

Owner at Time of Platting

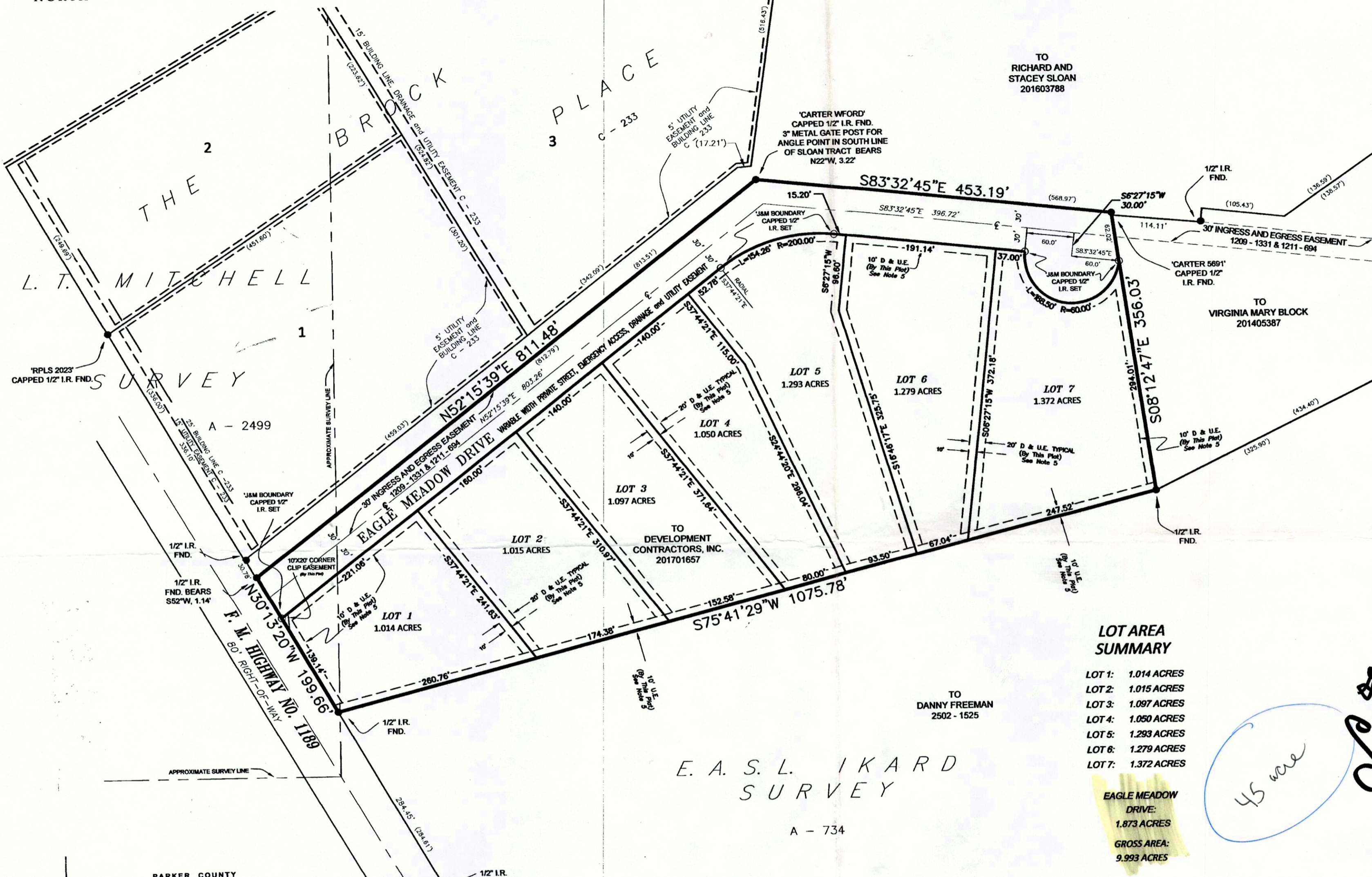
DEVELOPMENT CONTRACTORS, INC.
100 COLLETT COURT
WEATHERFORD, TX 76088

Developer

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100 COLLETT COURT
WEATHERFORD, TX 76088

201708826 PLAT Total Pages: 1

- NOTES:
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and withholding of utilities and building permits.
 - GROUND WATER CERTIFICATION NOTICE: This plat represents property that has been plotted without groundwater certification as prescribed in the Texas Government Code Section 232.0032. Buyer is advised to question seller as to ground water availability.
 - BUILDING SETBACK: Building setback lines within this subdivision shall conform to the deed restrictions of this subdivision as filed in the Parker County Real Property Records at the time permits are issued.
 - FLOODPLAIN NOTICE: At the time of platting, by scaled map location of FEMA's Flood Insurance Rate Map No. 48637C0375E, dated September 26, 2008, the property depicted in this plat lies within Flood Area Zone X (Unshaded).
 - EASEMENTS: Unless noted otherwise herein all lots created by this plat shall have a perpetual drainage and utility easement (D. & U.E.) along and within 10 foot of the front of all lots, a perpetual 20 foot drainage and utility easement centered on all side lot lines and a 10 foot utility easement along and within the back of all lots.
 - Additional easements will be provided as a separate instrument at the time of construction if necessary.
 - Ingress and egress to this subdivision will be by F.M. Highway No. 1189, Eagle Meadow Drive is a 60 foot private street and Emergency Access, Utility and Drainage Easement. Parker County shall not maintain any portion of said private street. A homeowner's association will be formed and shall be responsible for the maintenance of all private street within this subdivision.
 - At the time of platting Parker County Special Utility District has agreed to provide potable water to this subdivision.
 - At the time of platting a public waste water collection system was not available for lots within this subdivision. Until a public collection is available, all lots within this subdivision will be required to have an individual waste water disposal system that is approved by the Parker County Permitting Department.
 - This subdivision is in the following taxing jurisdictions: Brock L.S.D. and Parker County, and is located wholly within Precinct 3. Approximately 9.694 acres lie within the E. A. S. L. IKARD Survey, Abstract No. 743, and 0.3 acre lie within the L. T. Mitchell Survey, Abstract No. 2499.
 - Texas law requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.
 - Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.0001363. Areas shown hereon are surface areas.
 - There are no reported lienholders on the property.



LOT AREA SUMMARY

LOT 1:	1.014 ACRES
LOT 2:	1.015 ACRES
LOT 3:	1.097 ACRES
LOT 4:	1.050 ACRES
LOT 5:	1.293 ACRES
LOT 6:	1.279 ACRES
LOT 7:	1.372 ACRES

EAGLE MEADOW DRIVE:
1.873 ACRES
GROSS AREA:
9.993 ACRES

45 acre

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, on this 13 day of March 2017

Mark Riehl, County Judge
George A. Conley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

FINAL PLAT

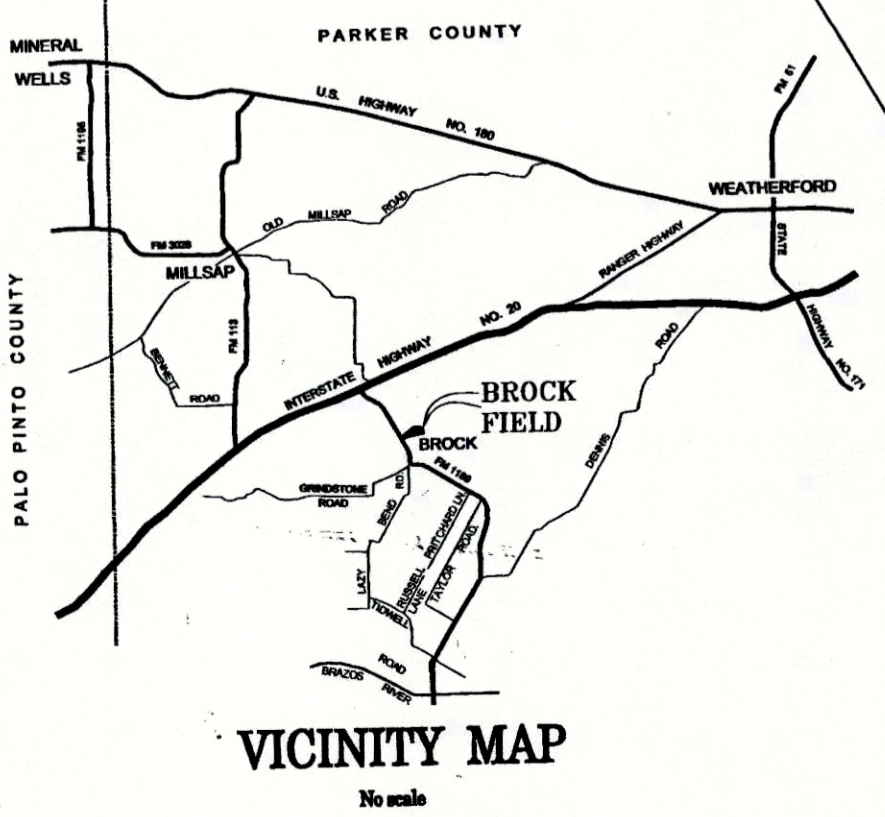
A667. NO: 10779
SCH. DIST: BR
CITY: D-18
MAP NO.:

Plat of
Lots 1 through 7,
BROCK FIELD,
Being a tract of land in the
E. A. S. L. IKARD SURVEY, Abstract No. 735, and
the L. T. MITCHELL SURVEY, Abstract No. 2499,
Parker County, Texas.

THIS PLAT FILED IN
Cabinet D, Slide 706



201708826.004.00



JACOB MARTIN, LLC.
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992

October 7, 2016

Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

Compiled from deeds, records, and surveys made on the ground. The corners are marked or referenced as shown.