

RESOLUTION NO. R-2023-001

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING A FINAL PLAT FOR A 2.00 ACRE PORTION OF THE TRACT DESCRIBED IN THE DEED TO BLACKBURN RANCHES LLC AS RECORDED UNDER DOCUMENT NUMBER 202112296 OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, COMMONLY KNOWN AS BROCK CROSSING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for a final plat for a 2.00 acre portion of the tract described in the deed to Blackburn Ranches LLC as recorded under document number 202112296 Official Public Records, Parker County, Texas, commonly known as Brock Crossing, said land being more particularly described in the final plat attached hereto as **Exhibit A** (the "Subject Property"); and

WHEREAS, the Town Commission finds that the plat is in conformance with the Town's ordinances and should be approved and accepted.

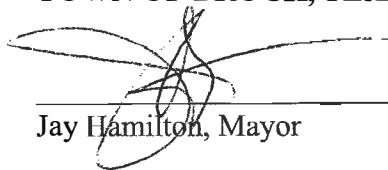
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The Town Commission hereby approves and accepts the final plat for the Subject Property attached as **Exhibit A** hereto. The Town Commission further authorizes the Mayor to execute the final plat for recording in the real property records for Parker County, Texas.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on June 26, 2023.

TOWN OF BROCK, TEXAS



Jay Hamilton, Mayor

ATTEST:



Alyssa Vanesler, Town Clerk

Lot 1, Block 1
2.00 AC.
(87,189 S.F.)

Quannah Hill Road
(Variable Width Right-of-Way)

Book Side
(Variable Width Right-of-Way)

Point of Beginning
N=6938703.56
E=2135684.33

Δ 4°04'14"
R 1807.59'
L 135.53'
T 67.60'
Ch B N68°14'24"W
Ch L 135.50'

Δ 7°59'25"
R 1840.74'
L 259.70'
T 123.56'
Ch B N20°08'47"W
Ch L 796.45'

N59°15'57"E
181.67'

S86°47'28"W
180.65'

REMARKS: REVISIONS TO ORIGINAL SURVEY
BY: JAMIE TIERCE
DATE: 7/11/2023

DEDICATION 202317897 PLAT Total Pages: 3
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, Blackhawk Ranch LLC, being the owner of a certain 2.00 acre tract of land in the A. Glover Survey, Abstract Number 2785, Parker County, Texas, BEING a 2.00 acre portion of the tract described in the deed to Blackhawk Ranch LLC, or recorded under tax certificate number 202112296-0070 of Parker County, Texas, does hereby dedicate to the public use of the State of Texas, Texas, the right of way and utility easement described as follows:

BEFOREHAND as a 120 foot wide right-of-way for the use and enjoyment of the line of Quannah Hill Road, same being the bearing of a curve as described in the plat hereto annexed, to wit:

COMMENCING with said curve bearing 118°57'57" passing through a curved angle of 107°02'12" having a chord bearing of N00°11'02" 68' 21" EAST, having a chord length of 135.53 feet to a 120 foot capped iron and galvanized "Banner Stake" set in the north right-of-way corner of Quannah Hill Road;

THENCE NORTH 71°53'13" EAST, to the south right-of-way line of Quannah Hill Road a distance of 181.67 feet to a 120 foot capped iron and galvanized "Banner Stake";

THENCE through the center of the said Blackhawk Ranch LLC tract the following curve:

SOUTH 27°35'30" EAST, a distance of 139.16 feet to a 120 foot capped iron and galvanized "Banner Stake";

SOUTH 66°47'20" WEST, a distance of 193.54 feet to a 120 foot capped iron and galvanized "Banner Stake" set in the east right-of-way line of Brock Side Road, enclosing the majority of a certain 2.00 acre tract heretofore being a portion of 1849 34 feet;

THENCE eastward with said curve to the right an arc length of 216.79 feet passing through a curved angle of 107°02'12" having a chord bearing of N00°11'02" 68' 21" WEST, having a chord length of 259.70 feet to the POINT OF BEGINNING and enclosing 2.00 Acres 37.10 square feet;

Does hereby dedicate the same to be known as Lot 1, Block 1, Brock Township Addition to Parker County, Texas and does hereby dedicate to the use of the public forever all Rights of Way and utility easement herein shown.

STATE OF TEXAS
 COUNTY OF PARKER

Blackhawk Ranch LLC, the owner of the land shown on this plat and whose name is indicated herein, do hereby certify that this plat, with its annexed data, bearings, distances, and other matters herein shown for the purposes and conditions herein stated is true.

Jamie Tierce 7/11/23
 Jamie Tierce, L.L.P.
 Surveyor

GRAPHIC SCALE 1"=50'

Vicinity Map
 NOT TO SCALE

1. Roger W. Hart, hereby certify that this Plat was prepared from an original on the ground, a survey made under my personal supervision in June, 2023.

Roger W. Hart
 07/10/23
 Roger W. Hart, Surveyor

Minor Plat
 Lot 1, Block 1
 Brock Crossing
 An Addition to Parker County, Texas
 Being 2.00 Acres Situated in the
 A. Glover Survey, Abstract Number 2785
 Parker County, Texas

JUNE 2023

STATE OF TEXAS
 COUNTY OF PARKER

Blackhawk Ranch LLC
 JAMIE TIERCE
 Surveyor

Blackhawk Ranch LLC
 JAMIE TIERCE
 Surveyor

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT 154-0000
 CABINET F SHEET 522
 DATE 7-11-2023

COUNTY CLERK STAMP
 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deibel
 202317897
 07112023 11:28 AM
 Lila Deibel, County Clerk
 Parker County, Texas

EXHIBIT A