

FINAL PLAT OF
LOT 1, BLOCK 1, OLD BROCK ROAD ADDITION

3.303 ACRES OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT No. 837
PARKER COUNTY TEXAS
PLAT PRODUCED: DECEMBER 12, 2023

LINE	BEARING	DISTANCE
L1	S(N) 27°47'19" W(E)	68.20'
L2	S(N) 40°27'12" W(E)	49.99'
L3	S(N) 59°52'12" W(E)	52.99'
L4	S(N) 74°40'02" W(E)	38.06'
L5	N(S) 37°12'24" W(E)	20.97'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	410.00'	328.52'	S(N) 79°28'26" W(E)	319.80'
C2	1040.00'	178.90'	N(S) 82°29'41" W(E)	178.68'
C3	2680.00'	252.55'	N(S) 06°32'48" E(W)	252.46'

Eric & Kellie Kiel
Doc: 201526504
Official Public Records
Parker County, Texas

Dale & Donna Ballard
V. 1031, P. 550
Official Public Records
Parker County, Texas

Ghada Petroleum, Inc.
Doc: 201730469
Official Public Records
Parker County, Texas

City of Weatherford
Doc: 201401237
Official Public Records
Parker County, Texas

Old Brock Road, LLC
"Tract 2" Document 202131393
Official Public Records
Parker County, Texas

City of Weatherford
Doc: 201401237
Official Public Records
Parker County, Texas

Old Brock Road, LLC
"Tract 1" Document 202131393
Official Public Records
Parker County, Texas

Dale Pahlke
V. 2655, P. 1768
Official Public Records
Parker County, Texas

ACCT. NO: 15904
SCH. DIST: WE
CITY:
MAP NO: G-16

G-002

"SURVEYORS NOTES"

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83 (2011), 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

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3.303 ACRES OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT No. 837
PARKER COUNTY TEXAS
PLAT PRODUCED: DECEMBER 12, 2023

3.303 ACRES OF LAND LOCATED IN THE C.A. LOVEJOY SURVEY, A837. BEING ALL OF A CALLED 3.303 ACRES TRACT AS DESCRIBED IN DOCUMENT No. 202323002 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD BEING THE CALLED NORTHWEST CORNER OF LOT 2, BLOCK 2, OLD BROCK ROAD ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 623, PLAT RECORDS, PARKER COUNTY, TEXAS

THENCE S 05°52'19" E 244.98 FEET TO A FOUND "100 D" NAIL AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 59°30'46" E 163.18 FEET TO A FOUND "100 D" NAIL IN THE SOUTH LINE OF SAID LOT 2, BLOCK 2 FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 84°09'47" E ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 2, AT 91.58 PASSING A FOUND "100 D" NAIL AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, IN ALL A DISTANCE OF 282.44 FEET TO A FOUND "100 D" NAIL AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SAID OLD BROCK ROAD ESTATES AND IN THE WEST LONE OF OLD BROCK ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE NORTH LINE OF SAID OLD BROCK ROAD THE FOLLOWING BEARINGS AND DISTANCES:
S 27°47'19" W 68.20 FEET TO A FOUND 1/2" IRON ROD CAPPED "2074" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
S 50°27'12" W 49.99 FEET TO A FOUND 1/2" IRON ROD CAPPED "2074" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
S 59°52'12" W 52.99 FEET TO A FOUND 1/2" IRON ROD CAPPED "BRITTIAN CRAWFORD" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
S 74°40'02" W 38.06 FEET TO A FOUND 1/2" IRON ROD CAPPED "BRITTIAN CRAWFORD" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
SAID IRON ROD BEING IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET AND A CHORD WHICH BEARS S 79°28'26" W 319.80,
ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 328.52 FEET TO A FOUND 1/2" IRON ROD,
SAID IRON ROD BEING IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND CHORD WHICH BEARS N 82°29'41" W 178.68 FEET,
ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 178.90 FEET TO A FOUND 1/2" IRON ROD,
N 87°18'14" W 109.68 FEET TO A FOUND 1/2" IRON ROD CAPPED "2074" IN THE NORTH LINE OF SAID OLD BROCK ROAD AND THE EAST LINE OF THE RIC WILLIAMSON LOOP FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE N 37°12'24" W 20.97 FEET TO A FOUND 1/2" IRON ROD CAPPED "2074" IN THE EAST LINE OF SAID RIC WILLIAMSON LOOP FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD BEING IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2680.00 FEET AND A CHORD WHICH BEARS N 06°32'48" E 252.46 FEET,

THENCE ALONG THE EAST LINE OF SAID RIC WILLIAMSON LOOP AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 252.55 FEET TO A FOUND 1/2" IRON ROD CAPPED "BRITTIAN CRAWFORD" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE N 84°04'07" E 286.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.303 ACRES OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT WILLIAM WILBANKS DO HEREBY ADOPT THIS PLAT DESIGNATING
THE HEREIN DESCRIBED PROPERTY AS

LOT 1, BLOCK 1,
OLD BROCK ROAD ADDITION

A SUBDIVISION TO THE ETJ OF THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME
IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS,
ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS THE 22nd DAY OF Oct 24

BY: William Wilbanks Partner
PRINTED NAME AND TITLE

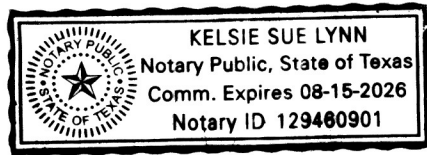
STATE OF TEXAS)
COUNTY OF PARKER)

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

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE 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, THIS 22 DAY OF October

Kelsie Sue Lynn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT WENDY WILBANKS DO HEREBY ADOPT THIS PLAT DESIGNATING
THE HEREIN DESCRIBED PROPERTY AS

LOT 1, BLOCK 1,
OLD BROCK ROAD ADDITION

A SUBDIVISION TO THE ETJ OF THE CITY OF WEATHERFORD, TEXAS, AND WHOSE NAME
IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS,
ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS THE 22nd DAY OF Oct 24

BY: Wendy Wilbanks Partner
PRINTED NAME AND TITLE

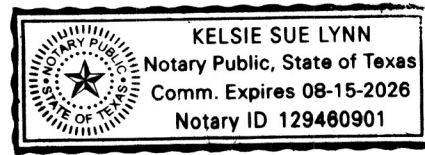
STATE OF TEXAS)
COUNTY OF PARKER)

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

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE 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, THIS 22 DAY OF October

Kelsie Sue Lynn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO: 15904
SCH. DIST: WE
CITY:
MAP NO: G-16

"HOUSE NUMBER VISIBILITY"

REFLECTIVE HOUSE NUMBERING, FOR PURPOSES OF VISIBILITY BY EMERGENCY
SERVICE PERSONNEL SHALL BE REQUIRED PER PARKER COUNTY SUBDIVISION
REGULATION SECTION 66.6

"DRIVEWAY CULVERT NOTE"

NO NEW DRIVEWAY CULVERTS PROPOSED OR REQUIRED AT THE TIME OF
PLATTING. FUTURE CULVERT SIZES TO BE DETERMINED AT THE TIME OF THE
DEVELOPMENT OF THE HEREIN PLATTED PROPERTY. MINIMUM CULVERT SIZING
IN THE AREA IS 16" METAL CULVERT PIPE PER ON-GROUND OBSERVATIONS.

"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.

"GENERAL PLAT NOTES"

- 1) THE SUBJECT TRACT MEETS THE MINIMUM SIZE REQUIREMENTS FOR
WATER WELL PERMITTING THROUGH THE UPPER TRINITY
GROUNDWATER CONSERVATION DISTRICT.
- 2) THIS PROPERTY TO BE SERVICED BY PRIVATE ON-SITE SEPTIC SYSTEM.
- 3) THIS PLAT SUBJECT TO ALL REGULATIONS LISTED IN THE PARKER
COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.
- 4) THE CITY OF WEATHERFORD HAS RELEASED PLATTING REVIEW TO
THE AUTHORITY OF PARKER COUNTY.

"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.

"FLOODPLAIN NOTE"

SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No.
48367C0525F, EFFECTIVE 04/05/2019.
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.

"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
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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

Approved groundwater study waiver in
Commissioners Court Oct. 28, 2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202428331
10/30/2024 09:35 AM
Fes: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER(S)

PCC Real Estate Holdings, LP
457 Lawrence Drive #607
Heath, Texas 75032

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

COMMISSIONERS COURT BLOCK

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, ON THIS THE 28th DAY OF October, 2024

COUNTY JUDGE

George A. Conlay
COMMISSIONER PRECINCT #1

Justin Parenteau
COMMISSIONER PRECINCT #2

Sam Walden
COMMISSIONER PRECINCT #3

Justin Parenteau
COMMISSIONER PRECINCT #4

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 OCTOBER 09, 11 & 13, 2023. 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 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
PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED

