

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, TESKEY'S LAND AND CATTLE, LTD., BEING THE OWNER(S) OF 4.300 ACRES TRACT OF LAND OUT OF THE I & G.H. R.R. Co. SURVEY No. 3, BLOCK A, ABSTRACT No. 1790, AND BEING ALL OF THAT CERTAIN LOT 70R, THE COUNTRY PLACE, SECTION A, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN VOLUME 362-A, PAGE 12, PLAT RECORDS, PARKER COUNTY, TEXAS, NOW BEING KNOWN AS PLAT CABINET A, SLIDE 366, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC# 20822283, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF COUNTRY PLACE ROAD AT THE SOUTHWEST CORNER OF LOT 71R OF SAID COUNTRY PLACE, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 70R;

THENCE S 82°47'13" E 712.18 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 71R, AND THE NORTHEAST CORNER OF SAID LOT 70R, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07°36' E 270.59 FEET TO A FOUND 1/2" CAPPED IRON ROD AT THE NORTHEAST CORNER OF LOT 69R, OF SAID COUNTRY PLACE, AND THE SOUTHEAST CORNER OF SAID LOT 70R, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 82°52'51" W 819.28 FEET TO A FOUND 1/2" IRON ROD IN THE EAST LINE OF SAID COUNTRY PLACE ROAD AT THE NORTHWEST CORNER OF SAID LOT 69R, AND THE SOUTHWEST CORNER OF SAID LOT 70R, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 07°26' E 249.79 FEET TO THE POINT OF BEGINNING.

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)

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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
 TEXAS SURVEYING, INC., 104 S. WALNUT ST., WEATHERFORD, TX 76086
 JANUARY 2019 - JUNE 2019

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TESKEY'S LAND AND CATTLE, LTD., ACTING HEREIN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 70R1 & 70R2, THE COUNTRY PLACE, SECTION A, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF PARKER COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 21st DAY OF February, 2019.

BY: *Amir D. Serkey*
 TRUSTEE

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 Amir D. Serkey, 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 ON THE 21st DAY OF Feb, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-15-2020
 Notary ID 130741161

STATE OF TEXAS
 COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 25th DAY OF February, 2019.

COUNTY JUDGE

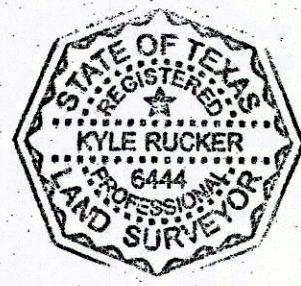
George A. Carley
 COMMISSIONER PRECINCT #1

John Wald
 COMMISSIONER PRECINCT #3

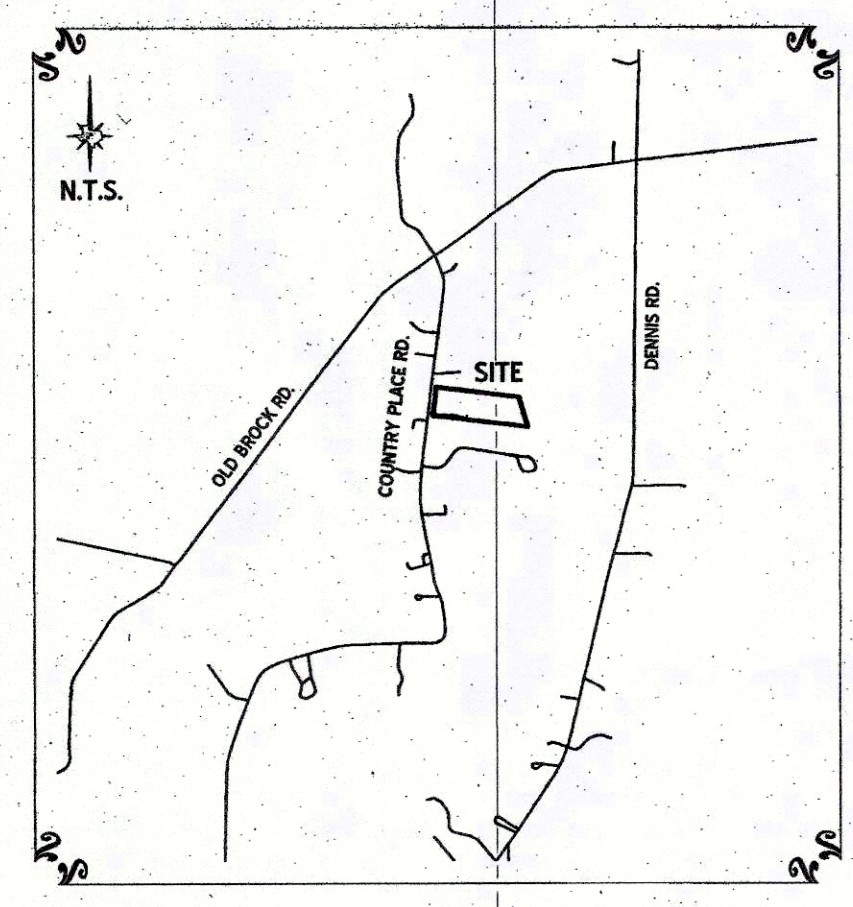
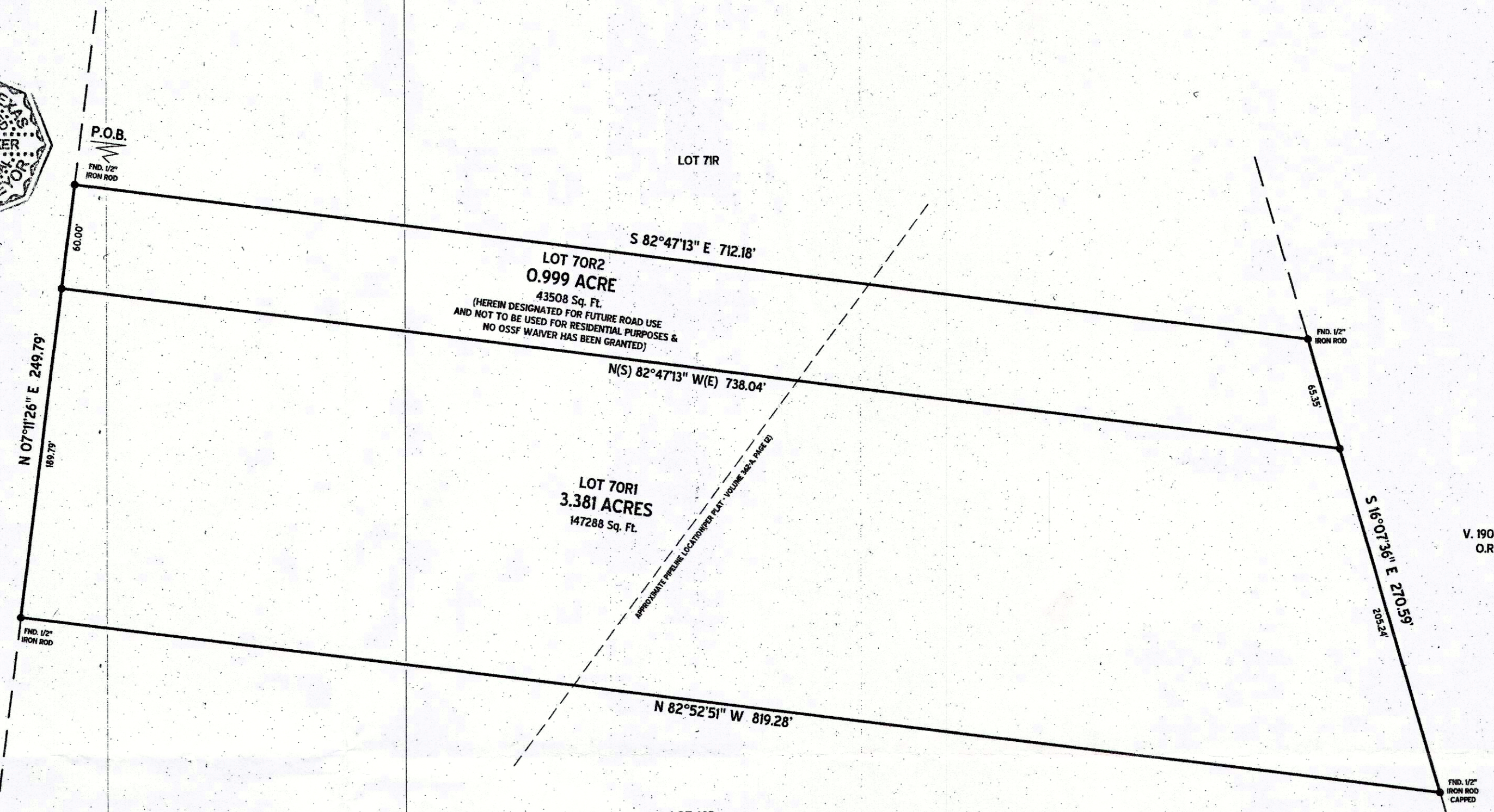
Graybeard
 COMMISSIONER PRECINCT #2

[Signature]
 COMMISSIONER PRECINCT #4

- NOTES:
- 1) THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0375E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.
 - 2) ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.
 - 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
 - 5) 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.)
 - 6) THIS TRACT IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR MUNICIPALITY.
 - 7) THESE LOTS CURRENTLY HAVE ESTABLISHED WATER AND ELECTRIC SERVICES CONNECTED AND ARE SERVICED BY AREA SERVICE PROVIDERS.
 - 8) WATER SERVICES ARE PROVIDED BY A PRIVATELY OWNED WATER SUPPLY SYSTEM.
 - 9) THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 70R INTO LOTS 70R1 & 70R2.
 - 10) AT THE TIME OF PLATTING THERE EXISTS A 10' TRI-COUNTY ELECTRIC EASEMENT (VOLUME 1647, PAGE 870), LOCATED ALONG THE PROPERTY LINES OF EACH LOT OF THE COUNTRY PLACE, SECTION A, AS RECORDED IN VOLUME 362-A, PAGE 12, PLAT RECORDS, PARKER COUNTY, TEXAS.
 - 11) TRACT 70R2 AS SHOWN HEREON IS NOT TO BE INDIVIDUALLY USED FOR RESIDENTIAL PURPOSES BY THE CURRENT DEVELOPERS, THEIR HEIRS OR SUCCESSORS UNLESS THE LAND IS REPLATTED AND COMBINED WITH AN ADJOINING LOT TO THE NORTH OR SOUTH OF SAID LOT 70R2.
 - 12) NO WAIVER IS HEREIN GRANTED TO LOT 70R2 FOR OSSF REGULATIONS.



COUNTRY PLACE ROAD
 (PART OF B.O.M. - A.A. COUNTRY PLACE LINE - FRR PLAT)



SURVEYOR:
 KYLE RUCKER, R.P.L.S.
 104 S. WALNUT ST
 WEATHERFORD, TX, 76086
 817-594-0400

OWNER/DEVELOPER(S):
 TESKEY'S LAND AND CATTLE, LTD.
 4691 OLD BROCK RD
 WEATHERFORD, TX 76087
 817-597-8779

**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, Ray Snow, DATE: 5-8-19

THE UNDERSIGNED, THE TOWN CLERK OF THE TOWN OF BROCK, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT WAS SUBMITTED TO THE TOWN COMMISSION ON THE 8th DAY OF March, 2019, 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 OR PLAT, AND SAID TOWN COMMISSION FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 8 DAY OF March, A.D. 2019.
 NOTARY Kerri Lynn Prentice

KERRI LYNN PRENTICE
 NOTARY PUBLIC, STATE OF TEXAS
 COM. EXPIRES 02/19/2022
 NOTARY ID # 12818389-2

18330.000.70R-00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

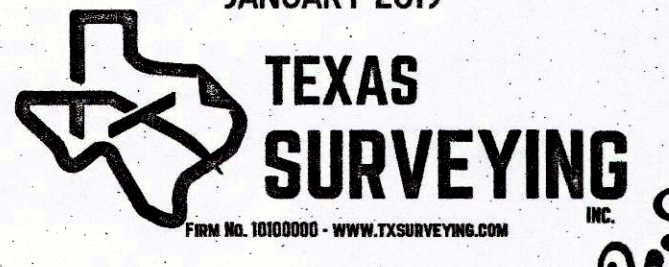
Lila Deakle

201906142
 03/18/2019 03:18 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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

**LOTS 70R1 & 70R2
 THE COUNTRY PLACE,
 SECTION A,**

BEING A REPLAT OF LOT 70R,
 THE COUNTRY PLACE, SECTION A, AN
 ADDITION TO PARKER COUNTY, TEXAS, AS
 RECORDED IN VOLUME 362-A, PAGE 12, PLAT
 RECORDS, PARKER COUNTY, TEXAS, NOW
 BEING KNOWN AS PLAT CABINET A, SLIDE 366,
 PLAT RECORDS, PARKER COUNTY, TEXAS.
 JANUARY 2019



PLAT CABINET E, SLIDE 251