

CURVE	RADIUS	LENGTH	LONG CHORD
C1	1230.40'	309.83'	S 83°25'54" E, 309.01'
C2	2030.00'	66.72'	S 77°23'31" E, 66.72'

STATE OF TEXAS
 COUNTY OF PARKER
 201812067 PLAT Total Pages: 1
 APPROVED BY THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

RECOMMENDED BY:
[Signature]
 PLANNER
 DATE OF RECOMMENDATION: 5-18-18

APPROVED BY:
[Signature]
 MAYOR / CITY MANAGER
 DATE OF APPROVAL: 5-18-18

ATTEST:
[Signature]
 CITY SECRETARY
 DATE: 5-18-18

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS, Whitney Alderson is the Owner of all that certain lot, tract, or parcel of land lying and being situated in the T. & P. R. R. Company Survey, Section No. 223, Abstract No. 1494, Parker County, Texas, and being the same tract of land as described in deed to Whitney Alderson recorded as County Clerk's Instrument Number 201725417, Official Records of Parker County, Texas (O.R.P.C.T.) and being more fully described by metes and bounds as follows:

BEGINNING at a railroad spike found in the south right-of-way line of Fox Road at the northwest corner of said Alderson tract of land, said point also being the northeast corner of a 15.35 acre tract of land described in deed to Tracy D. Massie recorded in Volume 1669, Page 614, Real Records of Parker County, Texas (R.R.P.C.T.), said point being called by deed to be South 88°26'08" East 501.84 feet; South 85°58'02" East 178.46 feet, and North 88°05'07" East 220.92 feet from the northwest corner of said T & P RR Co. Survey;

THENCE with the apparent south right-of-way line of Fox Road as follows:
 North 87°56'46" East, 38.70 feet to a 1/2" diameter steel reinforcing bar found;
 South 89°03'19" East, 685.35 feet to a 5/8" diameter steel reinforcing bar with plastic cap stamped "McIlroy 5136" set;
 South 79°45'28" East, 249.55 feet to a found 2" diameter steel fence post; and
 South 56°45'44" East, 17.95 feet to a 2" diameter steel fence post found in the apparent west right-of-way line of Ellis Road;

THENCE with the apparent west right-of-way line of Ellis Road as follows:
 South 20°57'10" East, 19.92 feet to a found 2" diameter steel fence post;
 South 08°23'37" East, 20.48 feet to a found 2" diameter steel fence post; and
 South 14°40'48" West, 655.39 feet to a 1/2" diameter steel reinforcing bar found for the southeast corner of said Alderson tract of land, said point also being the northeast corner of the tract of land described in deed Fay P. Blanscet recorded as County Clerk's Instrument Number 201525953, O.R.P.C.T.;

THENCE South 89°56'51" West, leaving Ellis Road, and with the line common to said Alderson tract and said Blanscet tract, 822.66 feet to a 2.5" diameter steel fence brace post found for the southwest corner of said Alderson tract and the southeast corner of said Massie tract;

THENCE North 00°27'25" West, with the line common to said Alderson tract and said Massie tract, 737.76 feet to the POINT OF BEGINNING and containing 15.29 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That I, Whitney Alderson, do hereby adopt this plan designating the herein described real property as BROCK NORTH ESTATES, an addition to the E.T.J. of the City of Weatherford, Parker County, Texas, and do hereby dedicate, and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

Witness my hand at Weatherford, Parker County, Texas
 This the 18 day of May, 2018.
[Signature]
 Whitney Alderson

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 Whitney Alderson, Owner, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18th day of May, 2018.
[Signature]
 Notary Public in and for the State of Texas
 LINDA MICHOU
 Notary Public
 State of Texas
 ID # 686092-5
 My Comm. Expires 03-13-2022

KNOW ALL MEN BY THESE PRESENTS:
 That I, Charles Robert McIlroy, 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 in accordance with the Subdivision Ordinance of the City of Weatherford.

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 Charles Robert McIlroy, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this 17th day of May, 2018.
[Signature]
 Notary Public in and for the State of Texas
 Lois Elaine Pulliam
 My Commission Expires 01/31/2022
 ID No. 8018648

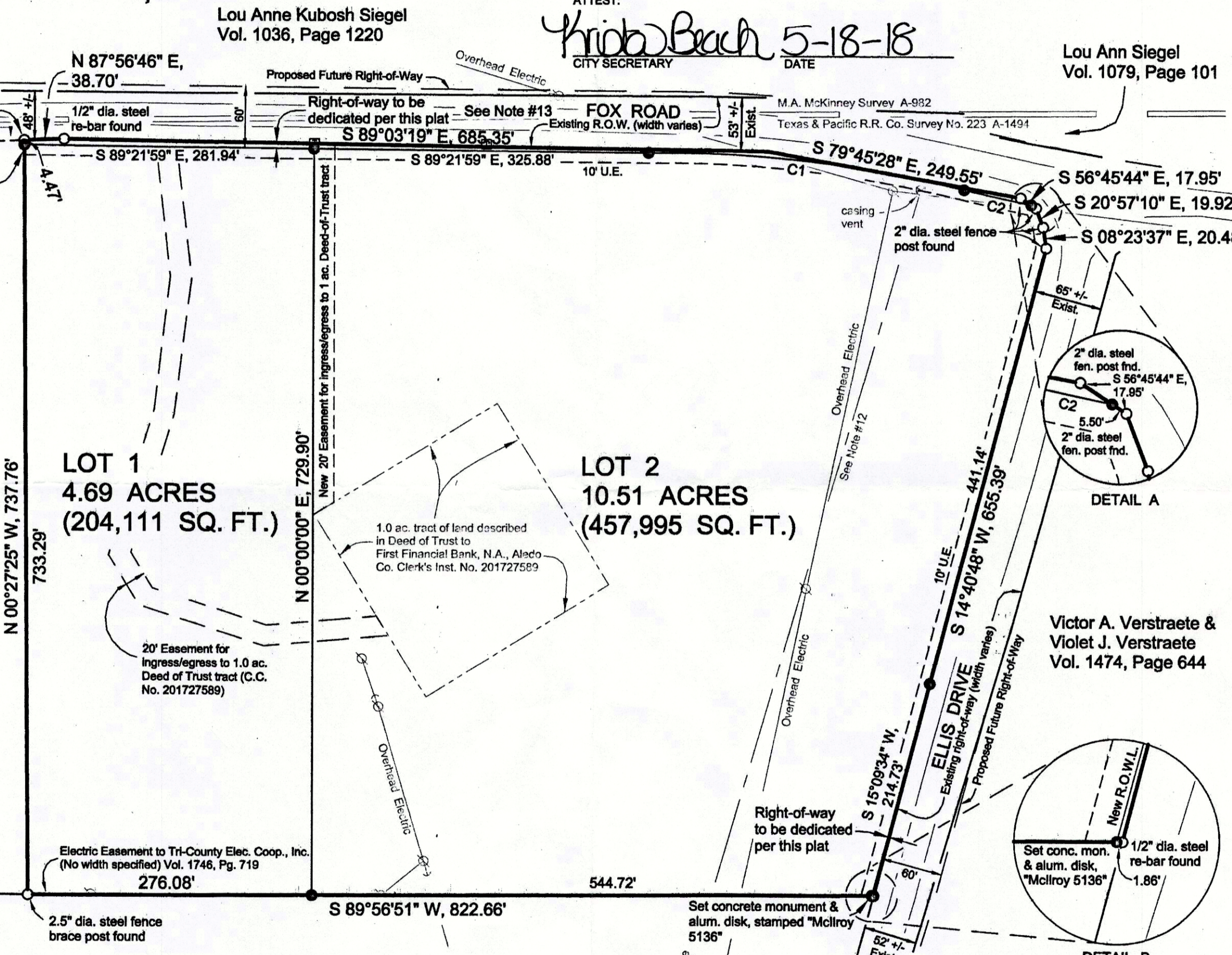
MINOR PLAT OF
LOT 1 AND LOT 2, BROCK NORTH ESTATES
 An addition in the Extraterritorial Jurisdiction of the City of Weatherford, Parker County, Texas
 BEING 15.29 Acres of Land Located in the Texas & Pacific Railroad Co. Survey No. 223, Abstract No. 1494, Parker County, Texas
 May 2018

MCILROY ENGINEERING
 504 W. Baylor St.
 Weatherford, Texas 76086
 TEL: (817) 594-6464
 E-MAIL: c_mcilroy@att.net
 TX SURVEYING FIRM # 10104800 TX ENGINEERING FIRM # F-7877

N.W. Cor. T. & P. R.R. Co. SURVEY No. 223 (per deed call)
 Approximate Survey Line
 S 88°26'08" E, 501.84'
 S 85°58'02" E, 178.46'
 N 88°05'07" E, 220.92'
 P.O.B. Railroad spike found
 Set concrete monument & alum. disk, stamped "McIlroy 5136"

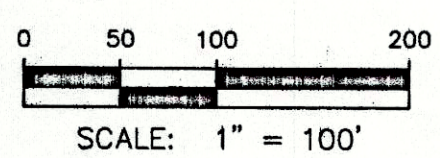
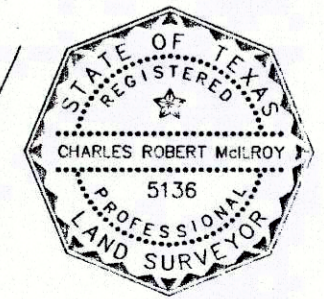
LIENHOLDER:
 The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements. And agrees to vacating the easement for ingress and egress described in deed of trust dated October 18, 2017 between Ky Nichols and Whitney Alderson (Owner) and First Financial Bank, N.A., Aledo (Lender) recorded as Co. Clerk's Instrument No. 201727589, O.R.P.C.T., and replacing said easement with a new easement for ingress and egress as shown on this plat.
[Signature]
 Signature of Lienholder (First Financial Bank, N.A.)
 Date: 5/12/18
 TITLE: CEO

- NOTES:
- According to the Federal Emergency Management Agency's National Flood Insurance Program "Flood Insurance Rate Map", Community Panel Number 48367C0375E, Effective Date September 26, 2006, this property does not lie in the 100 Year Flood Hazard Area.
 - Underground utilities other than any shown on this map or plat may exist. Call Tx811 prior to performing any excavation.
 - Water is to be provided by private water wells.
 - Sewer is to be provided by private on-site sewer facilities.
 - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (NAD83), as determined using static G.P.S. on December 21, 2017, and processed using data from C.O.R.S. "TXWE". Distances shown are measured, and where G.P.S. was used, have been converted to surface.
 - At corners shown with the symbol "e", 5/8" diameter steel reinforcing bars with maroon colored plastic caps stamped "McIlroy 5136" (or other type monument, as labeled) have been set.
 - 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 groundwater availability.
 - This property lies within the E.T.J. of the City of Weatherford. Per E.T.J. agreement signed 6/7/2011 and filed in Book 2911, Page 1570 (O.R.P.C.T.), Parker County Commissioner Court signatures are not required.
 - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
 - The herein stated owner(s) and subsequent owner(s) do hereby hold harmless the City of Weatherford and waive all claims for any damages.
 - Front building set-back line shall be forty (40) feet.
 - The Texas Railroad Commission's Public GIS Viewer (<http://www.gisp.trc.texas.gov/GISViewer2/>) shows a 3.5" diameter natural gas pipeline crossing in the area of this subdivision, and identifies it as being the "Williams Lateral", and the operator as "Vantage Fort Worth Energy LLC", and the status is shown as "Abandoned"; there are also some signs that read "MKS Consulting Group 817-599-9477". This pipeline has not been located; buyers of any lots should conduct their own research as to the exact location and status of the pipeline.
 - The 2013 City of Weatherford Thoroughfare Plan identifies Fox Road as a future Arterial classification roadway.



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
[Signature]
 201812067
 05/22/2018 03:00 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

TEXAS & PACIFIC R.R. CO. SURVEY
 Sec. No. 223, Abstract No. 1494



E93

21494.002.000.00 21494.002.000.50