line of said Old Brock Road as follows:

N 60°57'00" W 41.25 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." for a corner of this tract.

S 12°56'12" W 15.50 feet, to a 3" steel fence post, at the northeast corner of that certain Tract 3 described in CF# 201202070, for a corner of this tract.

THENCE N 59°33'34" W 230.94 feet, along the common line of said Lot 1 and said Tract 3, to a 5" steel fence post, in the east line of Titelist Drive, for the southwest corner of this tract.

THENCE N 00°10'21" E 859.70 feet, along the common line of said Lot 1 and said east line of Titelist Drive, 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: W2309016-RP
Field Date: September 20, 2023
Preparation Date: October 23, 2023



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. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. 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).

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 set 1/2" capped iron rods stamped "TEXAS SURVEYING INC.", unless otherwise noted.

Parker County Notes:

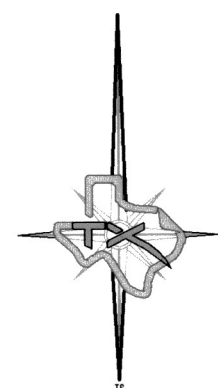
7) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

8) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

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

10) Water is to be provided by private well.

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.



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

Owner:
Douglas Dennis
6400 Old Brock Road
Weatherford, TX 76087

1" = 100'



LINE	BEARING	DISTANCE
L1	N 60°57'00" W	41.25'
L2	S 12°56'12" W	15.50'
L3	N 60°57'00" W	19.43'
L4	N 02°34'24" E	25.42'
L5	N 20°56'58" W	47.40'
L6	N 60°57'00" W	21.82'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202330487
11/27/2023 03:16 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 617

Remainder of
V. 1234, P. 909

P.O.B.

5" Steel
Fence Post

Lot 4
Brock Springs Estates
Cab. C-588

Lot 3, Block 6
Canyon West, Ph. IV
Cab. B-528

Lot 4, Block 6
Canyon West, Ph. IV
Cab. B-528

Canyon West
Golf Course

Lot 5, Block 6
Canyon West, Ph. IV
Cab. B-528

Lot 1R-A
4.019 Acres
(175,071 Sq. Ft.)

Lot 1R-B
2.000 Acres
(87,120 Sq. Ft.)

Tract 3
CF# 201202070

Set 1/2" Capped
Iron Rod 2.7' N
of Fence Post

Lot 3
Brock Springs Estates
Cab. C-588

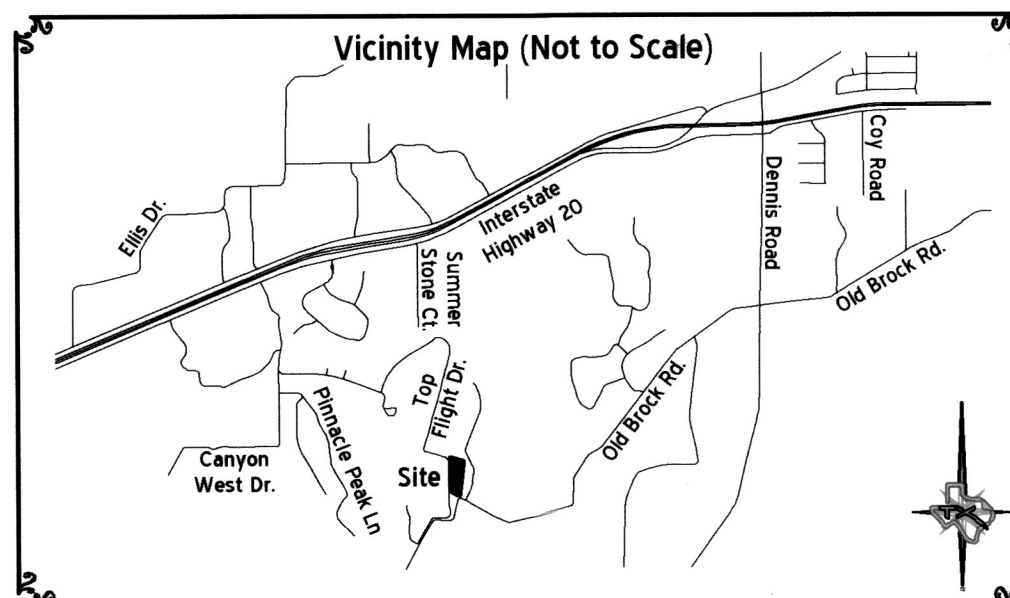
Fd. 1/2" Iron Rod at 481.98'

Lot 2
Brock Springs Estates
Cab. C-588

Fd. 60D Nail

Old Brock Road
Variable Width Right-of-Way (Cab. C, Sl. 588)
Ranspot
V. 1721, P. 239

Vicinity Map (Not to Scale)



The purpose of this replat is to split
Lot 1, Brock Springs Estates into two lots.

202330487 PLAT Total Pages: 1

Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Douglas Dennis, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1R-A and 1R-B, Brock Springs Estates, an addition in 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 17th day of November, 2023.

By:

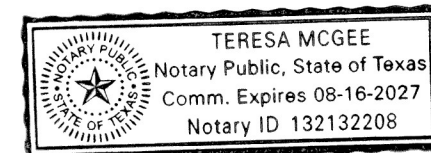
Douglas Dennis

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 Douglas Dennis, 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 17th day of November, 2023.

Teresa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the 27th day of November, 2023.

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

10784.001.001.00
10784.001.001.10

10784
BR
E-18

Revision of Plat
Lots 1R-A and 1R-B
Brock Springs Estates
an addition in Parker County, Texas

Being 6.019 acres tract of land; being all of Lot 1, Brock Springs Estates, an addition to Parker County, Texas, as recorded in Plat Cabinet C, Slide 588, Plat Records, Parker County, Texas; being all of that certain tract conveyed to Dennis in Volume 2623, Page 673, Real Property Records, Parker County, Texas

November 2023

WEATHERFORD BRANCH - 817-594-0400



TEXAS
SURVEYING
FIRM NO. 10100000 - WWW.TXSURVEYING.COM