

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

Water source is from a private water supply. Property corners are 1/2" capped "RIVERS 2160" rebar rods set unless otherwise noted.

According to the Flood Insurance Rate Map for Parker County. Texas. and Incorporated Areas. Community Panel Number 48367C 0375 E. Dated September 26. 2008. this tract is in Zone X. which is not in the Ix annual chance flood.

THE STATE OF TEXAS [] 1. Gold Sally in S being the dedicatory and owner of the attached plat of said subdivision. do hereby certify that it is is not within ______ mile(s) Extra-Territorial Jurisdiction of any incorporated fity or town. except _____ miles from said Parker County. Texas. THE STATE OF TEXAS () COUNTY OF PARKER [] Before me. the undersigned authority on the day personally appeared Deliver Se 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 purpose and consideration therein expressed and in the 20 Given under my hand and seal on this the _ JOYCE LEATHERWOOD

Notary Public
State of Texas

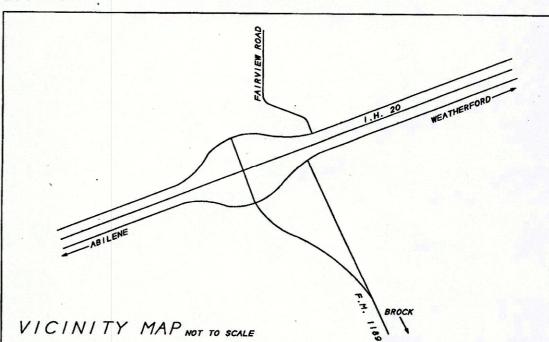
10 # 860471-7 Notary Public /i and for State of Texas My Comm. Expires 06-19-2020

APPROVED BY THE COMMISIONERS COURT OF PARKER COUNTY. TEXAS COUNTY JUDGE PAT DEEN PRECINCY # 1 COMMISSIONER
CEORGE CONLEY (nad lacon PRECINCY #2 COMMISSIONER ORANG PEAGOCK Jakol Vold PRECINCT #3 COMMISSIONER AARRY WALDEN PRECINCT #4 COMMISSIONER STEVE DUGAN

The undersigned, the Town Clerk of the Town of Brock, hereby certifies that the foregoing final replat of P & P Subdivision, an addition BARTLETT RANCH WEST. LLC that the foregoing final replat of PAP Subdivision, an addition to the Joyn of Brock was submitted to the Toyn Commission on the September 2019, and the Toyn 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 or plat, and said Toyn Commission further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 3010 day of September A.D. 2019. VOL. 1658, PG. 1492 C.M. 4" PIPE FENCE POST C.M. 1/2" 1.R. Tour Clora. Tour of Brock L - 30.89 CHORD -N 51' | | 32' E C.M. CONCRETE 5.0' UTIL, ESM'T N 25.09.59 .E 77.12 LOT 2-B 43565 SQ. FT. 1.00 ACRES LOT I EGHB INVESTMETNS LLC SERIES A N 11.00.38. W 54.79 R - 1959.86 L - 351.07 N 11.00.40. M \$ 48. 17.01 E 350.60 LOT 2-A 93035 SQ. FT. C.M. 1/2- 1. W/CAP GABE SALMONS CLERK FILE NO. 201608510 \$ 79° 40°50° W 834.76 FM 1189 LLC LIENHOLDER MONUMENT Jan Statunder 2019 A.B. GLOVER SURVEY JOYCE LEATHERWOOD Notary Public State of Texas ABSTRACT NO. 2785 Notary Public. State of Texas PARKER COUNTY, TEXAS My Comm. Expires 06-19-2020

201926269 PLAT Total Pages: 1



STATE OF TEXAS PARKER COUNTY

WHEREAS I. Gabe Salmons. being the owner of Lot 2. Block I. P & P Subdivision. an addition in Parker County. Texas according to the plat recorded in Cabinet D. Slide 531 of the Plat Records of Parker County. Texas. and being more particularly described as follows:

BEGINNING at a concrete monument. found in place, on the East line of that certain tract conveyed to Bartlett Ranch West. LLC by deed recorded in Volume 1658. Page 1492 of the Real Records of Parker County, Texas, said point being the Northwest corner of that certain tract conveyed to FM 1189 LLC by deed recorded in Clerk File Number 201500615 of the Real Records of Parker County, Texas, and being the Southwest corner of said Lot 2. for the Southwest corner of this tract:

THENCE N OID 04° 00° E, along and with the East line of said Bartlett Ranch West, LLC tract, a distance of 129.23 feet to a 1/2 inch iron rod. found in place, said point being the Southwest corner of Lot 1. said P & P Subdivision, for the Northwest corner of this tract:

THENCE N 77D 55° 01° E. a distance of 375.70 feet to a 1/2 inch iron rod, found in place, for an ell

THENCE N IID 00' 38" W. a distance of 54.79 feet to a 1/2 inch iron rod. found in place. for an angle

THENCE N 25D 09 59° E. a distance of 77.12 feet to a 1/2 inch iron rod. found in place. at the P.C. of a curve to the right:

THENCE Northeasterly, along and with said curve to the right having a radius of 34.00 feet, the chord of which bears N 51D 11' 32° E, a distance of 29.84 feet, are distance of 30.89 feet to a 1/2 inch iron rod. found in place, at the P.T. of said curve:

THENCE N 77D 13° 03° E. a distance of 147.87 feet to a 1/2 inch iron rod. found in place. on the West line of Farm to Market 1189, for the Northeast corner of this tract:

THENCE Southeasterly, along and with a curve to the left having a radius of 1959.86 feet, the chord of which bears S 48D 17' 01° E, a distance of 350.60 feet, arc distance of 351.07 feet to a 1/2 inch iron rod with cap. found in place, said point being the Northeast corner of said FM 1189 LLC tract. for the Southeast corner of this tract:

THENCE S 79D 40° 50° W. along and with the North line of said FM 1189 LLC tract. a distance of 834.76 feet to the place of beginning and containing 3.14 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS	
That I. Gabe Salmons. do hereby adopt this plat designating t	he herein described real property as Lots 2-A and
2-B. Block I. P & P Subdivision, an addition in Parker County	. Texas and do hereby dedicate to the public's
use forever the easements and streets shown hereon. The build	or, the Developer, and their assignees, shall as all since
have the full right of ingress and egress to or from their re	spective eggenents for the purpose of contraction
reconstructing. inspecting. patrolling. maintaining. reading	seters, and adding to or removing all or parts of their
respective systems without the necessity at any time procuring	bernission from gavone
Pulliar	Site her 19
Witness my hand in Tay Ver County. Toxas. the 19 day of	DADWILL 20
21 1 2	
ω	V
//all sales	
- Jac Davis	
Gabe Salmons	
STATE OF TOXAS	
STATE OF	
COUNTY OF PaykeV	
Before me the undersigned authority. a Notary Public in and fo	or said County and State, on this day personally appeared 1
dade Salmons, known to me to be the entity whose name is subs	ribed to the foregoing
instrument and acknowledged to me that they executed the same	for the purposes and consideration thereis expressed and
in the capacity therein stated.	, , , , , , , , , , , , , , , , , , , ,
0	<u> </u>
Given under my hand and roal of office this I day of	To select to the
Given under my hand and soul of office this day of	semide 20 19
1 20 100 100 100 100 100 100 100 100 100	Accountant and a second
6-14-8	JOYCE LEATHERWOOD
Notary Public My Commission Expires	Notary Public
	State of Texas
	MINI AL INI State of Texas

Ownership and
Development Representative
Gabe Salmons 1700 Stafford Road Weatherford. Texas 76088

> SINCE 1976 SURVEYING

LAND SURVEYORS

P.O. BOX 1447 MINERAL WELLS. TEXAS 76068 OFFICE: 940-325-8613

FIRM# 10012400

1. B.F. RIVERS. REGISTERED PROFESSIONAL SURVEYOR NO. 2190. STATE OF TEXAS. HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD REPRESENTS A SURVEY PERFORMED UNDER 'MY . P.E. . R.P.L.S. NO. 2190. STATE OF TEXAS

FILED AND RECORDED Lila Deable BF RIVERS 2190 201926269 10/02/2019 03:03 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

CLERK STICKER:

TOWN OF BROCK PARKER COUNTY. TEXAS

ACCEPTED by the Top

Certificate of acceptance by the

CITY: FINAL REPLAT SHOWING LOTS 2-A AND 2-B. BLOCK I BEING A REPLAT OF LOT 2. BLOCK P & P SUBDIVISION

AN ADDITION IN PARKER COUNTY. TEXAS AND BEING 3.14 ACRES OF LAND SITUATED IN THE A.B. GLOVER SURVEY ABSTRACT NO. 2785. PARKER COUNTY. TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D. SLIDE 531 P.R.P.C.T.

ID # 860471-7

My Comm. Expires 06-19-2020

ACCT. NO.

SCH. DIST

THIS PLAT FILED FOR RECORD IN CABINET _