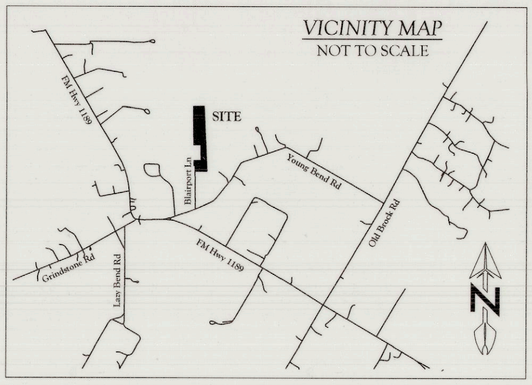
Job No. 202312020_EagleAirParc-Replat_JJA_R2
Blairport Lane
Plot Date: 05/25/2024 12:00 pm

0' 50' 100'
Scale: 1" = 100'

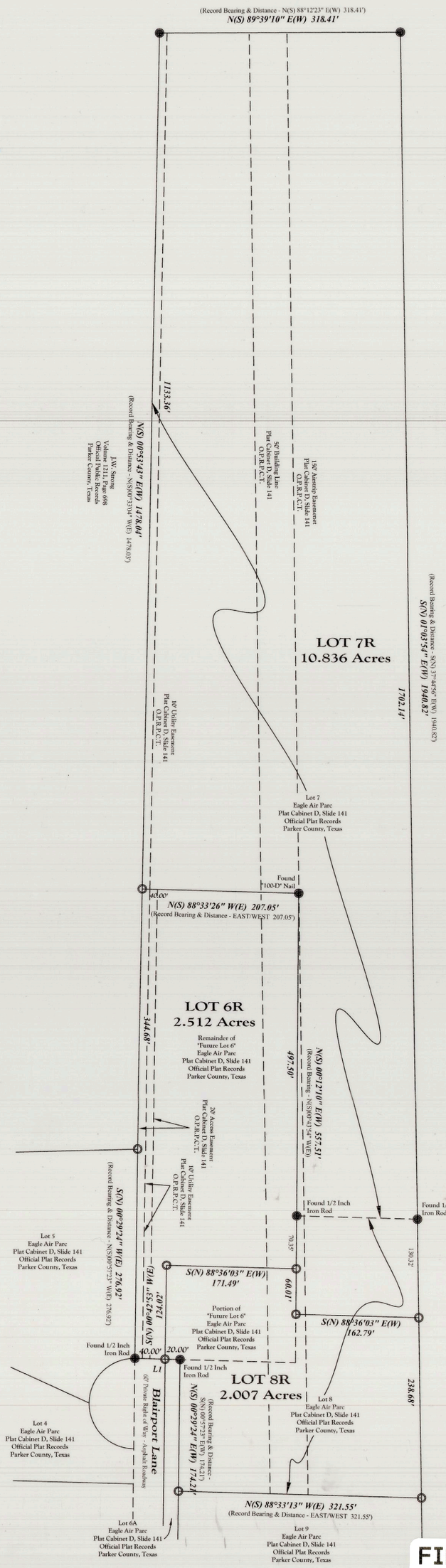
202503553 PLAT Total Pages: 1

11895
BR

D-18



LOTS 6R, 7R, & 8R, EAGLE AIR PARC
BEING A 15.355 ACRES REPLAT OF LOTS 7, 8, & "FUTURE LOT 6", EAGLE AIR PARC, PLAT CABINET D, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S(N) 88°36'03" E(W)	60.00'

15.355 ACRES OF LAND LOCATED IN THE E.A.S.L. IKARD SURVEY, ABSTRACT 734. BEING ALL OF THOSE CERTAIN LOTS KNOWN AS "FUTURE LOT 6", LOT7, & LOT 8, EAGLE AIR PARC, ACCORDING TO THE PLAT AS RECORDED IN THE OFFICIAL PLAT CABINET D, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN VOLUME 2488, PAGE 1000, OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT AS RECORDED IN DOCUMENT No. 202114948, OFFICIAL RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF BLAIRPORT LANE AND AT THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF "FUTURE LOT 6", EAGLE AIR PARC ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED I N PLAT CABINET D, SLIDE 141, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 00°29'24" E 276.92 FEET ALONG THE COMMON LINE OF SAID LOT 5 AND "FUTURE LOT 6" TO A 1/2 INCH IRON ROD CAPPED "JRP 5959" SET AT THE SOUTH SIDE OF A 8" WOOD POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 00°53'43" E 1478.04 FEET TO A CALLED POINT AT THE NORTHWEST CORNER OF LOT 7, SAID EAGLE AIR PARC ADDITION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 89°39'10" E 318.41 FEET TO A CALLED POINT AT THE NORTHEAST CORNER OF SAID LOT 7 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 01°03'54" E ALONG THE EAST LINE OF SAID LOT 7, AT 1571.82 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF LOT 8, SAID EAGLE AIR PARC, IN ALL 1940.82 FEET TO A SET 1/2 INCH IRON ROD CAPPED "JRP 5959" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 88°33'13" W 321.55 FEET TO A SET 1/2" IRON ROD CAPPED "JRP 5959" IN THE EAST LINE OF SAID BLAIRPORT LANE FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE N 00°29'24" E 174.21 FEET ALONG THE EAST LINE OF SAID BLAIRPORT LANE TO A FOUND 1/2 INCH IRON ROD IN THE SOUTH LINE OF SAID "FUTURE LOT 6" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 88°36'03" W 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.355 ACRES OF LAND.

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER - SIGNATURE
HAROON SEMAS
OWNER - PRINTED

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAROON SEMAS 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 THE 22 DAY OF OCT., 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

OWNER - SIGNATURE
GEARY BLAIR
OWNER - PRINTED

THE STATE OF TEXAS {}
COUNTY OF PARKER {}

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEARY BLAIR 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 THE 22 DAY OF OCT, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA ANDERSON
Notary ID #130741161
My Commission Expires
September 24, 2028

LEGEND

O = 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959"

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

GROUNDWATER AVAILABILITY NOTE
THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.32. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY. WAIVER FOR GROUNDWATER STUDY WAS APPROVED AT THE MEETING OF THE BROCK TOWN COMMISSION ON MAY 20, 2024.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONES "X" AS SHOWN ON FEMA FIRM No. 48367C0375F, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

GENERAL NOTES
1) WATER IS TO BE PROVIDED BY EXISTING PRIVATE WELLS ON SITE.
2) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
3) 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.
4) SUBJECT PROPERTY IS IN THE ETJ OF THE TOWN OF BROCK, PARKER COUNTY, TEXAS.
5) "BLAIRPORT LANE" IS AN EXISTING 60' PRIVATE ROADWAY AND THERE ARE NO EXISTING DRIVEWAY CULVERTS INSTALLED FOR THE HEREIN PLATTED LOTS.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) 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

THE STATE OF TEXAS
COUNTY OF PARKER
TOWN OF BROCK

CERTIFICATE OF ACCEPTANCE BY THE TOWN COMMISSION;

ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF BROCK:

MAYOR, TOWN OF BROCK _____, DATE 1/28/2025

BEFORE ME, THE UNDERSIGNED AUTHORITY, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF LOTS 6R, 7R, & 8R, EAGLE AIR PARC, AN ADDITION TO THE TOWN OF BROCK, PARKER COUNTY, TEXAS WAS SUBMITTED TO THE TOWN COMMISSION ON THE 28 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 SIGNATURE AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND, THIS THE 28 DAY OF JANUARY 2024 2025

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE
28th DAY OF January, 2025

Town of Brock
Municipal Corporation
Official Seal
State of Texas

OWNER/DEVELOPER(S)
Geary Lynn Blair
203 Young Bend Road
Weatherford, Tx 76087
&
Aaron Semas
PO Box 162
Dennis, Tx 76439

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

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 JANUARY 25, 2024. 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. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

2024-05-25

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

STATE OF TEXAS
REGISTERED
JUSTIN RENE PARENTEAU
5959
PROFESSIONAL
LAND SURVEYOR

G-062

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202503553
02/11/2025 10:49 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CABINET_____, SLIDE_____