

RESOLUTION NO. R-2023-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING A MINOR PLAT FOR A CERTAIN 6.493 ACRES TRACT OF LAND OUT OF THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799, PARKER COUNTY, TEXAS, BEING ADDRESSED AS COMMONLY KNOWN AS 518 YOUNG BEND ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for a minor plat for a certain 6.493 acres of land consisting of Lots 1 through 3 of the Nora Addition, 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.

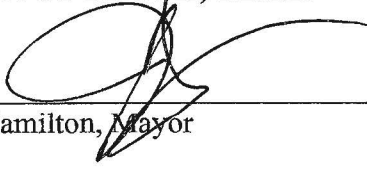
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

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.

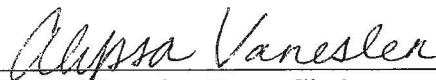
DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on August 21, 2023.

TOWN OF BROCK, TEXAS



Jay Hamilton, Mayor

ATTEST:



Alyssa Vanesler, Town Clerk

State of Texas
County of Parker

Whereas WJ Investments LLC, being the owner of a certain 6.493 acres tract of land out of the LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 799, Parker County, Texas, being a portion of that certain tract conveyed to WJ Investments LLC in Doc.#202218940, Real Property Records, Parker County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GSD).

BEGINNING at a found 1/2" iron rod, in the southeast line of Young Bend Road (Paved Surface), being the southwest corner of that certain tract conveyed to Lennie and Janice Stewart Family Trust in Doc.#202309524, for the northwest end beginning corner of this tract; WHENCE a found pin nail, being the northwest corner of said Doc.#202309524 and said Doc.#202309524 bears S 29°17'52" E 206.45 feet.

THENCE S 61°23'15" E 232.76 feet, with the south line of said Doc.#202309524, to a found 3" iron pipe, being the southeast corner of said Doc.#202309524, for an ell corner of this tract.

THENCE N 46°18'79" E 139.32 feet, with the east line of said Doc.#202309524, to a found 1/2" iron rod, in the south line of that certain tract conveyed to Jennifer Bryant in Doc.#202209018, R.P.R.P.C.T., being the northeast corner of said Doc.#202309524, for an ell corner of this tract.

THENCE S 46°07'26" E 1338.26 feet, with the south line of said Doc.#202209018, to a found 1/2" capped iron rod, in the north line of Lot 1, BAUER ADDITION, according to the plat recorded in Plat Cab. F. Sl. 271 Plat Records, Parker County, Texas, for the easternmost corner of this tract; WHENCE a found 1/2" capped iron rod, being the northeast corner of said Doc.#202209018 bears S 40°03'59" E 301.54 feet.

THENCE N 57°13'41" W at 918.75 feet, passing a found 1/2" capped iron rod, being the northeast corner of Lot 2 said BAUER ADDITION, in total 1320.30 feet, to a 5" steel fence post, being the northwest corner of said Lot 2, for an ell corner of this tract.

THENCE S 56°59'18" W 274.56 feet, with the west line of said Lot 2, to a found 1/2" iron rod, in the north line of said Lot 1, for an ell corner of this tract.

THENCE N 60°40'49" W 215.9 feet, with the north line of said Lot 1, to a found 1/2" iron rod, in the southeast line of said Young Bend Road, for the southwest corner of this tract; WHENCE a found 1/2" capped iron rod bears S 29°27'05" W 49.89 feet.

THENCE N 29°40'34" E 379.60 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
 Kyle Rucker, Registered Professional Land Surveyor No. 6444
 Texas Surveying, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 WZ202105-SP - Field Date: July 21, 2023



Now, Therefore, Know All Men By These Presents:

That _____ acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lots 1-3, Nora Addition**, an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the Town of Brock and Parker County, Texas.

Witness my hand, this _____ day of _____, 2023.

By:

WJ Investments, LLC
 Jennifer Lower - Owner

State of _____
 County of _____

Before me, the undersigned authority, a notary public in and for the State of _____ on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2023.

Notary Public in and for the State of _____

Surveyor:
 Kyle Rucker, R.P.L.S.
 104 S. Walnut St.
 Weatherford, TX, 76086
 817-594-0400

Owner:
 WJ Investments, LLC
 Jennifer Lower
 2101 Durston Rd. Ste #4
 Bozeman, MT 59718
 406-209-0022

1" = 100'

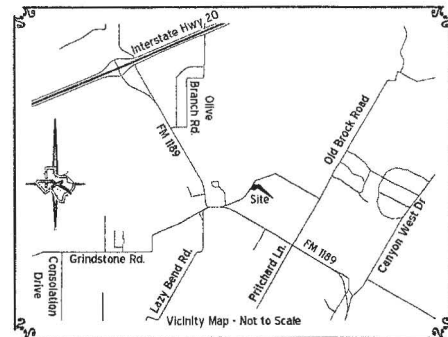
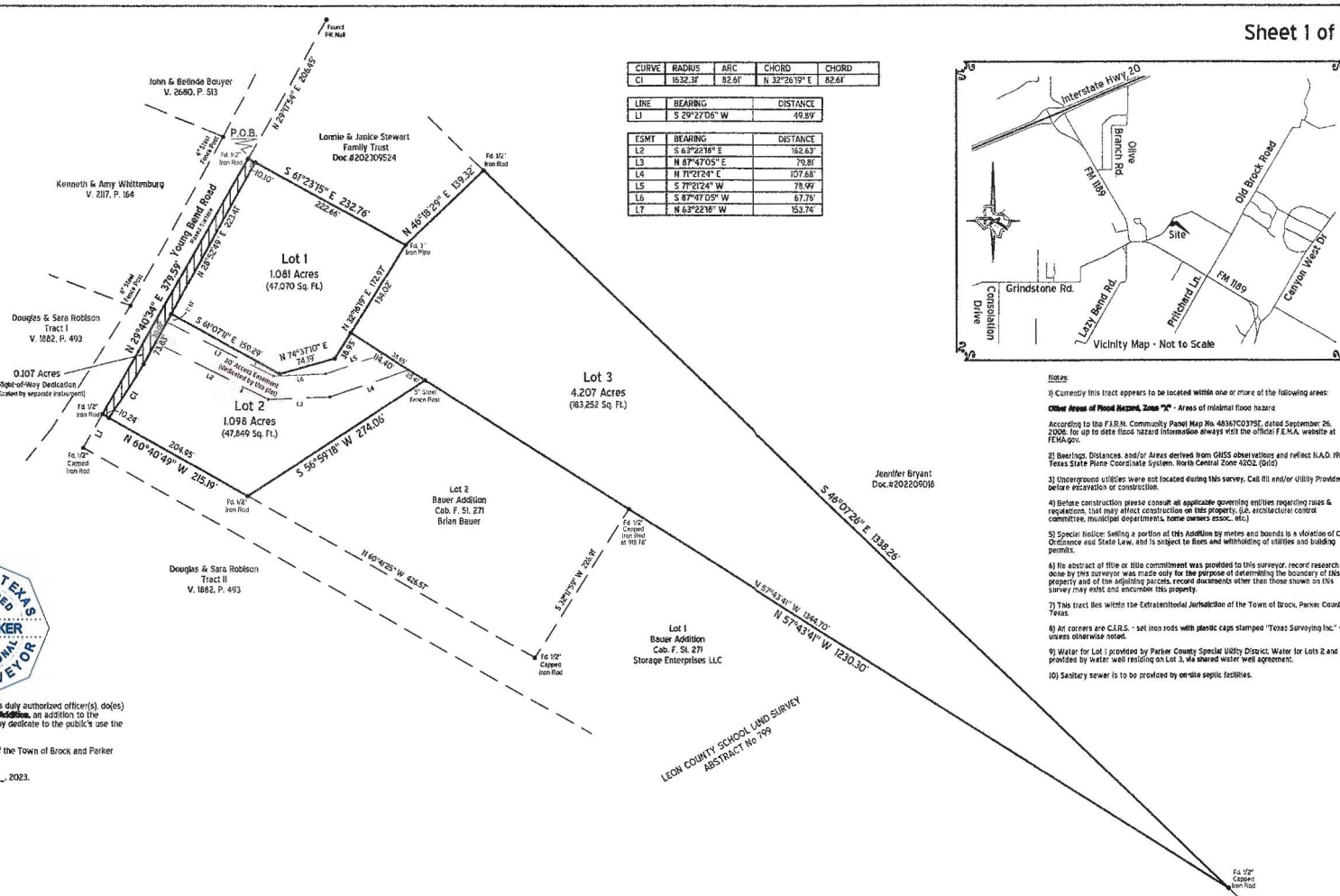


Plat Cabinet _____ Slide _____

CURVE	RADIUS	ARC	CHORD	CHORD
CI	1632.37'	82.61'	N 32°26'19" E	82.61'

LINE	BEARING	DISTANCE
L1	S 29°27'05" W	49.89'

ESMT	BEARING	DISTANCE
L2	S 63°22'18" E	152.63'
L3	N 87°47'05" E	70.81'
L4	N 71°21'24" E	107.68'
L5	S 77°21'24" W	73.99'
L6	S 87°07'59" W	67.70'
L7	N 63°22'18" W	152.70'



- Notes:
- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
 According to the FIRM, Community Panel Map No. 48367C037SE, dated September 26, 2006, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - 2) Bearings, Distances and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GSD)
 - 3) Unrecorded utilities were not located during this survey. Call all and/or Utility Providers before excavation or construction.
 - 4) Before construction please consult all applicable governing utilities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal department, home owners assoc., etc.)
 - 5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - 6) No abstract of title or title commitment was provided to this surveyor, record research, done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels, record documents other than those shown on this survey may exist and describe this property.
 - 7) This tract lies within the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas.
 - 8) All corners are C.I.R.S. - set iron rods with plastic caps stamped "Texas Surveying Inc." - unless otherwise noted.
 - 9) Water for Lot 1 provided by Parker County Special Utility District. Water for Lots 2 and 3 provided by water well installed on Lot 3. All shared water well agreement.
 - 10) Sanitary sewer is to be provided by on-site septic facilities.

TOWN OF BROCK
 PARKER COUNTY, TEXAS

Certificate of acceptance by the Town Commission:
 ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF BROCK:

Mayor, Town of Brock _____
 Date: _____, 2023

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of **Lots 1-3, Nora Addition**, an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the _____ day of _____, 2023, 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 name as herein above subscribed.

Witness my hand this _____ day of _____, 2023.

Minor Plat
 Lots 1-3
Nora Addition
 an addition to the Extraterritorial Jurisdiction
 of the Town of Brock, Parker County, Texas

Being a 6.493 acres tract of land out of the
 LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 799,
 Parker County, Texas; being a portion of that certain tract
 conveyed to WJ Investments LLC in Doc.#202218940,
 Real Property Records, Parker County, Texas

August 2023

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
 INC.
 FIRM No. 10100000 - WWW.TXSURVEYING.COM