

LEGEND

- CIRS 5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
- IRF IRON ROD FOUND
- (CM) CONTROL MONUMENT
- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- M.R.P.C.T. MAP RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- INST. NO. COUNTY CLERK'S FILE NUMBER
- VOL., PG. VOLUME, PAGE
- CAB., SL. CABINET, SLIDE
- BUY WIRE BUY WIRE
- POWER POLE POWER POLE
- SIGN SIGN

BEING a 4.3184 acre tract or parcel of land situated in the A. B. GLOVER SURVEY, Abstract No. 2785, City of Brock, Parker County, Texas, and being a portion of that certain tract described in General Warranty Deed to GILDEN B. BLACKBURN, recorded in Instrument Number 202032424 and Affidavit Correcting Recorded Instrument in Instrument No. 202033692, Official Public Records, Parker County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the southern end of a corner clip at the intersection of the northeast right-of-way line of F. M. Highway No. 1189 (a variable width right-of-way) and the southeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way);

THENCE North 17 degrees 43 minutes 35 seconds East, along the said corner clip a distance of 75.69 feet to a 5/8 inch iron rod found at the north end of said corner clip and also being the beginning of a non-tangent curve to the left, having a radius of 756.20 feet, a central angle of 14 degrees 35 minutes 35 seconds and a chord which bears North 50 degrees 23 minutes 48 seconds East, a distance of 192.08 feet;

THENCE in a northeasterly direction, along said curve to the left and the said southeast line, an arc distance of 192.60 feet to a concrete monument found for the end of said curve;

THENCE North 42 degrees 13 minutes 18 seconds East, continuing along the said southeast line, a distance of 54.73 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' set for corner;

THENCE South 47 degrees 43 minutes 32 seconds East, departing the said southeast line, a distance of 514.04 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' set for corner;

THENCE South 42 degrees 16 minutes 26 seconds West, a distance of 384.86 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' set for corner in the said northeast line and also being the beginning of a non-tangent curve to the right, having a radius of 1,859.86 feet, a central angle of 15 degrees 54 minutes 17 seconds and a chord which bears North 39 degrees 46 minutes 53 seconds West, a distance of 514.63 feet;

THENCE in a northwesterly, along said curve to the right and the said northeast line, a distance of 516.28 feet to the Point of Beginning, and containing 4.3184 Acres (188,108 square feet) of land.

STATE OF TEXAS §
COUNTY OF PARKER §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **GILDEN B. BLACKBURN**, does hereby adopt this plat as **EAGLES NEST COMMERCIAL PARK**, an Addition to the City of Brock, Parker County, Texas, and do hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of Brock and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances. The right to establish grades on said dedicated streets and alleys is hereby granted to the City of Brock and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

The easements shown on the plat are hereby granted and dedicated and reserved for the mutual use and accommodation of the City of Brock and all public utilities desiring to use or using the same for public sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the City of Brock shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The City of Brock and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

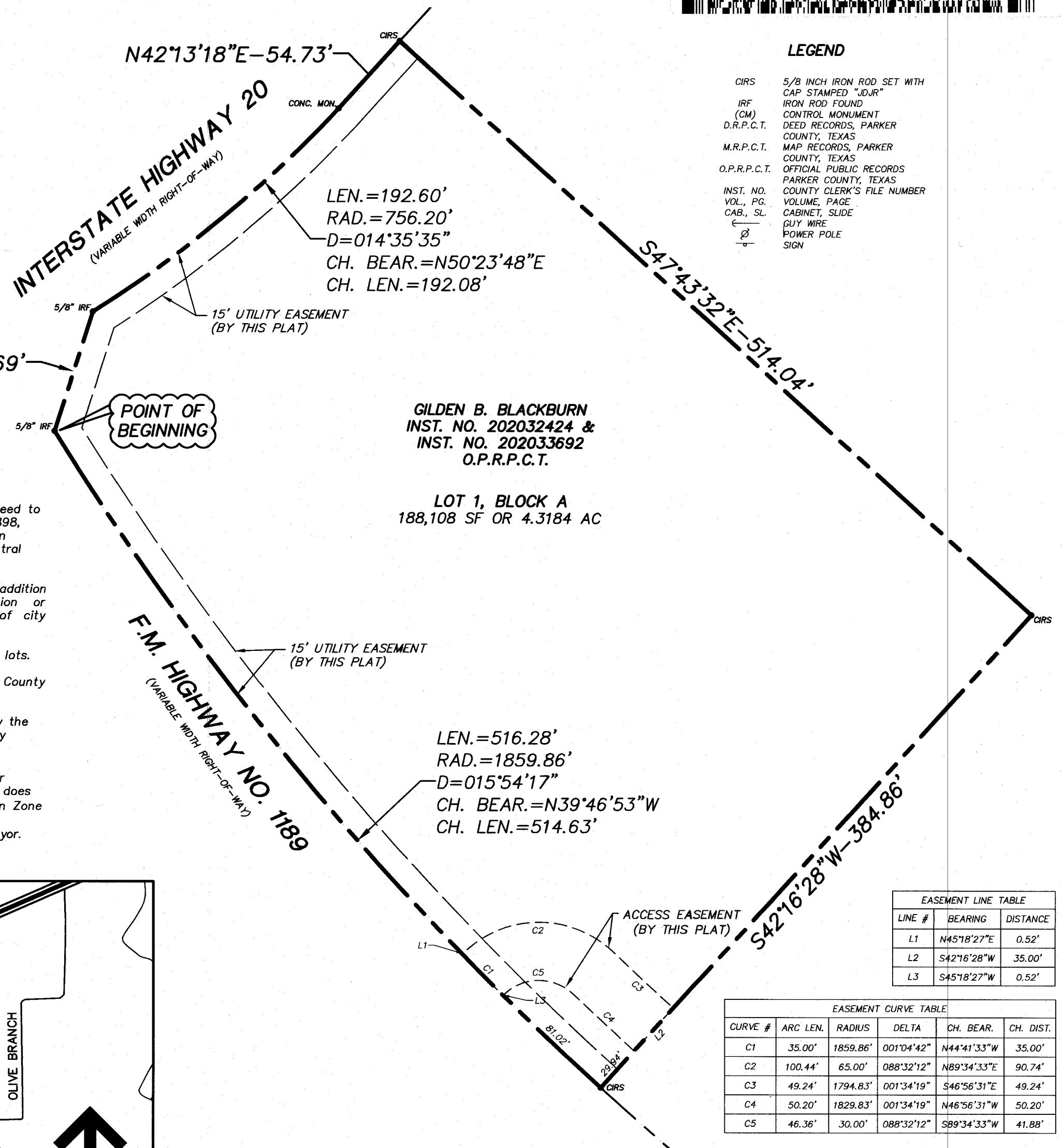
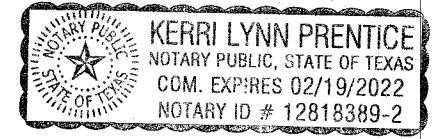
Witness at my hand, this the 11th day of November, 2020.

By: *Gilden B. Blackburn*
GILDEN B. BLACKBURN

STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **GILDEN B. BLACKBURN**, known to me personally 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 consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE the 11th day of November, 2020.

Kerri Lynn Prentice
Notary Public in and for the State of Texas



GILDEN B. BLACKBURN
INST. NO. 202032424 &
INST. NO. 202033692
O.P.R.P.C.T.

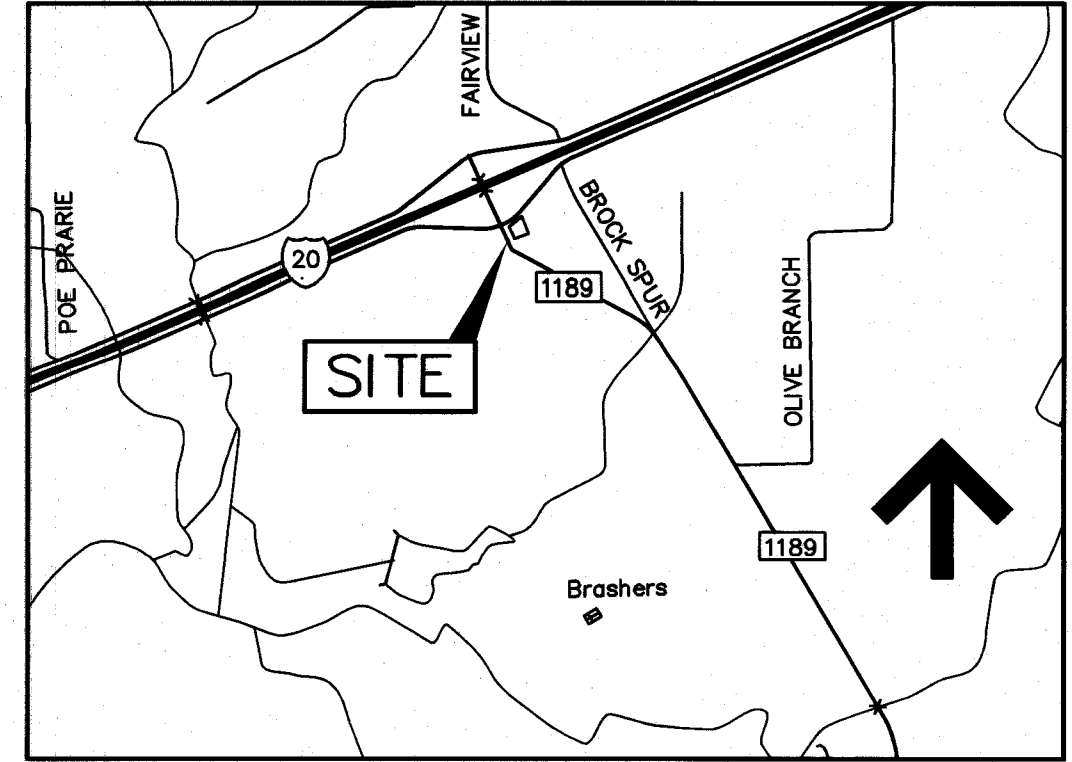
LOT 1, BLOCK A
188,108 SF OR 4.3184 AC

LINE #	BEARING	DISTANCE
L1	N45°18'27"E	0.52'
L2	S42°16'28"W	35.00'
L3	S45°18'27"W	0.52'

CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	35.00'	1859.86'	001°04'42"	N44°41'33"W	35.00'
C2	100.44'	65.00'	088°32'12"	N89°34'33"E	90.74'
C3	49.24'	1794.83'	001°34'19"	S46°56'31"E	49.24'
C4	50.20'	1829.83'	001°34'19"	N46°56'31"W	50.20'
C5	46.36'	30.00'	088°32'12"	S89°34'33"W	41.88'

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation noted as (CM) (Control Monument) of the deed to Gilden B. Blackburn, recorded in Instrument Number 201814898, O.P.R.P.C.T., as field-verified by autonomous GPS observation based upon the Leica SmartNet, GEOID12A, Texas North Central zone, NAD83.
- Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.
- The sole purpose for this plat is to create 1 commercial lots.
- Water supply to this property will be provided by Parker County Special Water District
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48367C0375E; Map Revised: September 26, 2008, for Parker County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF PARKER §

THAT I, PHILIP E. COLVIN, JR. Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Brock, Texas.

Philip E. Colvin, Jr.
PHILIP E. COLVIN, JR., RPLS 6258
PRICE SURVEYING, FIRM No. 10034200
213 OAK AVE.
MINERAL WELLS, TEXAS 76067
TEL: 940-325-4841



22785.010.000.00

E 615

ACCT NO: 11905
SCH DIST: BR

OWNER:
GILDEN B. BLACKBURN
8131 OLD BROCK RD.
BROCK, TX 76087

**FINAL PLAT
EAGLES NEST
COMMERCIAL PARK**

BEING A 4.3184 ACRE TRACT
LOCATED IN THE A.B. GLOVER SURVEY A-2785
AN ADDITION TO THE TOWN OF BROCK,
PARKER COUNTY, TEXAS

1 COMMERCIAL LOT
NOVEMBER 2020

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202037847
11/18/2020 08:48 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



PREPARED BY:
ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100356-00

ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: NOV. 6, 2020	DRAWN BY: BJC	JDJR PROJECT NO. 1295-1-20
SCALE: 1" = 60'	CHECKED BY: JDJR	© COPYRIGHT 2020