

State of Texas  
County of Parker

Whereas Jana L. Riley, being the sole owner of a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670, R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas; being all of that certain tract conveyed to Jana Riley and described in Doc. # 202409290, Real Property Records, Parker County, Texas (R.P.R.C.T.), 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 - US Survey Feet):

BEGINNING at a found 1/2" iron rod with plastic cap stamped "Carter WFord", in the east line of that certain tract conveyed to Edwin Cole, Barbara Walker, Jackie Cole, and Myron Cole in Doc. #201819361, R.P.R.C.T., being the northwest corner of that certain tract conveyed to Ronald & Sandra Hognestad in Doc. #20216932, R.P.R.C.T., and the southwest corner of said Doc. #202409290, for the southwest and beginning corner of this tract. WHENCE the northeast corner of the WILLIAM UPTON SURVEY, ABSTRACT No. 1582, Parker County, Texas is calculated to bear S 05°01'25" W 5654.23 feet.

THENCE N 05°08'00" E 551.62 feet, with the common line of said Doc. #202409290 and said Doc. #201819361, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", in the west line of that certain "Tract I" conveyed to McKay, described in Doc. #201403537, R.P.R.C.T., for the northwest corner of said Doc. #202409290 and this tract.

THENCE along the north line of said Doc. #202409290 and over and across said "Tract I" (Doc. # 201403537) the following bearings and distances:  
S 89°36'03" E 30.90 feet, to a 3" steel fence post, for a corner of this tract.  
S 85°51'24" E 59.65 feet, to a 3" steel fence post, for a corner of this tract.  
S 43°51'04" E 4.48 feet, to a 3" steel fence post, for a corner of this tract.  
N 86°08'20" E 50.36 feet, to a 3" steel fence post, for a corner of this tract.  
N 81°35'55" E 686.80 feet, to a set 60D nail, in the centerline of Valley View Lane (60' - R.o.W. V. 2956, P. 156), in the west line of that certain tract conveyed to J. R. Aldridge Land & Cattle, LLC in Doc. #202235227, R.P.R.C.T., for the northeast corner of this tract. WHENCE a set mag nail, being the northeast corner of said "Tract I" (Doc. # 201403537) bears along the arc of a curve to the left, having a radius of 250.00 feet, an arc length of 126.86 feet, and whose chord bears N 17°54'46" E 125.50 feet.

THENCE S 32°26'59" W, with the centerline of said Valley View Lane, at 70.6 feet passing a found 1/2" capped iron rod, being the southwest corner of said Doc. #202235227 and the northwest corner of that certain tract conveyed to Mymax, LLC in Doc. #201508668, R.P.R.C.T., in total 155.29 feet, to a set mag nail, for a corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 140.00 feet, an arc length of 190.94 feet, and whose chord bears S 06°27'58" E 176.48 feet, with the centerline of said Valley View Lane, to a set mag nail, being the northeast corner of said Doc. #20216932, for the southeast corner of said Doc. #202409290 and this tract.

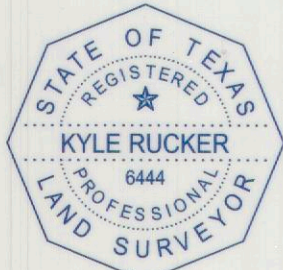
THENCE S 67°16'02" W 877.23 feet, with the common line of said Doc. #202409290 and said Doc. #20216932, to the POINT OF BEGINNING.

#### 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, Texas 76086  
weatherford@txsurveying.com - 817-594-0400  
Project ID: JND0606877P (06060877P-CRD)  
Field Date: March 6, 2024  
Preparation Date: May 14, 2024



#### Surveyor's Notes:

A) With respect to the documents listed in Title Commitment GF No. WF-3388-KK the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in:  
C.F. No. 201403537.

Subject to the following Easement(s) and/or Document(s):  
60' Access Easement & Road Maintenance - V. 2956, P. 156 (as shown);  
Tri-County Electric Coop, Inc. - C.F. No. 201622620 (Blanket);  
On-Site Waste Water System - C.F. No. 201729265.

The following Easement(s) and/or Document(s) do(es) not affect this tract:  
V. 124, P. 29; V. 415, P. 65; V. 605, P. 563; V. 1234, P. 916; V. 620, P. 276; V. 2548, P. 154; V. 1561, P. 1533; V. 1532, P. 555; V. 2943, P. 135; V. 2956, P. 1746;  
R.P.R.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

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.)

F) All property corners are found 3" steel fence post, unless otherwise noted.

G) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

#### 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 partially within the Extra Territorial Jurisdiction of the Town of Brock and partially within the Town Limits of the Town of Brock (approximate limits as shown hereon).

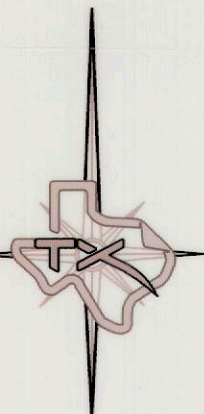
3) Sanitary sewer is to be provided by on-site septic facilities.

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) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.

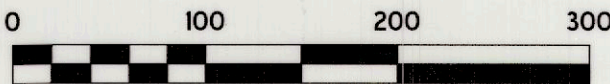
Waiver for the Groundwater Study was waived by the Town of Brock on May 20, 2024



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

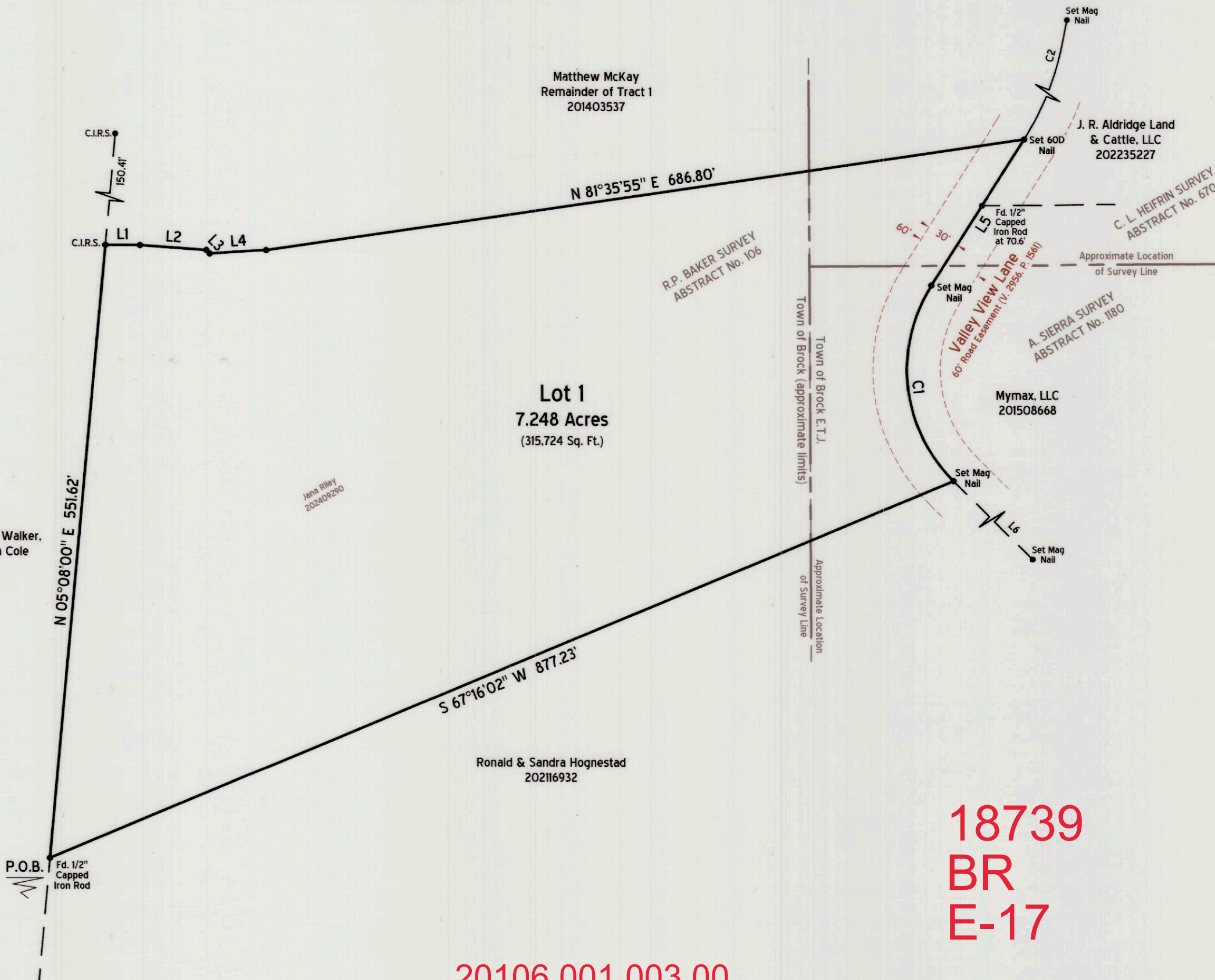
Owner:  
Jana L. Riley  
761 Rogers Hill Spur  
Waco, TX 76705

1" = 100'



LINE	BEARING	DISTANCE
L1	S 89°36'03" E	30.90'
L2	S 85°51'24" E	59.65'
L3	S 43°51'04" E	4.48'
L4	N 86°08'20" E	50.36'
L5	S 32°26'59" W	155.29'
L6	S 45°32'13" E	91.01'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	140.00'	190.94'	S 06°27'58" E	176.48'
C2	250.00'	126.86'	N 17°54'46" E	125.50'



Edwin Cole, Barbara Walker,  
Jackie Cole, Myron Cole  
201819361

Ronald & Sandra Hognestad  
20216932

Mymax, LLC  
201508668

A SIERRA SURVEY  
ABSTRACT No. 1180

C. L. HEIFRIN SURVEY  
ABSTRACT No. 670

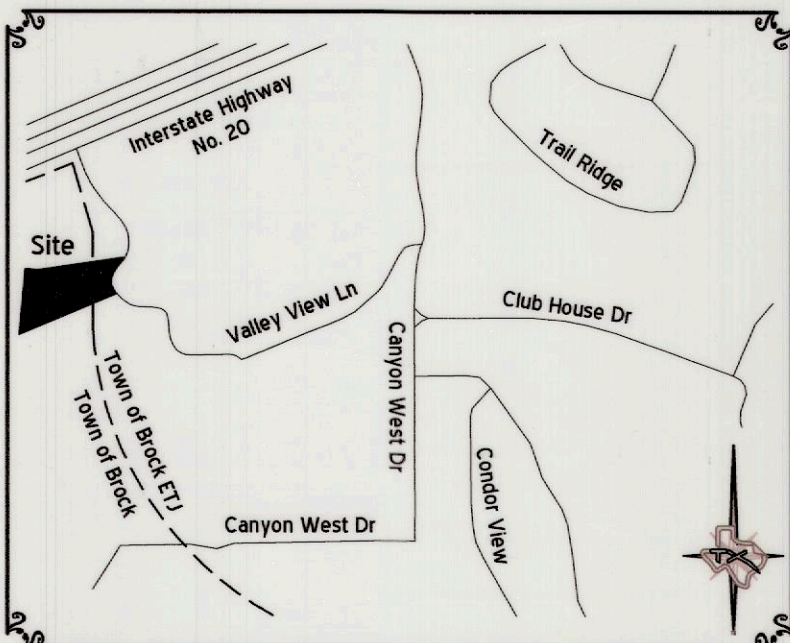
R.P. BAKER SURVEY  
ABSTRACT No. 106

Matthew McKay  
Remainder of Tract I  
201403537

Lot 1  
7.248 Acres  
(315,724 Sq. Ft.)

18739  
BR  
E-17

20106.001.003.00  
21180.001.003.00



Vicinity Map (not to scale)

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle  
202416793  
07/01/2024 03:33 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet F Slide 743

202416793 PLAT Total Pages: 1



Sheet 1 of 1

Now, Therefore, Know All Men By These Presents:

that Jana L. Riley, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Valley Spring, an addition to the Town of Brock and the Town of Brock Extraterritorial Jurisdiction, 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 Parker County, Texas.

Witness, my hand, this the 15<sup>th</sup> day of May, 2024.

By:

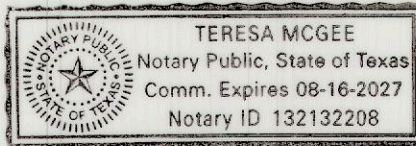
Jana L. Riley  
Jana L. Riley (Owner)

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 Jana Riley, known to me to be the person whose name is subscribed by 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 15<sup>th</sup> day of May, 2024.

Teresa McGee  
Notary Public in and for the State of Texas

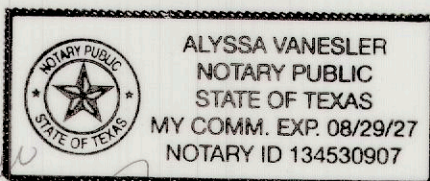


Town of Brock  
Parker County, Texas

Certificate of Acceptance by the Town Commission:

Accepted by the Town Commission of the Town of Brock:

Mayor, Town of Brock Della Sandria Date: June 14, 2024.



The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lot 1, Valley Spring, an addition to the Town of Brock and the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 17<sup>th</sup> day of JUNE, 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 17<sup>th</sup> day of JUNE, 2024.

Final Plat

Lot 1

Valley Spring

an addition to the Town of Brock and the  
Town of Brock Extraterritorial Jurisdiction,  
Parker County, Texas

Being a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670, R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas; being all of that certain tract conveyed to Jana L. Riley and described in Doc. # 202409290, Real Property Records, Parker County, Texas

May 2024

WEATHERFORD BRANCH - 817-594-0400



TEXAS  
SURVEYING

FIRM No. 10100000 - WWW.TXSURVEYING.COM