

CURVE	RADIUS	ARC	CHORD	CHORD
C1	1030.00'	317.87'	S 11°05'09" E	316.61'
C2	60.00'	26.71'	N 09°21'49" E	26.49'

Whereas Charlie and Brittany Aceto, being the sole owners of a certain 2.348 acres tract of land recorded in Clerk's File No. 20161943, Real Property Records, Parker County, Texas; being all of Lots 81 and 82, Block 5, CANYON WEST, PHASE VII, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 491, Plat 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 1/2" capped iron rod in the east line of Canyon West Drive, at the northwest corner of said Lot 81, and at the southwest corner of Lot 94, Block 5, CANYON WEST, PHASE V, as recorded in Plat Cabinet B, Slide 453, for the westerly northwest and beginning corner of this tract.

THENCE N 85°22'07" E 172.41 feet, along the south line of said Lot 94, to a point in water at the southwest corner of said Lot 82, for an el corner of this tract.

THENCE N 00°11'15" W 218.00 feet, along the common line of said Lots 82 & 94, to a found 1/2" capped iron rod at the northwest corner of said Lot 82, for the northwest corner of this tract.

THENCE N 89°48'45" E 200.66 feet, along the common line of said Lots 82 & 83, to a found 1/2" capped iron rod in the west line of Condor View, for the northeast corner of this tract.

THENCE along the arc of a curve to the left in the said west line of Condor View, having a radius of 1030.00 feet, an arc length of 317.87 feet, and whose chord bears S 11°05'09" E 316.61 feet to a found 1/2" capped iron rod at the southeast corner of said Lot 81, for the southeast corner of this tract.

THENCE S 70°04'36" W 300.67 feet, along the common line of said Lots 80 & 81 to a point in water, for the southwest corner of this tract. WHENCE a found 1/2" capped iron rod at the southwest corner of said Lot 80 bears S 44°58'23" E 201.81 feet

THENCE N 44°58'23" W 218.32 feet, along the west line of said Lot 81 to a found 1/2" capped iron rod in said east line of Canyon West Drive, for a corner of this tract.

THENCE along the arc of a curve to the left, in the said east line of Canyon West Drive, having a radius of 60.00 feet, an arc length of 26.71 feet, and whose chord bears N 09°21'49" E 26.49 feet to the POINT OF BEGINNING.

Surveyors 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, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: December 11, 2020 - JN201212P



Notes:

- 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. 48367C037SE, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA 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.



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: May 11 2021

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lot 81R, Block 5, Canyon West, Phase VII, an addition to the Town of Brock was submitted to the Town Commission on the 11 day of May, 2021, 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 11 day of May, 2021.

Now, Therefore, Know All Men By These Presents:

That Charlie and Brittany Aceto acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 81R, Block 5, Canyon West, Phase VII, 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 therein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 30 day of JUNE, 2021.

By: _____
Charlie Aceto
Brittany Aceto

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 Brittany Aceto, 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 30 day of June, 2021.

Notary Public in and for the State of Texas

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 Kyle Rucker, 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 30 day of June, 2021.

Notary Public in and for the State of Texas

Replat
Lot 81R, Block 5
Canyon West, Phase VII
an Addition in Parker County, Texas
Being a replat of Lots 81 & 82, Block 5, Canyon West, Phase VII, an addition in Parker County, Texas; according to the Plat recorded in Plat Cabinet B, Slide 491, Plat Records, Parker County, Texas

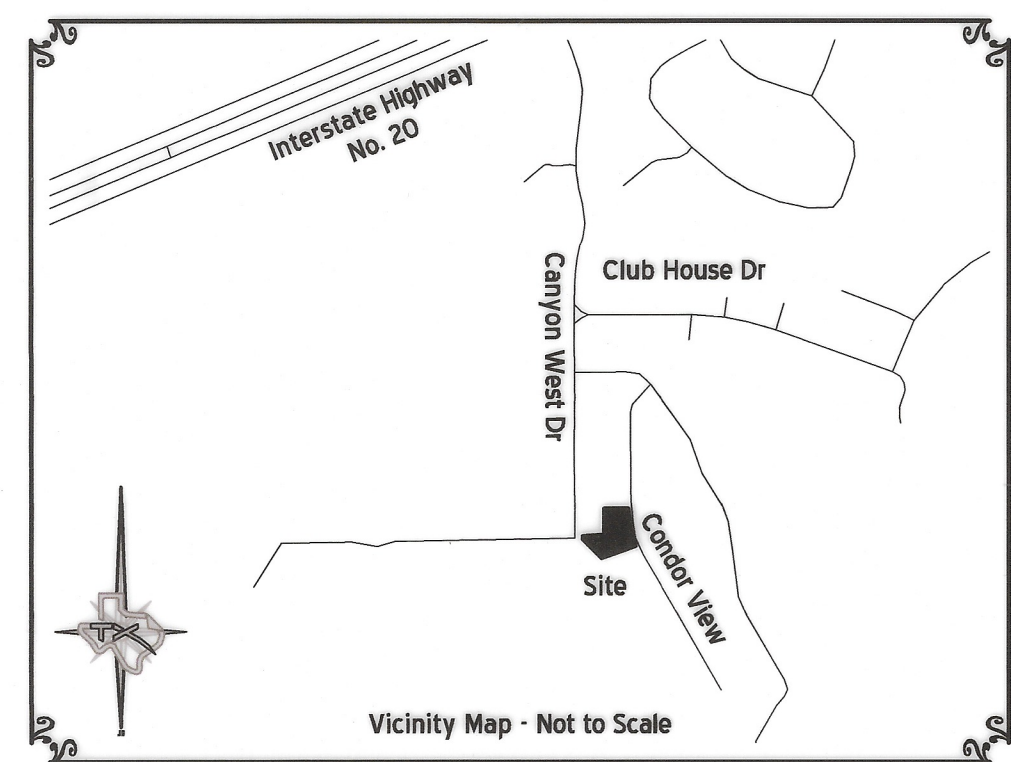
May 2021

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202127015
07/09/2021 01:35 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



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

Owner/Developer:
Charlie and Brittany Aceto
5400 Flowerwood Ct
Arlington, TX 76017