

State of Texas
County of Parker

Whereas WJ Investments LLC, being the owner of a certain 6.493 acres tract of land out of the LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 799, Parker County, Texas; being a portion of that certain tract conveyed to WJ Investments LLC in Doc.#202118940, 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 1/2" iron rod, in the southeast line of Young Bend Road (Paved Surface), being the southwest corner of that certain tract conveyed to Lonnie and Janice Stewart Family Trust in Doc.#202309524, R.P.R.C.T., for the northwest and beginning corner of this tract. WHENCE a found pk nail, being the northwest corner of said Doc.#202118940 and said Doc.#202309524 bears N 29°17'52" E 206.45 feet.

THENCE S 61°23'15" E 232.76 feet, with the south line of said Doc.#202309524, to a found 3" iron pipe, being the southeast corner of said Doc.#202309524, for an ell corner of this tract.

THENCE N 46°18'29" E 139.32 feet, with the east line of said Doc.#202309524, to a found 1/2" iron rod, in the south line of that certain tract conveyed to Jennifer Bryant in Doc.#202209018, R.P.R.C.T., being the northeast corner of said Doc.#202309524, for an ell corner of this tract.

THENCE S 46°07'26" E 1338.26 feet, with the south line of said Doc.#202209018, to a found 1/2" capped iron rod, in the north line of Lot 1, BAUER ADDITION, according to the plat recorded in Plat Cab. F, Sl. 271, Plat Records, Parker County, Texas, for the easternmost corner of this tract. WHENCE a found 1/2" capped iron rod, being the northeast corner of said Doc.#202118940 bears S 46°08'59" E 519.54 feet.

THENCE N 57°43'41" W at 918.78 feet, passing a found 1/2" capped iron rod, being the northeast corner of Lot 2 said BAUER ADDITION, in total 1230.30 feet, to a 5" steel fence post, being the northwest corner of said Lot 2, for an ell corner of this tract.

THENCE S 56°59'18" W 274.06 feet, with the west line of said Lot 2, to a found 1/2" iron rod, in the north line of said Lot 1, for an ell corner of this tract.

THENCE N 60°40'49" W 215.19 feet, with the north line of said Lot 1, to a found 1/2" iron rod, in the southeast line of said Young Bend Road, for the southwest corner of this tract. WHENCE a found 1/2" capped iron rod bears S 29°27'06" W 49.89 feet.

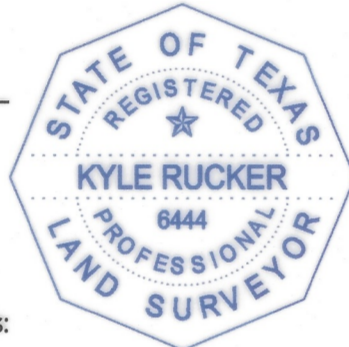
THENCE N 29°40'34" E 379.60 feet, to the POINT OF BEGINNING.

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
W2210015-P - Field Date: July 21, 2023



Now, Therefore, Know All Men By These Presents:

That Jennifer K. Lower, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-3, Nora Addition, an addition to the Extraterritorial Jurisdiction of 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 platting ordinances, rules, regulations and resolutions of the Town of Brock and Parker County, Texas.

Witness, my hand, this the 10 day of September, 2023.

By:

J. Lower
WJ Investments, LLC
Jennifer Lower - Owner

State of Idaho
County of Fremont

Before me, the undersigned authority, a notary public in and for the State of Idaho on this day personally appeared Jennifer K. Lower, 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 10 day of September, 2023.

Stacie S. Niederer
Notary Public in and for the State of Idaho

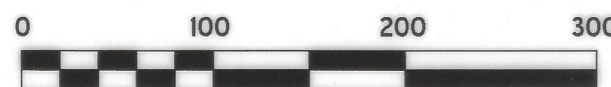
STACIE S. NIEDERER
COMMISSION NO. 20230510
NOTARY PUBLIC
STATE OF IDAHO

Exp 1-30-29

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

Owner:
WJ Investments, LLC
Jennifer Lower
2101 Durston Rd. Ste #4
Bozeman, MT 59718
406-209-0022

1" = 100'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202326752
10/12/2023 09:43 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 584

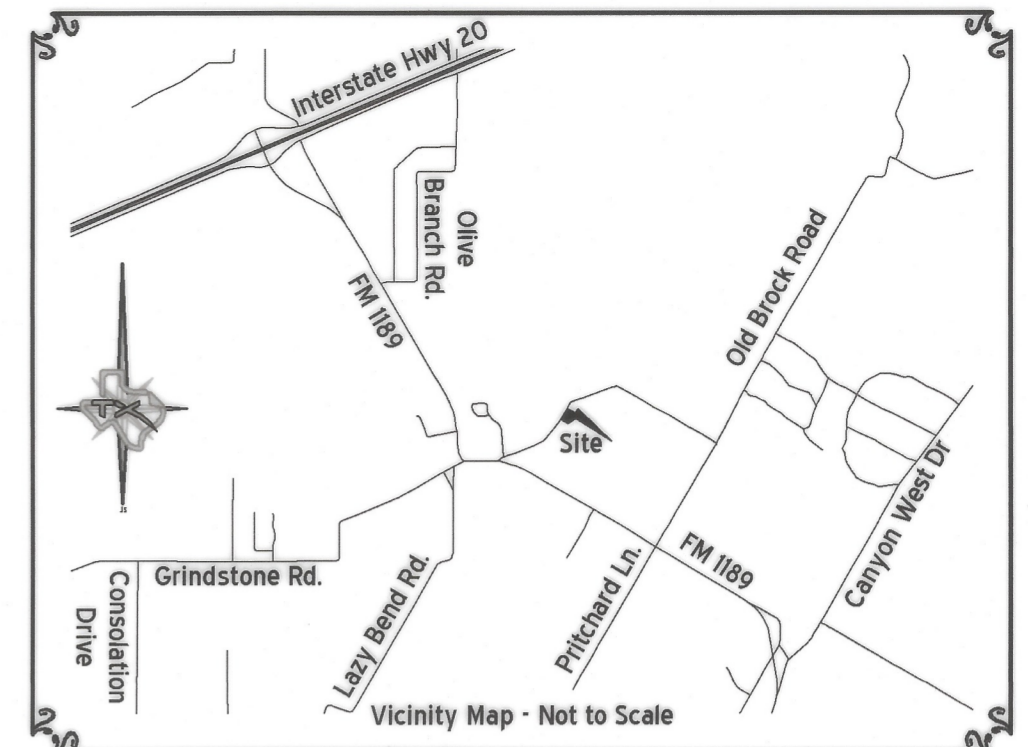
CURVE	RADIUS	ARC	CHORD	CHORD
C1	1632.31'	82.61'	N 32°26'19" E	82.61'

LINE	BEARING	DISTANCE
L1	S 29°27'06" W	49.89'

ESMT	BEARING	DISTANCE
L2	S 63°22'18" E	162.63'
L3	N 87°47'05" E	79.81'
L4	N 71°21'24" E	107.68'
L5	S 71°21'24" W	78.99'
L6	S 87°47'05" W	67.76'
L7	N 63°22'18" W	153.74'

15582
BR
D-19

20799.013.002.00



Notes:

- 1) 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.
- 2) 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)
- 3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 4) 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.)
- 5) 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.
- 6) 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.
- 7) This tract lies within the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas.
- 8) All corners are C.I.R.S. - set iron rods with plastic caps stamped "Texas Surveying, Inc." - unless otherwise noted.
- 9) Water for Lot 1 provided by Parker County Special Utility District. Water for Lots 2 and 3 provided by water well residing on Lot 3, via shared water well agreement.
- 10) Sanitary sewer is to be provided by on-site septic facilities.

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: September 10, 2023
The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lots 1-3, Nora Addition, an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 25th day of September, 2023, 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 25 day of September, 2023.
Jennifer Simon Beatrice Martin

Minor Plat
Lots 1-3
Nora Addition
an addition to the Extraterritorial Jurisdiction
of the Town of Brock, Parker County, Texas

Being a 6.493 acres tract of land out of the
LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 799,
Parker County, Texas; being a portion of that certain tract
conveyed to WJ Investments LLC in Doc.#202118940,
Real Property Records, Parker County, Texas

August 2023

WEATHERFORD BRANCH - 817-594-0400

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