

State of Texas
County of Parker

Whereas Steven Nye and Rachel Nye, being the sole owners of a 11.006 acres tract of land consisting of all of Lot 26R and Lot 27R, The Country Place, Section A, an addition to Parker County, Texas, according to the plat as recorded in Cabinet A, Slide 366, Plat Records, Parker County, Texas; same being a portion of that certain tract of land conveyed to Steven Nye and Rachel Nye in Document No. 202208483, 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID: US Survey Feet):

BEGINNING at a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the west right-of-way of Country Place Road (called 60' wide), being the most southerly corner of Lot 25R, said The Country Place, Section A, for the most easterly corner of said Lot 26R and this tract.

THENCE with the west line of said Country Place Road the following:

Southwesterly along the arc of a curve to the left, having a radius of 519.65 feet, an arc length of 144.52 feet, and whose chord bears S 40°59'59" W 144.05 feet, to a found 1/2" iron rod, for a corner of said Lot 26R and this tract.

Southwesterly along the arc of a curve to the left, having a radius of 637.09 feet, an arc length of 104.71 feet, and whose chord bears S 21°13'25" W 104.59 feet, to a found 1/2" iron rod, being the common east corner of said Lot 26R and said Lot 27R, for a corner of this tract.

S 23°36'58" W 43.40 feet, to a found 1/2" iron rod for a corner of said Lot 27R and this tract.

Southwesterly along the arc of a curve to the left, having a radius of 2671.95 feet, an arc length of 223.08 feet, and whose chord bears S 21°13'25" W 223.02 feet, to a set 1/2" iron rod, being the northeast corner of Lot 28R, said The Country Place, Section A, for the most southerly corner of said Lot 27R and this tract.

THENCE N 61°58'56" W 771.46 feet, to a point on the southeast edge of a 2" steel fence corner post, for the most westerly corner of said Lot 27R and this tract.

THENCE N 19°49'21" E 699.64 feet, with the west line of said Lot 27R and said Lot 26R, to a found 1/2" iron rod, being the most westerly corner of said Lot 25R, for the most northerly corner of said Lot 26R and this tract.

THENCE S 50°10'24" E 893.30 feet, with the common line of said Lot 25R and said Lot 26R, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, 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.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@tssurveying.com · 817-594-0400
Project ID: W2406004-RP
Field Date: August 30, 2024
Preparation Date: September 10, 2024



Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

B) 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.

C) 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 - US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) 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.).

Town of Brock Notes:

1) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines.

2) At time of plat, this tract appears to lie within the limits of the Town of Brock.

3) Sanitary sewer is to be provided by on-site septic facilities.

4) Water is to be provided by private water well.

5) 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.

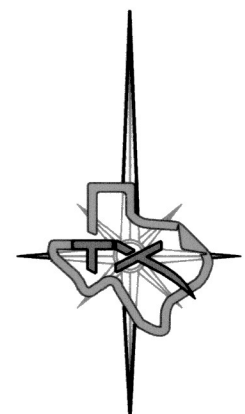
6) Lot(s) shown hereon require reflective address numbers, visible from the public road during the day and night.

7) Per site visit, a private contractor recommended an 18 inch corrugated metal culvert to be installed at the drive entrance of Lot 27R-1, required at time of drive entrance construction.

8) At time of plat, the nearest existing drive entrance is 14 feet from the 30 foot shared access easement shown hereon.

9) The waiver for a groundwater study was approved by the Town of Brock Committee on August 26, 2024.

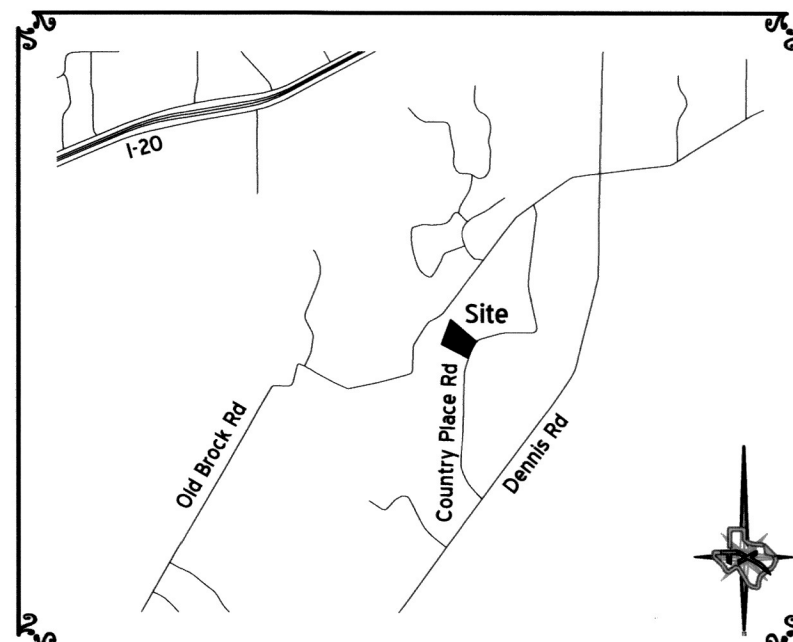
10) The shared access easement dedicated by this plat will be maintained by the owners of Lots 27R-1 and 27R-2 equally, unless a private agreement dictates otherwise.



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

Owner:
Steven & Rachel Nye
481 Country Place Rd
Weatherford, TX 76087

1" = 100'



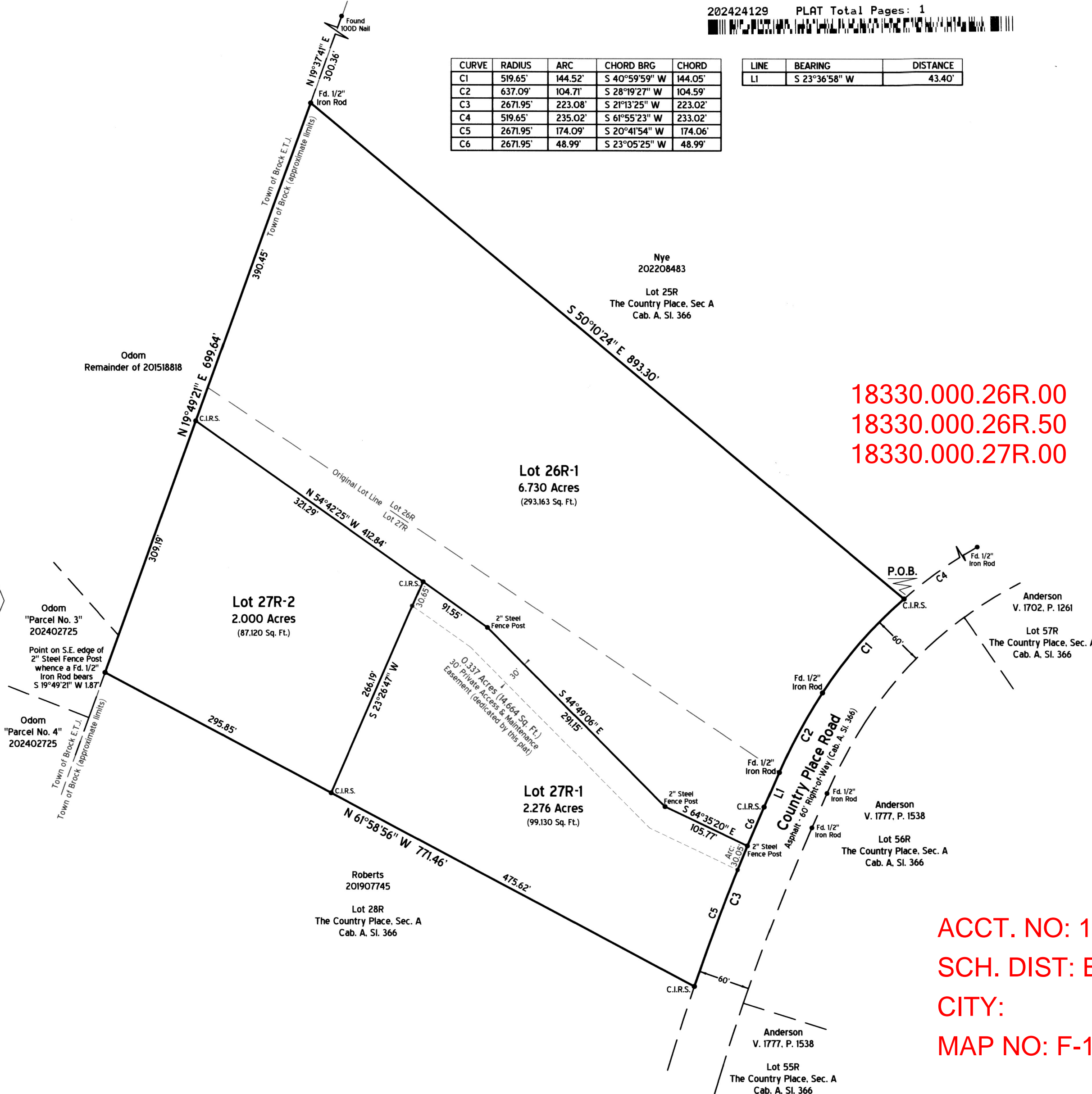
Vicinity Map (1" = 5,000')

202424129 PLAT Total Pages: 1



CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	519.65'	144.52'	S 40°59'59" W	144.05'
C2	637.09'	104.71'	S 28°19'27" W	104.59'
C3	2671.95'	223.08'	S 21°13'25" W	223.02'
C4	519.65'	235.02'	S 61°55'23" W	233.02'
C5	2671.95'	174.09'	S 20°41'54" W	174.06'
C6	2671.95'	48.99'	S 23°05'25" W	48.99'

LINE	BEARING	DISTANCE
LI	S 23°36'58" W	43.40'



18330.000.26R.00
18330.000.26R.50
18330.000.27R.00

ACCT. NO: 18330
SCH. DIST: BR
CITY:
MAP NO: F-17

Now, Therefore, Know All Men By These Presents:

that Steven Nye and Rachel Nye, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 26R-1, 27R-1 and 27R-2, The Country Place, Section A, 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 easements shown thereon.

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

Witness, my hand, this the 16th day of September, 2024.

By:

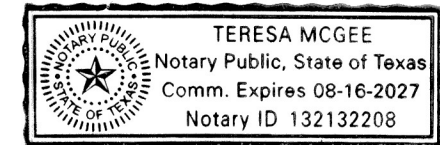
Steven Nye
Steven Nye (Owner)
Rachel Nye
Rachel Nye (Owner)

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 Steven Nye 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 16th day of September, 2024.

Teresa McGee
Notary Public in and for the State of Texas

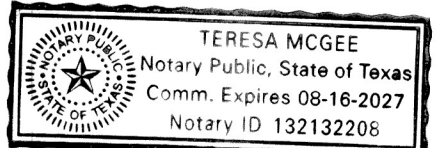


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Rachel Nye 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 16th day of September, 2024.

Teresa McGee
Notary Public in and for the State of Texas



Town of Brock
Parker County, Texas

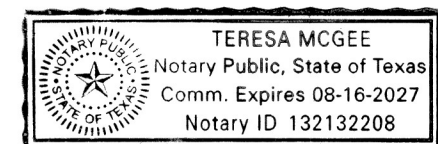
Certificate of Acceptance by the Town Commission:

Accepted by the Town Commission of the Town of Brock:

Mayor, Town of Brock Relvia Serrano Date: 9/16/2024, 2024.

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lots 26R-1, 27R-1 and 27R-2, The Country Place, Section A, an addition to the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 16th day of September, 2024, 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 16th day of September, 2024.



Revision of Plat Lots 26R-1, 27R-1 and 27R-2 The Country Place, Section A an addition to the Town of Brock, Parker County, Texas

Being a 11.006 acres tract of land, said tract being all of Lot 26R and Lot 27R, The Country Place, Section A, an addition to the Town of Brock, Parker County, Texas, according to the plat as recorded in Cabinet A, Slide 366, Plat Records, Parker County, Texas

September 2024



WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202424129
09/17/2024 10:09 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 185