

Whereas Lane and Madison Matheny, being the sole owners of a certain 6.431 acres tract of land out of the W. LONG SURVEY, ABSTRACT No. 801, Parker County, Texas; being all of Lot 4, Block 6 and a portion of Lot 5, Block 6, THE COUNTRY PLACE, SECTION B, an Unrecorded Plat, Plat Records, Parker County, Texas; All of that certain tract conveyed to Matheny in Doc.#202149066, 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 found 3/8" iron rod, in the called southwest intersection of Tanglewood Drive (Paved Surface) and Wood Hollow Drive (Paved Surface), for the northeast corner of said Doc.#202149066 and the beginning corner of this tract.

THENCE along the west Right-of-Way of said Wood Hollow Drive, the following bearings and distances:

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2019.75'	196.72'	S 27°44'49" W	196.64'
C2	544.74'	199.62'	S 19°30'48" W	198.51'
C3	1040.03'	140.17'	S 63°03'51" E	140.06'
C4	2019.75'	16.83'	S 30°17'55" W	16.83'
C5	2019.75'	179.89'	S 27°30'30" W	179.83'

LINE	BEARING	DISTANCE
L1	S 26°04'38" W	132.92'
L2	S 30°35'12" W	104.83'
L3	N 05°19'42" E	92.37'
L4	S 66°55'30" E	64.58'
L5	S 08°34'31" W	89.37'

S 26°04'38" W 132.92 feet, to a found 3/8" iron rod, for a corner of this tract along the arc of a curve to the right, having a radius of 2019.75 feet, an arc length of 196.72 feet, and whose chord bears S 27°44'49" W 196.64 feet, to a found 5/8" iron rod, for a corner of this tract.  
S 30°35'12" W 104.83 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.  
along the arc of a curve to the left, having a radius of 544.74 feet, an arc length of 199.62 feet, and whose chord bears S 19°30'48" W 198.51 feet, for the southeast corner of said Doc.#202149066 and this tract.

THENCE N 59°41'15" W at 244.92 feet, passing a found 1/2" capped iron rod, in total 535.78 feet, to a point, in the creek, being in the south line of that certain tract conveyed to Yarborough in V. 1522, P. 1493, R.P.R.P.C.T., and the northwest corner of said Doc.#201408852, for the southwest corner of said Doc.#202149066 and this tract.

THENCE following approximate centerline of creek, the following bearings and distances:

N 45°01'36" E 229.81 feet, to a point, in the creek, being in the south line of that certain tract conveyed to Betush, in Doc.#20211774, R.P.R.P.C.T., for a corner of this tract.  
N 42°00'06" E 205.91 feet, to a point, for a corner of this tract.  
N 05°29'39" E 118.14 feet, to a point, for a corner of this tract.  
N 05°19'42" E 92.37 feet, to a point, in the south Right-of-Way of said Tanglewood Drive, being the northeast corner of said Doc.#20211774, for the northwest corner of said Doc.#202149066 and this tract.

THENCE with the south Right-of-Way of said Tanglewood Drive, the following bearings and distances:

S 66°55'30" E 64.58 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.  
along the arc of a curve to the right, having a radius of 1040.03 feet, an arc length of 140.17 feet, and whose chord bears S 63°03'51" E 140.06 feet, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.  
S 59°09'41" E 265.11 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

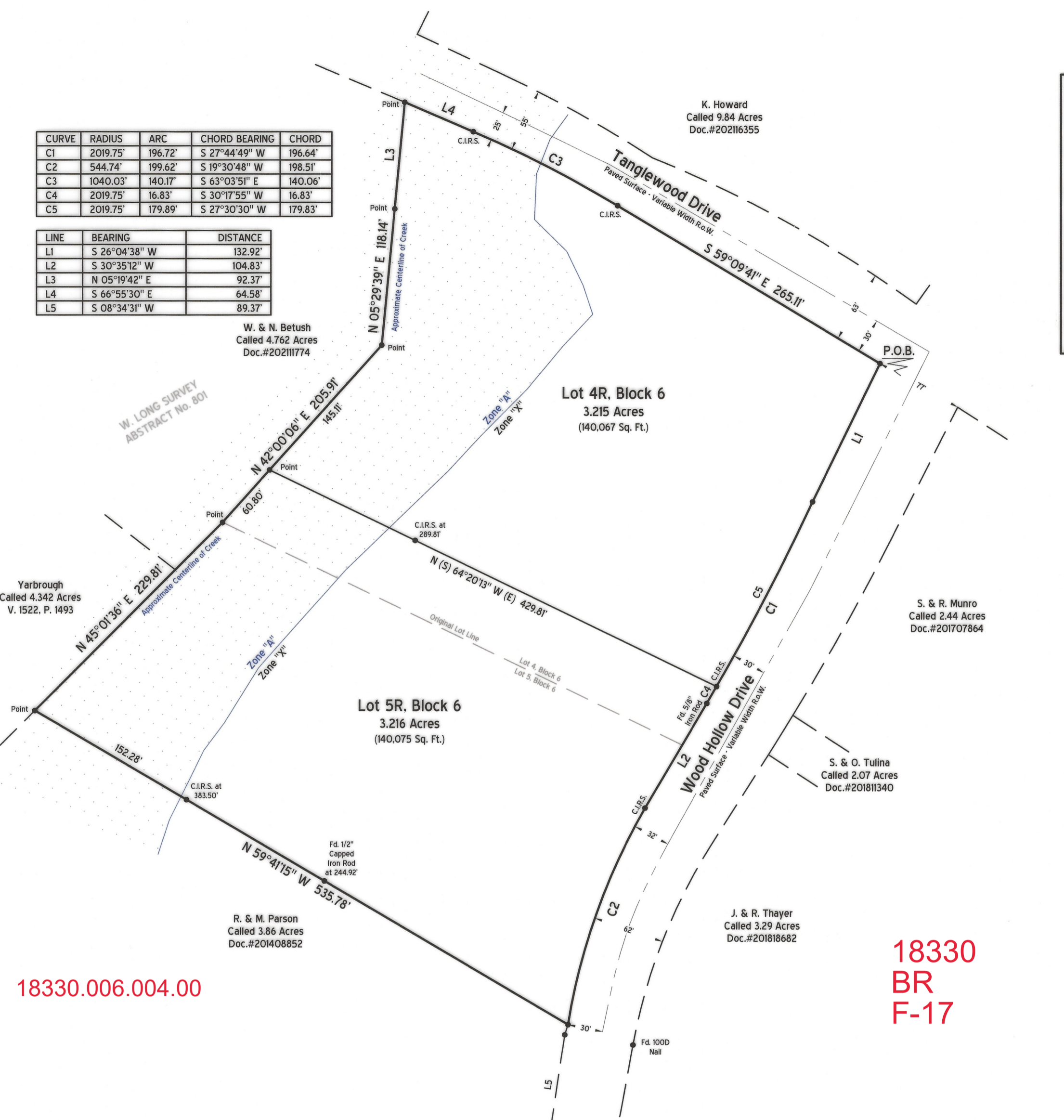
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

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  
W2204032-P - Field Date: May 6, 2022

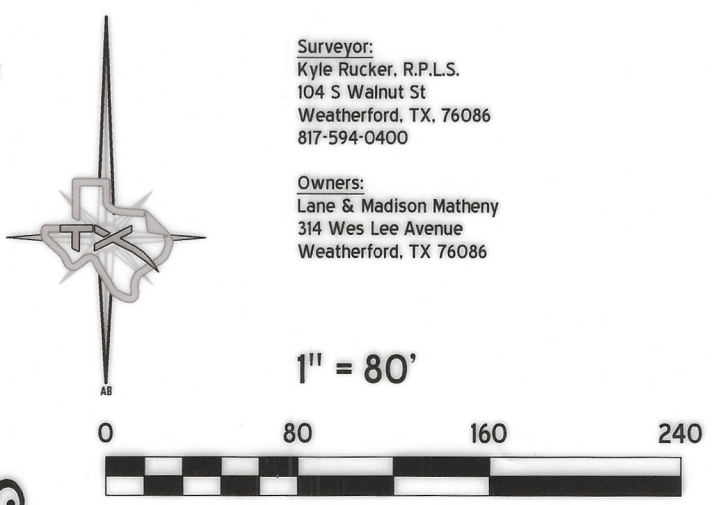
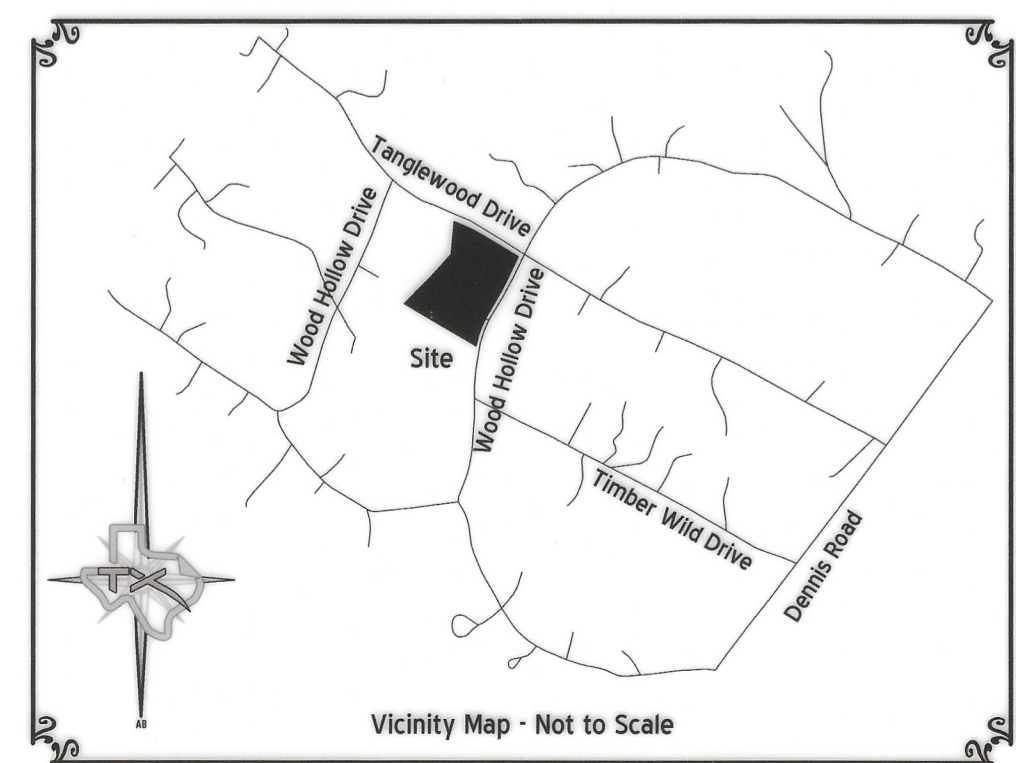


Notes:

- Currently this tract appears to be located within one or more of the following areas:  
Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) Without Base Flood Elevation (BFE)  
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.
- 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).
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 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.
- 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.)
- Special Notice: 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.
- No abstract of title or title commitment was provided to this surveyor, record research done 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- All corners are found 3/8" iron rods, unless otherwise noted.
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.



18330.006.004.00



TOWN OF BROCK  
PARKER COUNTY, TEXAS

Certificate of acceptance by the Town Commission:

ACCEPTED by the Town Commission of the Town of Brock:

Mayor, Town of Brock \_\_\_\_\_ Date: 8/22 2022

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lots 4R and 5R, Block 6, Country Place, Section B, an addition to the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 22nd day of August, 2022, 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 22nd day of August 2022

*Kerri Lynn Prentice*  
KERRI LYNN PRENTICE  
Notary Public, State of Texas  
Comm. Expires 02-19-2026  
Notary ID 12618389-2

Now, Therefore, Know All Men By These Presents:  
That Lane and Madison Matheny acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 4R and 5R, Block 6, Country Place, Section B, an addition to the Town of Brock, 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 plating ordinances, rules, regulations and resolutions of the Town of Brock, Parker County, Texas.

Witness, my hand, this the 9th day of August, 2022.

By: *Lane Matheny*  
Lane Matheny  
*Madison Matheny*  
Madison Matheny

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 Lane Matheny 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 9th day of August, 2022.

*Teressa Jo McGee*  
TERESA JO MCGEE  
Notary Public, State of Texas  
Comm. Expires 08-16-2023  
Notary ID 132132208

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 Madison Matheny 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 9th day of August, 2022.

*Teressa Jo McGee*  
TERESA JO MCGEE  
Notary Public, State of Texas  
Comm. Expires 08-16-2023  
Notary ID 132132208

Minor Plat  
Lots 4R and 5R, Block 6  
Country Place, Section B  
an addition to the Town of Brock, Parker County, Texas

Being a replat of Lot 4, Block 6 and a portion of Lot 5, Block 6, Country Place, Section B, (an unrecorded map); same being 6.431 acres out of the W. Long Survey, Abstract No. 801, Parker County, Texas

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
Lila Deakle, County Clerk  
Parker County, Texas  
202233449  
09/08/2022 03:05 PM  
Fee: 76.00

Plat Cabinet F Slide 316

August 2022  
WEATHERFORD BRANCH - 817-594-0400  
**TEXAS SURVEYING**  
INC.  
FIRM NO. 10100000 - WWW.TXSURVEYING.COM