

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, BROCK HEIGHTS DEVELOPMENT, LLC., BEING THE OWNERS OF A 18.365 ACRE TRACT OF LAND SITUATED IN THE W.W. PATRICK SURVEY, ABSTRACT NUMBER 1039, IN PARKER COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BROCK HEIGHTS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER CLERKS FILE NO. 202325344, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{5}{8}$ " IRON FOUND IN THE SOUTHERLY LINE OF TAYLOR ROAD, SAID IRON BEING FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID CLERKS FILE NO. 202325344 AND BEING FOR A SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TWIN ARROWS, LLC., RECORDED IN VOLUME 2680, PAGE 229, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE S 59°25'27" E, WITH THE SOUTHERLY LINE OF SAID TAYLOR ROAD, 478.81 FEET TO A $\frac{1}{2}$ " IRON FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID CLERKS FILE NO. 202325344 AND BEING FOR THE NORTHWEST CORNER OF LOT 5, EAGLE ROCK SUBDIVISION, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET F, SLIDE 513, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S 30°27'34" W, WITH THE COMMON LINE OF SAID CLERKS FILE NO. 202325344 AND SAID EAGLE ROCK SUBDIVISION, 1363.57 FEET TO A $\frac{1}{2}$ " IRON FOUND AT THE SOUTHWEST CORNER OF LOT 4 OF SAID EAGLE ROCK SUBDIVISION;

THENCE S 30°21'24" W, 311.36 FEET TO A CAPPED IRON SET AT THE SOUTHEAST CORNER OF SAID CLERKS FILE NO. 202325344;

THENCE N 59°38'36" W, 476.36 FEET TO A CAPPED IRON SET AT THE SOUTHWEST CORNER OF SAID CLERKS FILE NO. 202325344 AND IN THE EAST LINE OF SAID VOLUME 2680, PAGE 229;

THENCE N 30°21'24" E, WITH THE COMMON LINE OF SAID CLERKS FILE NO. 202325344 AND SAID VOLUME 2680, PAGE 229, 1676.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.365 ACRES OF LAND

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

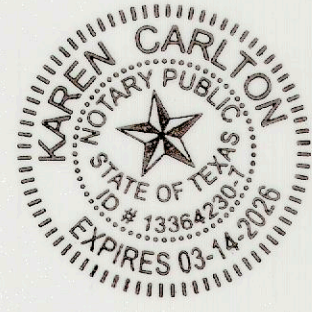
THAT BROCK HEIGHTS DEVELOPMENT, LLC, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 16, BLOCK 1, BROCK HEIGHTS, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, 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. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE COUNTY COMMISSIONERS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND PARKER COUNTY'S USE THEREOF. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. PARKER COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND, THIS THE 2nd DAY OF April, 2024.

BY:

Brock Heights Development LLC
NAME / TITLE



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 Brock Heights Development LLC, 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 THIS THE 2nd DAY OF April, 2024.

Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED IN OTHER AREAS, UNSHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0375E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

ALL PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT

ALL INTERIOR LOT CORNERS ARE 1/2" IRON RODS WITH RED CAPS STAMPED "2023".

BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

NO PORTION OF THIS TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER IS TO BE PROVIDED BY PARKER COUNTY SUD.

SANITARY SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SEPTIC FACILITIES.

SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY AND STATE LAWS, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THERE SHALL EXIST A 10' UTILITY & DRAINAGE EASEMENT INSIDE THE PERIMETER OF ALL RESIDENTIAL LOTS HEREIN, UNLESS SHOWN OTHERWISE.

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.

MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE FURNISHED BY DONOHUE CONSULTING INC.

BROCK HEIGHTS COURT 1581 FEET

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 2nd DAY OF April, 2024.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

James H. Holt
COMMISSIONER PRECINCT #2

Assent
COMMISSIONER PRECINCT #3

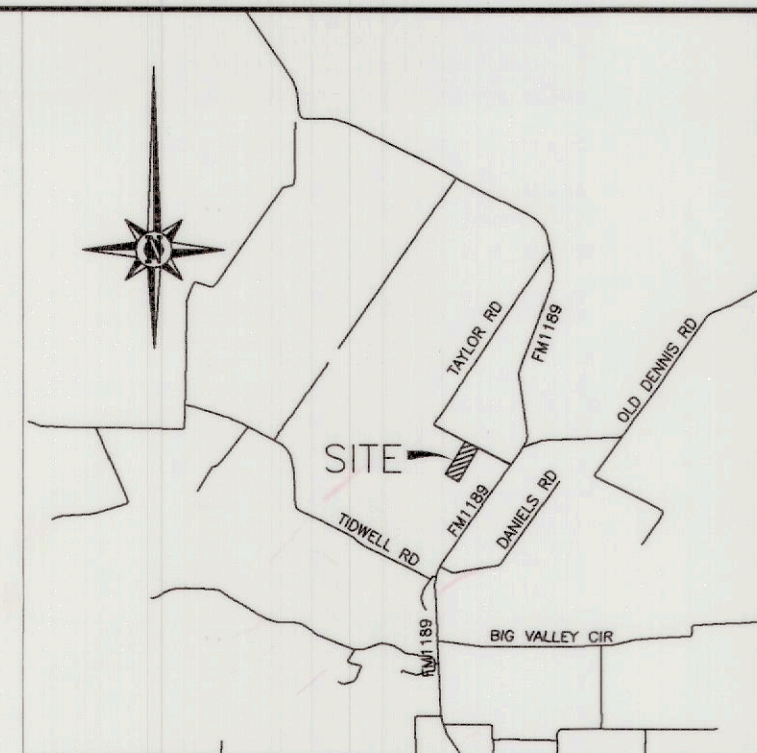
Assent
COMMISSIONER PRECINCT #4

FILED AND RECORDED

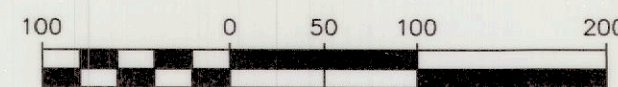
OFFICIAL PUBLIC RECORDS

Lila Deakle

202408762
04/08/2024 01:20 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



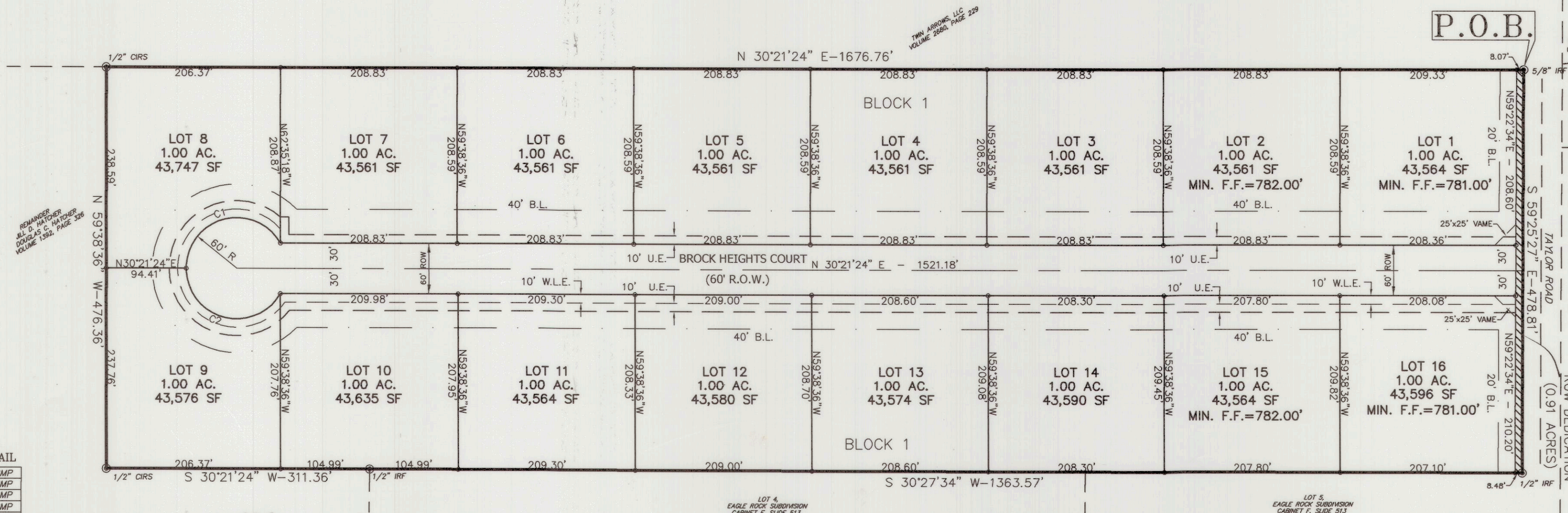
VICINITY MAP
N.T.S.



LEGEND

- | | |
|------------|---|
| 1/2" CIRF | 1/2" CAPPED IRON ROD FOUND |
| 1/2" IRF | 1/2" IRON ROD FOUND |
| 5/8" IRF | 5/8" IRON ROD FOUND |
| 1/2" CIRS | 1/2" IRON ROD SET WITH RED CAP STAMPED "2023" |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| ROW | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| D.R.P.C.T. | DEED RECORDS PARKER COUNTY TEXAS |
| P.R.P.C.T. | PLAT RECORDS PARKER COUNTY TEXAS |
| R.R.P.C.T. | REAL RECORDS PARKER COUNTY TEXAS |
| V.A.M.E. | VISIBILITY ACCESS AND MAINTENANCE EASEMENT |

21039.002.003.00



CULVERT DETAIL

LOT 1	18" CMP
LOT 2	18" CMP
LOT 3	18" CMP
LOT 4	18" CMP
LOT 5	18" CMP
LOT 6	18" CMP
LOT 7	18" CMP
LOT 8	18" CMP
LOT 9	24" CMP
LOT 10	18" CMP
LOT 11	18" CMP
LOT 12	18" CMP
LOT 13	18" CMP
LOT 14	18" CMP
LOT 15	18" CMP
LOT 16	18" CMP

SURVEYOR:

HORIZON LAND SURVEYING
P.O. BOX 1935
AZLE, TX 76098
FIRM NO: 10194616

ENGINEER:

MARK DONOHUE, P.E.
DONOHUE CONSULTING, INC.
1327 BLUE JAY DR.
LEWISVILLE, TX 75077
FIRM NO: 16207

OWNER:

BROCK HEIGHTS DEVELOPMENT, LLC
P.O. Box 1326
Aledo, Texas 76008

SURVEYORS CERTIFICATE:

That I, Doug Burt, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Doug Burt 4/2/24
DOUG BURT R.P.L.S. NO. 2023 Date

Final Plat
LOTS 1 - 16, BLOCK 1
(16 SINGLE FAMILY LOTS)

BROCK HEIGHTS

AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE WILLIAM W. PATRICK SURVEY, ABSTRACT NO. 1039, AND CONTAINING 18.365 ACRES OF LAND

DATE: 09/21/23