



Job No. 201809016 - Revision 03
Buckshot Ranch
Plot Date: 01/08/2024 4:30 pm

0' 25' 50'
Scale: 1" = 50'

REVISION NOTE
REVISION 01: CORRECTED ROAD NAME IN VICINITY MAP.
REVISION 02: REVISED COMMISSIONERS BLOCK TO THE TOWN OF BROCK,
REVISED ETJ BLOCK TO THE TOWN OF BROCK.
REVISION 03: UPDATED FORMAT AND GENERAL NOTES

202401682 PLAT Total Pages: 1



A FINAL PLAT OF

BUCKSHOT RANCH

LOT 1, Block 1

WHEREAS I, RICHARD COERT WILLIAMS AND ASHLEY NICOLE WILLIAMS, ARE THE SOLE OWNERS OF 2.03 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE H. MINKLE SURVEY, ABSTRACT No. 858, BEING ALL OF 2.03 ACRES DESCRIBED IN DOCUMENT No. 201827684, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH STEEL FENCE POST FOUND IN THE SOUTH RIGHT OF WAY LINE OF QUANAH HILL ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID 30.0 ACRES TRACT, AND THE NORTHEAST CORNER OF LOT 19, COMANCHE CROSSING, A SUBDIVISION IN PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 294, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF QUANAH HILL ROAD, N 80°20'10" E - 242.14 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE NORTH LINE OF SAID 30.0 ACRES TRACT;

THENCE CROSSING SAID 30.0 ACRES TRACT THE FOLLOWING COURSES AND DISTANCES:
• S 28°30'05" E - 190.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
• S 11°21'32" W - 81.27 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
• S 51°45'19" W - 56.07 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
• S 75°05'09" W - 101.36 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
• S 69°15'23" W - 116.12 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959";
• S 89°18'14" W - 59.47 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE EAST LINE OF SAID LOT 19;

THENCE ALONG THE COMMON LINE OF SAID LOT 19 AND THE TRACT DESCRIBED HEREIN, N 00°41'46" W - 309.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.03 ACRES OF LAND.

OWNERS CERTIFICATE:

WE, RICHARD COERT WILLIAMS AND ASHLEY NICOLE WILLIAMS, THE SOLE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ADOPT THIS PLAN FOR PLATTING THE SAME ACCORDING TO THE LINES, LOTS, STREETS AND EASEMENTS SHOWN, AND DESIGNATE SAID PLAT AS:

BUCKSHOT RANCH LOT 1, BLOCK 1

2.03 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE H. MINKLE SURVEY, ABSTRACT No. 858, BEING ALL OF 2.03 ACRES DESCRIBED IN DOCUMENT No. 201827684, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREFTER KNOWN BY THE LOT NUMBERS AS INDICATED HEREON. I DO HEREBY CERTIFY THAT THIS TRACT IS WITHIN THE ETJ OF THE TOWN OF BROCK IN PARKER COUNTY, TEXAS.

Coert Williams
OWNER - SIGNATURE
Richard Coert Williams
OWNER - PRINTED

THE STATE OF TEXAS (i)
COUNTY OF PARKER (i)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Coert Williams*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 22nd DAY OF Jan, 20 24
Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Ashley Williams
OWNER - SIGNATURE
Ashley Williams
OWNER - PRINTED

THE STATE OF TEXAS (i)
COUNTY OF PARKER (i)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Ashley Williams*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 22nd DAY OF Jan, 20 24
Karen Carlton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



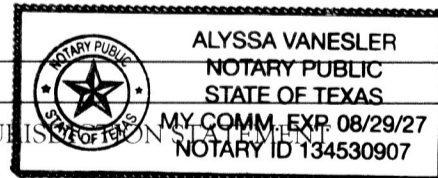
TOWN OF BROCK
PARKER COUNTY, TEXAS

CERTIFICATE OF ACCEPTANCE BY THE TOWN COMMISSION:

ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF BROCK:
MAYOR, TOWN OF BROCK _____ DATE: 1/15/2024

THE UNDERSIGNED, NOTARY PUBLIC OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF Buckshot Ranch, AN ADDITION TO THE TOWN OF BROCK WAS SUBMITTED TO THE TOWN COMMISSION ON THE 15 DAY OF January, 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 HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 15 DAY OF January, A.D., 2024



EXTRA-TERRITORIAL JURISDICTION

THE STATE OF TEXAS
COUNTY OF PARKER

I, *Ashley Williams*, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS IN WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF BROCK, IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF PARKER

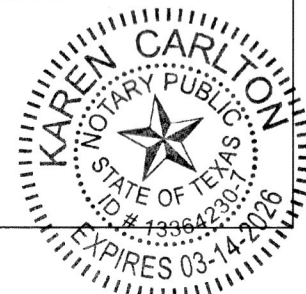
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

Ashley Williams
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

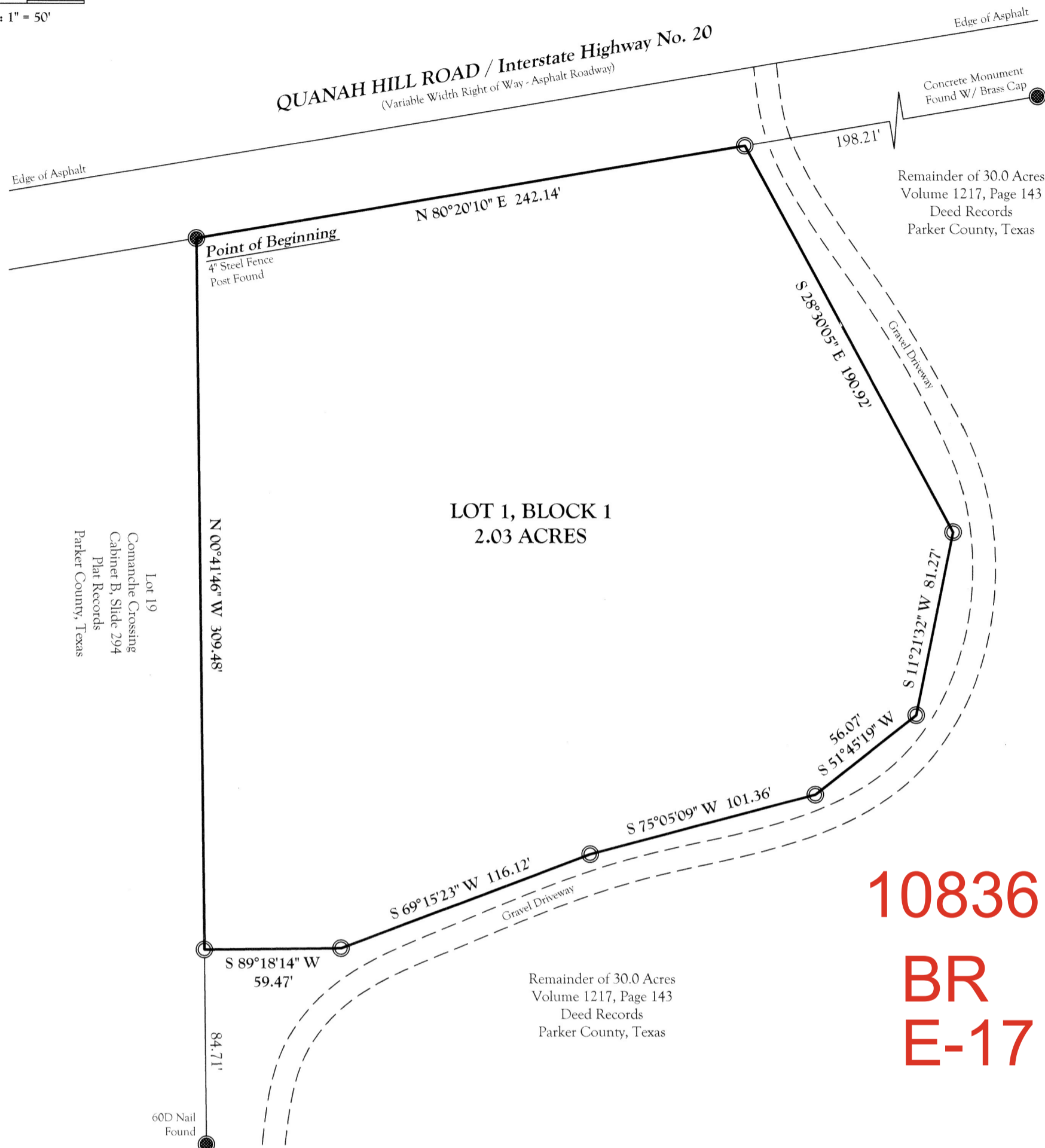
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22nd DAY

OF January, 2024
Karen Carlton
NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 3-14-2026



QUANAH HILL ROAD / Interstate Highway No. 20
(Variable Width Right of Way - Asphalt Roadway)



LOT 1, BLOCK 1
2.03 ACRES

Remainder of 30.0 Acres
Volume 1217, Page 143
Deed Records
Parker County, Texas

10836
BR
E-17

CABINET F, SLIDE 653

GENERAL NOTES

1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2. THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT IT. GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
3. WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
4. SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
5. THERE ARE NO LIENHOLDERS ON SUBJECT PROPERTY.
6. SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
7. SUBJECT PROPERTY IS WITHIN THE ETJ OF THE TOWN OF BROCK IN PARKER COUNTY, TEXAS.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 48367C0375E, EFFECTIVE ON 09/26/2008, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

SPECIAL NOTE

TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 132, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYORS NOTES

1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2. ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET (GRID)
3. SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4. ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6. COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

LEGEND

- = 3/8" Spike Set w/ Plastic Cap Marked "JRP 5959", unless noted otherwise

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND SEPTEMBER 28, 2018. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINT DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



OWNER/DEVELOPER(S)
Richard Coert Williams &
Ashley Nicole Williams
101 Trail Ridge
Weatherford, Texas 76087-4017
Phone No. 817-300-5527

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

West Scenic Trail

Interstate 120 / Quanah Hill Road



Summer Stone Court



VICINITY MAP
DETAIL NOT TO SCALE