

RESOLUTION NO. R-2025-004

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING AN APPLICATION FOR A FINAL PLAT FOR 2.000 ACRES OF LAND OUT OF SECTION NO. 294, T. & P. RR. CO. SURVEY (A.B. GLOVER SURVEY), ABSTRACT NO. 2785; BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 202514991, IN THE REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; TO BE KNOWN AS EAGLES NEST COMMERCIAL PARK, PHASE 2; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for approval of a plat for a subdivision of 2.000 acres of land out of Section No. 294, T. & P. RR. Co. survey (A.B. Glover Survey), Abstract No. 2785; being the same tract described in Document No. 202514991 in the real property records, Parker County, Texas; said land being more particularly described in the plat attached hereto as Exhibit A (the "Subject Property");

WHEREAS, the Town Commission ("Commission") finds the applicant has provided evidence that sufficient groundwater is available and will continue to be available to the tract of land pursuant to Tex. Loc. Gov't Code § 212.0101(a-1), and that the requirement for a groundwater study should be waived; and

WHEREAS, the Commission further 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 TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Commission hereby approves and accepts the plat for the Subject Property attached as Exhibit A hereto and waives the requirement for a groundwater study pursuant to Tex. Loc. Gov't Code § 212.0101(a-1). The Commission further authorizes the Mayor to execute the plat for recording in the real property records for Parker County, Texas.

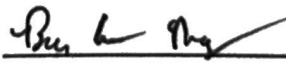
SECTION 2. This Resolution shall take effect from and after its date of adoption.

BEFORE RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on November 17, 2025.



Melanie Mathews, Town Administrator

TOWN OF BROCK, TEXAS



Ben Davis, Mayor

APPROVED AS TO FORM:



Alex M. Phipps III, Town Attorney

LEGAL DESCRIPTION

Of a 2,000 acres tract of land out of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas, being the same tract described in Document No. 202514991 of said Official Public Records; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the south right of way line of Quannah Hill Road (paved) and in the west line of Brock Spur (paved) for the northeast and beginning corner of this tract. Whence a found 5/8" iron rod at the northeast corner of Lot 1 in Block A of Eagles Nest Commercial Park, according to plat recorded in Cabinet E, Slide 615 of the Plat Records, bears S. 49 deg. 31 min. 53 sec. W. 753.40 feet.

Thence southeasterly along the arc of a 02 deg. 56 min. 18 sec. curve to the left with a radius of 1949.90 feet, a central angle of 08 deg. 52 min. 10 sec., a chord of S. 23 deg. 06 min. 49 sec. E. 301.54 feet and an arc length of 301.84 feet along the west line of said Brock Spur to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southeast corner of this tract.

Thence S. 62 deg. 33 min. 36 sec. W. 270.64 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 39 deg. 17 min. 33 sec. W. 261.92 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of said Quannah Hill Road for the northwest corner of this tract.

Thence northeasterly along the arc of a 03 deg. 03 min. 51 sec. curve to the right with a radius of 1869.86 feet, a central angle of 10 deg. 44 min. 25 sec., a chord of N. 55 deg. 16 min. 53 sec. E. 350.00 feet and an arc length of 350.51 feet along the south right of way line of said Quannah Hill Road to the place of beginning.

OWNER'S CERTIFICATE

That I, F & M BANK, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as EAGLES NEST COMMERCIAL PARK, PHASE 2. This plat being a subdivision of 2,000 acres out of Section No. 294, T. & P. RR. Co. Survey (A.B. Glover Survey), Abstract No. 2785, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is within the City Limits of Brock, Texas.

EXECUTED THIS THE _____ DAY OF _____, 2025

BY: _____
JEFF D. STEWART, PRESIDENT & CEO

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEFF D. STEWART, 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 purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2025

Signature

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: _____

The undersigned, Notary Public of the State of Texas, hereby certifies that the forgoing final plat of EAGLE'S NEST COMMERCIAL PARK, PHASE 2, an addition to the Town of Brock, was submitted to the Town Commission

on the _____ day of _____, 2025, 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 hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2025

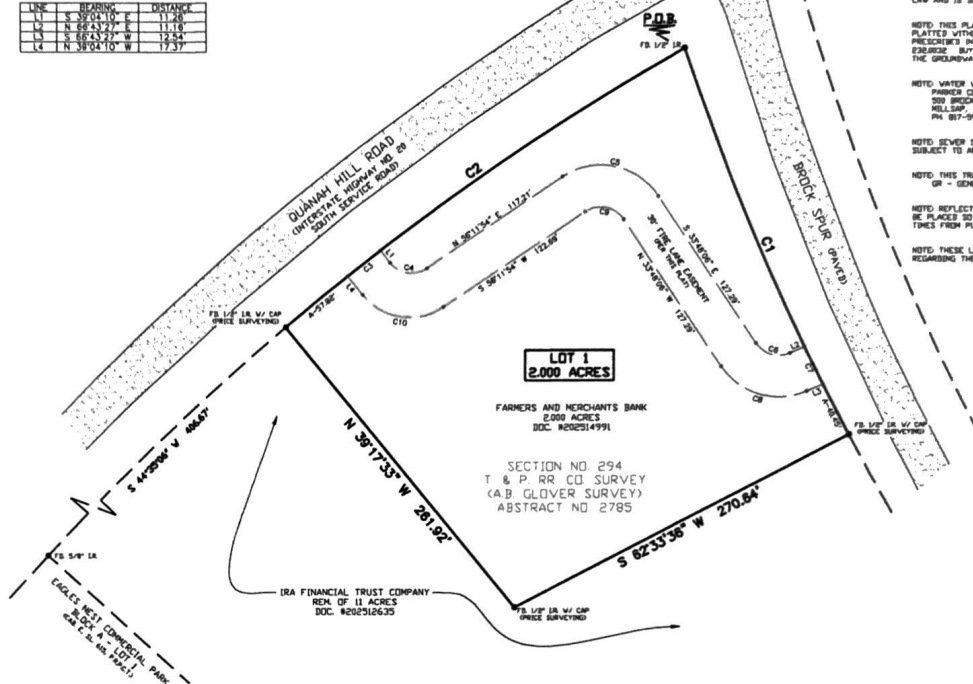
TOWN CLERK, TOWN OF BROCK, TEXAS

SCALE - 1" = 60 FEET

60 120 180

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02.56	1949.90	8.5210	S 23.0649 E	301.54	301.84
C2	03.03	1869.86	9.4232	N 55.1653 E	350.00	350.51
C3	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C4	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C5	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C6	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C7	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C8	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C9	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51
C10	02.56	1949.90	8.5210	N 55.1653 E	350.00	350.51

LINE	BEARING	DISTANCE
L1	S 39.1733° W	261.92
L2	S 62.3336° W	270.64
L3	S 62.3336° W	270.64
L4	N 39.1733° W	261.92



BEARING DATA
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48867C0375C,
DATED SEPTEMBER 26, 2009

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATION AND STATE
LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION
202.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO
THE GROUNDWATER AVAILABILITY

NOTE: WATER WILL BE SUPPLIED BY
PARKER COUNTY SALES
200 BROCK SPUR
ROLLAP, TX 76066
PH. 817-994-4900

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES
SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

NOTE: THIS TRACT IS CURRENTLY ZONED
OR - GENERAL RETAIL

NOTE: REFLECTIVE ADDRESS NUMBERS ARE REQUIRED AND SHALL
BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL
TIMES FROM PUBLIC ROADS

NOTE: THESE LOTS ARE SUBJECT TO TROST REGULATIONS
REGARDING THE INSTALLATION OF A NEW DRIVE

TOWN OF BROCK
PARKER COUNTY, TEXAS

CERTIFICATE OF ACCEPTANCE BY THE TOWN PLANNING AND ZONING COMMISSION:

ACCEPTED THIS _____ DAY OF _____, 2025,
BY THE TOWN PLANNING AND ZONING COMMISSION OF THE TOWN OF BROCK, TEXAS

CHAIRMAN, Brock Planning and Zoning Commission

ATTEST: _____
SECRETARY, Brock Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 30, 2025.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25525 25525A.dwg 20720.0rd FN251017

PRELIMINARY PLAT

EAGLES NEST
COMMERCIAL PARK
PHASE 2 - LOT 1

A SUBDIVISION OF 2,000
ACRES OUT OF SECTION NO.
294, T. & P. RR. CO. SURVEY
(A.B. GLOVER SURVEY)
ABSTRACT NO. 2785
PARKER COUNTY, TX

PLAT DATE: OCTOBER 22, 2023

OWNER INFORMATION

FARMER & MERCHANTS BANK
JEFF STEWART, PRESIDENT
240 S TEXAS ST
DELEON, TX 76444
254-893-2031

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH DAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____

