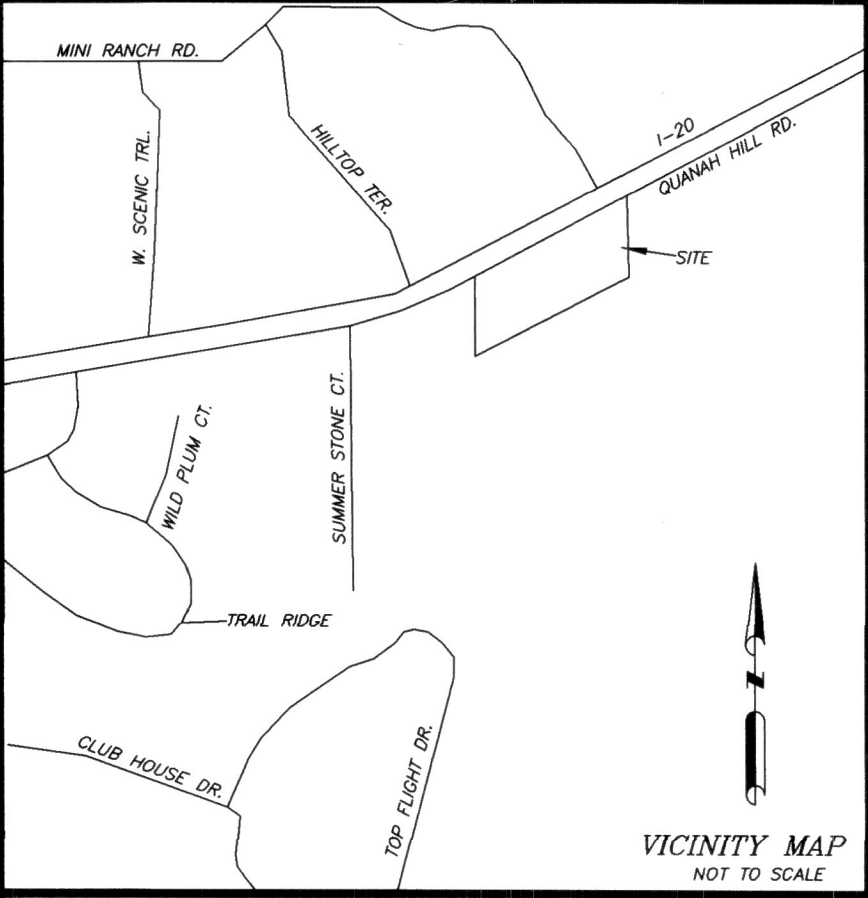




ONEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 20 foot wide Right-of-Way, as shown on the face of the Plat and referenced by Judgement No. 2-72 in the 43rd Judicial District Court of Parker County, Texas, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

35' BUILDING LINE ALONG ALL ROAD FRONTAGE.
10' BUILDING LINES ALONG SIDE & REAR LOT LINES.
15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE.
5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.
WATER TO BE PROVIDED BY PRIVATE WATER WELLS.
PRIVATELY OWNED OSSF'S SHALL BE PROVIDED ON EACH LOT.

TOTAL LOTS=1
COMMERCIAL LOTS=1

LOT 1C=18" CULVERT

ALL PROPERTY CORNERS ARE 2023 CAPPED IRONS SET UNLESS OTHERWISE NOTED.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0375-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032, BY WASTELINE ENGINEERING AND SUBMITTED TO PARKER COUNTY ON AUGUST 11, 2022.

OWNER/DEVELOPER

DOC COMMERCIAL PROPERTIES, LLC.
2491 F.M. 1189
WEATHERFORD, TEXAS, 76087
(432)894-3407

POINT OF BEGINNING
CAPPED IRON FOUND

KENMARK HOMES, LP
CLERKS FILE NO. 202407678

I-20 SERVICE ROAD
(QUANAH HILL ROAD)
N 62°16'00" E 506.43'

1/2" IRON FOUND
S 57°14'17" E 79.84'

LOT 1C
14.00 ACRES

CONCRETE MONUMENT FOUND

LOT 4B
KESSLER FARMS
CABINET F, SLIDE 393

20' GAS PIPELINE, ESMT.
MARKED BY GAS CO.

LOT 47
KESSLER FARMS
CABINET F, SLIDE 393

CAPPED IRON FOUND

CARL E. KESSLER
VOLUME 1831, PAGE 27

ACCEPTED FOR PREPERATION OF FINAL PLAT

<i>Derek Osburn</i> MAYOR OR CHAIRMAN PLANNING AND ZONING COMMISSION TOWN OF BROCK, TEXAS 11/13/2024 DATE	<i>Jessie Scumaker</i> TOWN CLERK OF BROCK, TEXAS 11/13/2024 DATE
--	--

Accepted this 13th day of November, 2024, by the Town Planning and Zoning Commission of the Town of Brock, Texas.

Derek Osburn
Chairman, Brock Planning and Zoning Commission

Attest: *Jessie Scumaker*
Secretary, Brock Planning and Zoning Commission

Accepted by the Town Commission of the Town of Brock:
Mayor, Town of Brock *Jessie Scumaker* Date: 11/13/2024

The undersigned, the Town Clerk of the Town of Brock, hereby certifies that the foregoing final plat of Kessler Farms Subdivision or Addition to the Town of Brock was submitted to the Town Commission on the 13th day of November, 2024, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public places, Subdivision Regulations, 10.22.2018, Page 18 of 39.
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 name as hereinabove subscribed.
Witness my hand, this 13th day of November, A.D. 2024.

Jessie Scumaker
Town Clerk, Town of Brock, Texas

STATE OF TEXAS } 202429869 PLAT Total Pages: 1
COUNTY OF PARKER }

WHEREAS DOC Commercial Properties, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the J. MULLENIX SURVEY, Abstract No. 965 and the J.B. PINKSTON SURVEY, Abstract No. 1056, Parker County, Texas, said tract being all of that certain tract of land described in deed to DOC Commercial Properties, LLC, recorded in Clerks File No. 202416568, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a capped iron found in the South line of I-20 Service Road (Quanah Hill Road), said iron being for the Northwest corner of that certain tract of land described in deed to Kenmark Homes, Lp., recorded in Clerks File No. 202407678, Real Records, Parker County, Texas and for the Northeast corner of Lot 56, Kessler Farms, recorded in Plat Cabinet F, Slide 393, Plat Records, Parker County, Texas and being for the beginning of a curve to the left whose radius is 4008.72 feet;

THENCE with the South line of said I-20 Service Road (Quanah Hill Road), and with said curve to the left whose chord bears N 62°41'56" E, 49.80 feet and being an arc length of 49.80 feet to a capped iron found;

thence N 62°16'00" E, with the South line of said I-20 Service Road (Quanah Hill Road), a distance of 300.20 feet to a capped iron found at the Northeast corner of said Clerks File No. 202407678 and the Northwest corner of said Clerks File No. 202416568;

thence N 62°16'00" E, with the the South line of said I-20 Service Road (Quanah Hill Road), a distance of 506.43 feet to a 1/2" iron found;

thence S 57°14'17" E, with the South line of said I-20 Service Road (Quanah Hill Road), a distance of 79.84 feet to a concrete monument found;

thence N 34°42'29" E, with the South line of said I-20 Service Road (Quanah Hill Road), a distance of 126.66 feet to a 1/2" iron found;

thence N 62°16'01" E, with the South line of said I-20 Service Road (Quanah Hill Road), a distance of 534.96 feet to a 1/2" iron found at the Northeast corner of said Clerks File No. 202416568;

thence S 00°34'46" E, with the East line of said Clerks File No. 202416568, a distance of 627.28 feet to a capped iron found at the Southeast corner of said Clerks File No. 202416568 and the Northeast corner of Lot 47 of said Kessler Farms;

thence S 62°16'00" W, with the South line of said Clerks File No. 202416568 and with a North line of said Kessler Farms, a distance of 986.89 feet to a capped iron found at the Southwest corner of said Clerks File No. 202416568 and the Southeast corner of said Clerks File No. 202407678;

thence N 19°42'51" W, with the common line of said Clerks File No. 202416568 and said Clerks File No. 202407678, a distance of 574.65 feet to the POINT OF BEGINNING and containing 14.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DOC Commercial Properties, LLC, and Kenmark Homes, Lp., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1C,
KESSLER FARMS, Phase 2
City of Brock, Extra-Territorial Jurisdiction, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 21st day of October, 2024.

Derek Osburn
Derek Osburn
DOC Commercial Properties, LLC.

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, 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 purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of October, 2024.

Cassandra Knight
Cassandra Knight
Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202429869
11/14/2024 11:22 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat
Lots 1C,
KESSLER FARMS, PHASE 2

City of Brock, Extra-Territorial Jurisdiction
Being 14.00 acres of land situated in the J. MULLENIX SURVEY,
Abstract No. 965, the J.B. PINKSTON SURVEY, Abstract No. 1056
Parker County, Texas.