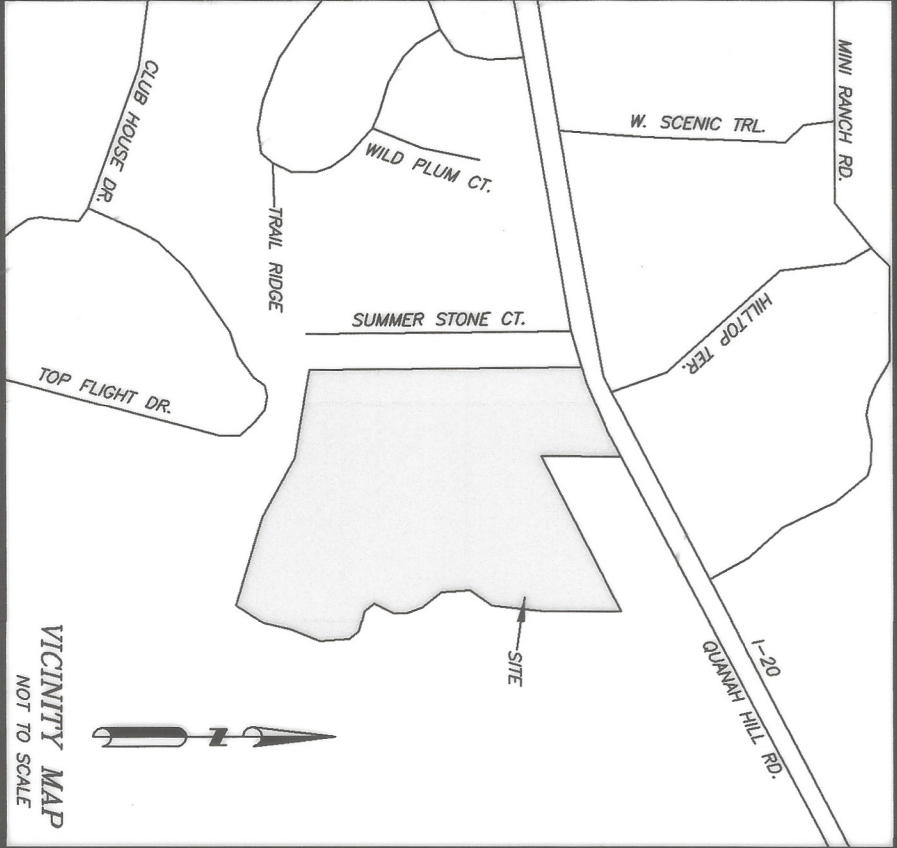


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	70.07'	64.48'	S 40°12'55" E	80°17'57"
C2	100.00'	29.73'	29.62'	S 18°13'04" W	17°02'11"
C3	50.00'	76.54'	69.28'	S 55°50'53" W	87°42'11"
C4	20.00'	18.21'	17.58'	S 73°33'24" W	52°09'25"
C5	20.00'	22.38'	21.21'	N 31°57'43" E	64°03'20"

CURVE TABLE

202242616 Plat Total Pages: 3

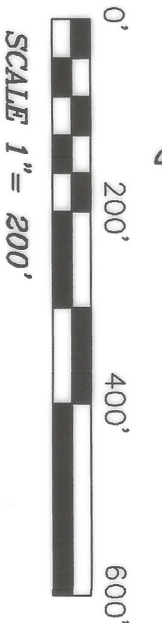


ROAD TABLE  
 KESSLER ROAD=3,732.62'  
 SIVY RANCH ROAD=2,113.64'  
 ALDER COURT=553.33'  
 TROPHY COURT=564.96'  
 CRICK COURT=1242.88'  
 CRICK COURT=1242.88'  
 LIFETIME LANE=1205.72'

ONEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 20 foot wide Right-of-Way, as shown on the face of this plat, in the 4th Judicial District Court of Parker County, Texas, shall be for the exclusive use of the pipelines right-of-way and shall not be used for any other utility, power, water, gas, or other building or other structure of permanent nature, and shall not be used for any other purpose without the written consent of the assessment holder. No lake, pond, or other water body shall be created on said easement without the written consent of the assessment holder.

LINE BEARING	DISTANCE
L1 S 38°06'17" E	23.63'
L2 N 51°53'43" E	18.49'
L3 N 60°57'35" W	26.14'
L4 S 65°51'06" W	17.84'
L5 N 24°28'54" W	24.12'
L6 N 54°41'59" E	21.21'
L7 S 58°03'34" W	19.37'
L8 N 30°28'28" W	22.02'
L9 S 71°15'37" E	44.40'
L10 N 28°28'28" W	17.42'
L11 N 68°48'58" E	24.37'
L12 N 20°59'13" W	22.13'
L13 N 57°10'04" E	126.32'
L14 S 60°40'30" E	105.73'
L15 S 60°40'30" E	66.79'
L16 S 88°46'54" E	37.38'
L17 S 88°46'54" E	65.84'
L18 S 72°53'26" E	159.37'
L19 S 72°53'26" E	57.78'
L20 S 45°40'11" E	104.96'
L21 S 45°40'11" E	123.38'
L22 S 45°40'11" E	144.14'
L23 S 42°28'26" E	124.20'
L24 S 42°28'26" E	78.77'
L25 S 34°17'16" E	47.56'
L26 S 34°17'16" E	57.34'
L27 S 34°17'16" E	205.61'
L28 S 34°17'16" E	205.61'
L29 S 19°07'48" E	207.91'
L30 S 19°07'48" E	207.91'
L31 S 19°07'48" E	207.91'
L32 S 19°07'48" E	207.91'

21056.001.002.00  
 20916.008.000.00  
 20504.001.000.00  
 20858.004.000.00



14106  
 BR  
 E-17

HORIZON LAND SURVEYING

582 Babcock Trail  
 Ayle, Texas 76020  
 817-584-9027  
 horizonland@gmail.com  
 FORM NO. 10194616

The dedication of the streets and alleys shown hereon shall only cover, and include the surface estates of such property, save and except all groundwater rights in, on and under such property and shall not be construed to be a reservation to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot here and maintain no less than 2.00 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District. Any sale, conveyance, lease or other property transfer of the adjoining street or alley, if any property transfer of a lot is made in such a way that the lot no longer retains, at minimum, 2.00 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to if a lot on which a well has already been drilled, the owner of such lot shall be ineligible to drill a new well on the lot failing to meet the district's minimum tract size requirement of 2.00 acres, the well shall be plugged within ninety (90) days of such transfer.

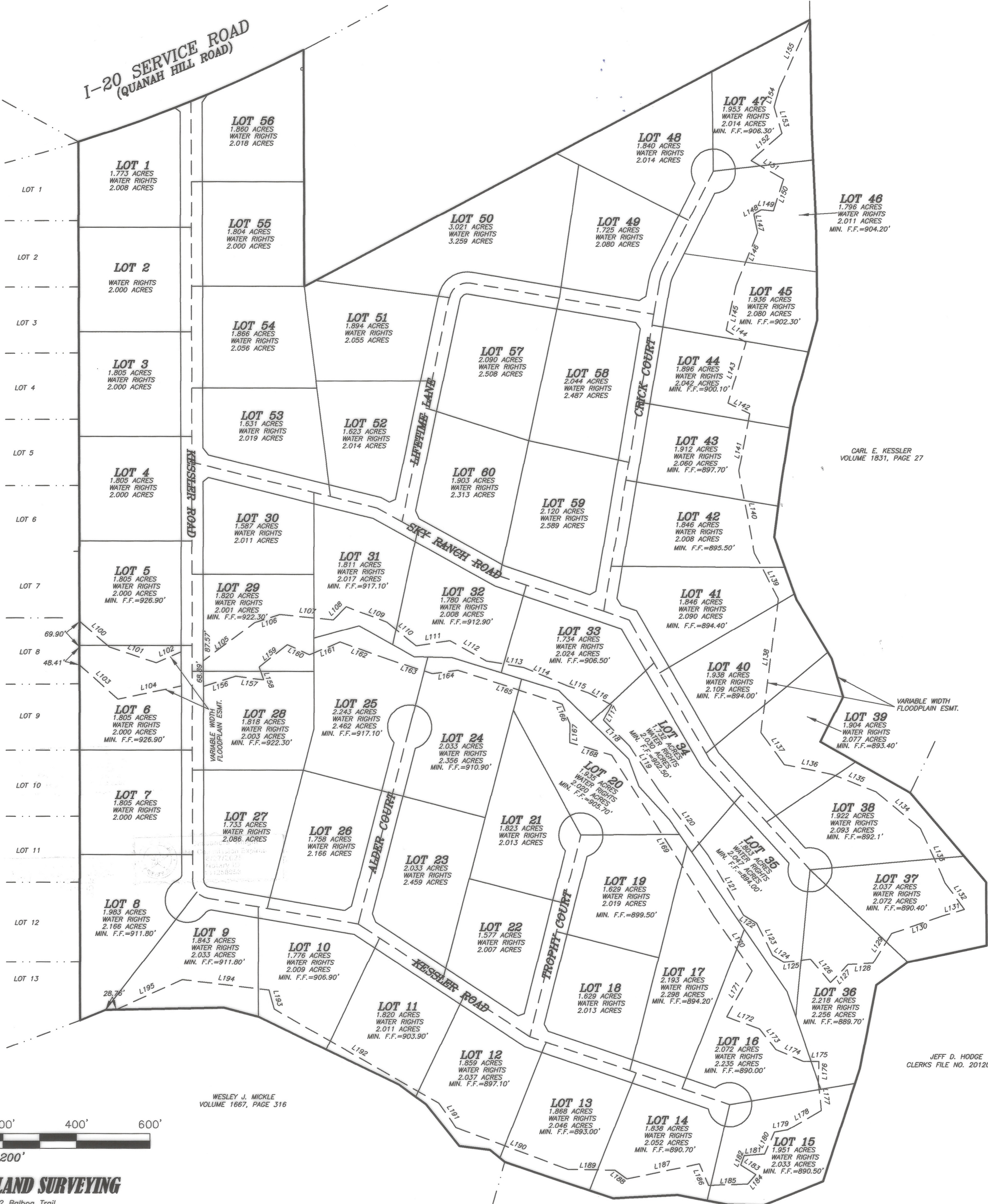
OWNER/DEVELOPER  
 DNO I 20 DEVELOPMENT, LLC  
 1903 F.M. 1189, SUITE 100  
 BROCK, TEXAS, 76087  
 (432)884-3407

F 393

City of Brook, Extra-Territorial Jurisdiction  
 KESSLER FARMS  
 Lots 1-60  
 Being 127.00 acres of land situated in the H. MINKLE SURVEY, Abstract No. 858, the CONRAD MACKELDOPF SURVEY, Abstract No. 916, the J. MULLENK SURVEY, Abstract No. 965, the J.B. PINKSTON SURVEY, Abstract No. 1056 and the C.A. GRANT SURVEY, Abstract No. 504, Parker County, Texas.



I-20 SERVICE ROAD  
(QUANAH HILL ROAD)



The dedication of the streets and alleys shown hereon shall only cover and include the surface estates of such property, save and except all groundwater rights in, on and under such streets and alleys, which are expressly removed to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.00 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District. Any sale, conveyance, lease or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley; if any property transfer of a lot is made in such a way that the lot no longer retains, at minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

**FLOODPLAIN EASEMENT LINE DETAIL**

L100	S 49°22'43" E	107.27'
L101	S 71°28'21" E	134.88'
L102	N 65°50'35" E	74.08'
L103	S 48°20'58" E	139.62'
L104	N 78°19'42" E	176.20'
L105	N 53°15'25" E	174.26'
L106	N 72°07'55" E	71.38'
L107	S 84°20'40" E	146.67'
L108	N 44°21'20" E	49.75'
L109	S 69°21'22" E	118.03'
L110	S 51°12'22" E	103.47'
L111	N 81°17'21" E	92.33'
L112	S 60°57'56" E	113.87'
L113	S 80°20'28" E	101.82'
L114	S 67°08'27" E	129.67'
L115	S 71°40'16" E	58.64'
L116	S 62°41'17" E	72.34'
L117	S 27°29'51" W	47.22'
L118	S 45°37'34" E	98.44'
L119	S 33°24'57" E	142.14'
L120	S 37°03'06" E	223.88'
L121	S 30°45'20" E	189.62'
L122	S 58°29'58" E	41.64'
L123	S 26°10'22" E	97.12'
L124	S 58°15'19" E	36.45'
L125	N 83°01'25" E	72.87'
L126	S 40°30'33" E	84.08'
L127	N 43°50'56" E	68.19'
L128	N 86°42'29" E	68.51'
L129	S 32°15'01" E	94.27'
L130	N 70°49'57" E	143.78'
L131	N 73°28'31" E	65.69'
L132	N 36°34'21" W	88.35'
L133	N 24°29'11" W	162.64'
L134	N 50°24'28" W	157.07'
L135	N 68°10'13" W	128.27'
L136	N 78°29'21" W	133.07'
L137	N 35°51'58" W	107.63'
L138	N 07°25'22" E	365.85'
L139	N 27°21'44" W	140.47'
L140	N 10°42'36" W	227.70'
L141	N 11°09'33" E	157.69'
L142	N 64°24'13" W	66.02'
L143	N 16°37'51" E	171.92'
L144	N 58°47'29" W	62.69'
L145	N 12°07'07" E	125.26'
L146	N 22°26'27" E	154.89'
L147	N 11°33'10" W	52.40'
L148	N 60°47'13" E	22.82'
L149	S 84°11'45" E	32.76'
L150	N 18°06'51" E	90.61'
L151	N 59°58'33" W	101.46'
L152	N 48°48'48" E	111.75'
L153	N 16°26'44" W	75.26'
L154	N 16°04'12" E	53.20'
L155	N 24°19'46" E	203.57'
L156	N 72°29'52" E	91.93'
L157	S 82°20'52" E	77.25'
L158	N 19°23'49" W	36.81'
L159	N 51°25'00" E	97.94'
L160	S 65°29'26" E	66.02'
L161	N 67°32'00" E	90.34'
L162	S 70°12'11" E	144.28'
L163	S 72°09'08" E	120.49'
L164	N 82°23'06" E	70.01'
L165	S 72°00'24" E	297.65'
L166	S 22°05'54" E	58.70'
L167	S 01°09'30" W	50.15'
L168	S 73°11'40" E	119.11'
L169	S 32°26'07" E	517.42'
L170	S 34°56'24" E	182.20'
L171	S 29°08'57" W	142.66'
L172	S 69°49'02" E	94.72'
L173	S 38°19'33" E	72.41'
L174	S 66°43'22" E	82.69'
L175	N 89°17'40" E	40.75'
L176	S 01°29'43" W	57.83'
L177	S 06°00'49" E	75.38'
L178	S 59°56'48" W	106.01'
L179	S 80°57'58" W	35.86'
L180	S 24°32'12" W	65.33'
L181	S 85°04'06" W	55.28'
L182	S 20°52'11" W	26.70'
L183	S 56°58'28" E	48.68'
L184	S 40°41'44" W	33.43'
L185	S 88°05'31" W	107.04'
L186	N 22°52'50" W	63.18'
L187	S 78°11'36" W	201.31'
L188	N 53°31'10" W	39.98'
L189	N 88°56'34" W	128.80'
L190	N 69°32'58" W	324.72'
L191	N 34°54'04" W	81.00'
L192	N 60°14'09" W	515.54'
L193	N 15°21'34" W	53.22'
L194	N 83°10'52" W	237.30'
L195	S 65°41'17" W	197.78'

CARL E. KESSLER  
VOLUME 1831, PAGE 27

VARIABLE WIDTH  
FLOODPLAIN ESM.

JEFF D. HODGE  
CLERKS FILE NO. 201202212

WESLEY J. MICKLE  
VOLUME 1667, PAGE 316

THE PURPOSE OF THIS AMENDED PLAT IS TO  
ADJUST THE MINIMUM FINISHED FLOOR  
ELEVATIONS, SHOWN ON SHEET TWO.

**Amended Plat**  
**Lots 1-60,**  
**KESSLER FARMS**  
City of Brock, Extra-Territorial Jurisdiction  
Being 127.00 acres of land situated in the H. MINKLE SURVEY,  
Abstract No. 858, the CONRAD MACKELOFF SURVEY, Abstract No.  
918, the J. MULLENIX SURVEY, Abstract No. 965, the J.B. PINKSTON  
SURVEY, Abstract No. 1056 and the  
C.A. GRANT SURVEY, Abstract No. 504,  
Parker County, Texas.

**F393**

**HORIZON LAND SURVEYING**

582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonland@texas.com  
FIRM NO. 10194616



STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS DKO I 20 Development, LLC, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the H. MINKLE SURVEY, Abstract No. 858 and the CONRAD MACKELOFF SURVEY, Abstract No. 916, Parker County, Texas, said tract being all of that certain tract of land described in deed to DKO I20 Development, LLC, recorded in Clerks File No. 202119054 and a portion of that certain tract of land described in deed to DKO I20 Development, LLC., recorded in Clerks File No. 202119203, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron set in the South line of I-20 Service Road (Quannah Hill Road), said iron being for the Northeast corner of Lot 1, Quannah Hill Estates, recorded in Plat Cabinet B, Slide 308, Plat Records, Parker County, Texas and being for the beginning of a curve to the left whose radius is 4008.72 feet;

THENCE with the South line of said I-20 Service Road (Quannah Hill Road), and with said curve to the left whose chord bears N 67°47'40" E, 662.47 feet and being an arc length of 663.22 feet to a 1/2" iron set;

THENCE S 00°03'56" E, 642.92 feet to a 1/2" iron set;

THENCE N 62°16'00" E, 1555.26 feet to a 1/2" iron set;

THENCE S 00°34'46" E, 289.62 feet to a point in a creek;

THENCE with said creek, the following calls:

- S 02°25'40" E, 289.56 feet;
- S 00°35'28" E, 237.82 feet;
- S 15°29'44" W, 245.04 feet;
- S 09°05'46" W, 208.91 feet;
- S 07°31'43" W, 147.04 feet;
- S 19°32'54" E, 180.96 feet;
- S 31°07'31" E, 186.36 feet;
- S 16°09'16" E, 108.81 feet;
- S 26°57'30" E, 136.42 feet;
- S 60°24'34" E, 280.92 feet;
- S 40°27'59" E, 319.57 feet;
- S 00°08'13" E, 171.85 feet;
- S 78°02'22" W, 219.24 feet;
- S 54°14'20" W, 105.16 feet;
- S 11°08'49" W, 231.57 feet;
- S 18°17'40" W, 321.99 feet;
- S 69°18'00" W, 176.84 feet;
- N 89°37'53" W, 94.38 feet;
- N 79°11'34" W, 139.13 feet;
- S 86°54'11" W, 176.15 feet;
- N 71°32'43" W, 181.61 feet;
- N 71°30'17" W, 128.50 feet;
- N 50°20'58" W, 51.80 feet;
- N 82°54'57" W, 83.69 feet;
- N 38°36'54" W, 145.70 feet;
- N 53°51'37" W, 91.50 feet;
- N 64°19'29" W, 423.47 feet to a 1/2" iron set;

THENCE N 75°04'29" W, 97.22 feet to a 1/2" iron set;

THENCE S 88°55'29" W, 321.94 feet to a 1/2" iron set;

THENCE S 67°32'07" W, 74.65 feet to a 1/2" iron set at the Southeast corner of Lot 13 of said Quannah Hill Estates;

THENCE N 00°03'56" W, with the East line of said Quannah Hill Estates, 2386.55 feet to the POINT OF BEGINNING and containing 127.00 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DKO I 20 Development, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1-60,  
KESSLER FARMS  
City of Brock, Extra-Territorial Jurisdiction, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 23<sup>rd</sup> day of November, 2022.

Derek Osburn  
DKO I20 Development, LLC.



STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Derek Osburn, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23<sup>rd</sup> day of November, 2022.

Cassandra Knight  
Notary Public State of Texas

**HORIZON LAND SURVEYING**

582 Balboa Trail  
Arlis, Texas 76020  
817-534-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194816

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202242615  
12/09/2022 11:55 AM  
Fee: 84.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

The dedication of the streets and alleys shown hereon shall only cover and include the surface estates of such property, save and except all groundwater rights in, on and under such streets and alleys, which are expressly removed to and retained by the adjoining lot. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.00 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District. Any sale, conveyance, lease or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if at any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

**F 393**

ACCEPTED FOR PREPERATION OF FINAL PLAT



KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Doug Burt, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the Town of Brock, Texas.

Signature: Doug Burt Date: 11/22/22



Accepted this November day of 28<sup>th</sup>, 2022, by the Town Planning and Zoning Commission of the Town of Brock, Texas.

Doug Burt  
Chairman, Brock Planning and Zoning Commission  
Mayor, Brock Commission

Attest: Kerri Lynn Prentice  
Secretary, Brock Planning and Zoning Commission

Accepted by the Town Commission of the Town of Brock: Mayor, Town of Brock Date: 11-28-2022

The undersigned, the Town Clerk of the Town of Brock, hereby certifies that the foregoing final plat of KESSLER FARMS Subdivision or Addition to the Town of Brock was submitted to the Town Commission on the November day of 28<sup>th</sup>, 2022, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public places, Subdivision Regulations, 10.22.2018, Page 18 of 39, as shown and set forth in and upon said map or plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed. Witness my hand this November day of 28<sup>th</sup>, A.D. 2022.

Kerri Lynn Prentice  
Town Clerk, Town of Brock, Texas



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY ALAMO TITLE CO., IN TITLE COMMITMENT G.F. NO. A1D-18-6000182100131-SL, DATED FEBRUARY 24, 2021.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENTS RECORDED IN VOLUME 678, PAGE 736, D.R.P.C.T., AND VOLUME 1471, PAGE 1689, AND VOLUME 1810, PAGE 818, R.R.P.C.T., ARE BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

THE EASEMENTS RECORDED IN VOLUME 83, PAGE 633 AND VOLUME 117, PAGE 42, D.R.P.C.T., AND VOLUME 2550, PAGE 1220, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT GAS PIPELINE CO. FOR EXACT LOCATIONS.

WATER TO BE PROVIDED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE OSSF'S.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITH A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032, BY WASTELINE ENGINEERING AND SUBMITTED TO PARKER COUNTY.

25' BUILDING LINE ALONG ALL ROAD FRONTAGE, EXCEPT ALONG QUANNAH HILL ROAD WHICH SHALL BE 35'; 10' BUILDING LINES ALONG SIDE & REAR LOT LINES. 15' DRAINAGE & UTILITY EASEMENT ALONG ALL ROAD FRONTAGE. 5' DRAINAGE & UTILITY EASEMENT ALONG SIDE & REAR LOT LINES.

DNEOK West Texas NGL Pipeline, L.L.C. operates and maintains a 20 foot wide Right-of-Way, as shown on the face of the Plat and referenced by Judgement No. 2-72 in the 43rd Judicial District Court of Parker County, Texas, shall be for the exclusive use of the pipelines right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE MINIMUM FINISHED FLOOR ELEVATIONS, SHOWN ON SHEET TWO.

Amended Plat  
Lots 1-60,  
KESSLER FARMS  
City of Brock, Extra-Territorial Jurisdiction  
Being 127.00 acres of land situated in the H. MINKLE SURVEY, Abstract No. 858, the CONRAD MACKELOFF SURVEY, Abstract No. 916, the J. MULLENX SURVEY, Abstract No. 965, the J.B. PINKSTON SURVEY, Abstract No. 1058 and the C.A. GRANT SURVEY, Abstract No. 504, Parker County, Texas.