



Job No. 202103009 - Oak Springs Estates - Final Plat  
Plot Date: 10/05/2021 11:00 AM

Scale: 1" = 100'

**\*REVISION NOTES\***  
REVISION 01: CORRECTED ACREAGE TYPOS AND REVISED THE TOWN OF BROCK SIGNATURE BLOCK.  
REVISION 02: REVISED TITLE FROM FINAL PLAT TO PRELIMINARY PLAT.

202142326 PLAT Total Pages: 1

FINAL PLAT OF

LOTS 1 THROUGH 7 OF OAK SPRINGS ESTATES  
15.40 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE JAMES CLAYTON SURVEY, ABSTRACT NO. 288, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 15.40 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202108669, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, TALLIAN THOMPSON, AM THE SOLE OWNER OF 15.40 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE JAMES CLAYTON SURVEY, ABSTRACT NO. 288, PARKER COUNTY, TEXAS. BEING ALL OF A CALLED 15.40 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202108669, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP MARKED "HARLAN" IN THE EAST LINE OF OLD BROCK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 1497, PAGE 1125 OF THE DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH THE SOUTHWEST CORNER OF THE JAMES CLAYTON SURVEY BEARS APPROXIMATELY S 31°08'10" W - 1582.6 FEET;

THENCE WITH THE EAST LINE OF OLD BROCK ROAD, N 30°28'08" E - 521.26 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP MARKED "HARLAN" FOR THE SOUTHWEST CORNER OF A CALLED 15.40 ACRES TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20213656 OF THE DEED RECORDS, PARKER COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID CALLED 15.40 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 60°09'12" E - 1283.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP MARKED "HARLAN" FOR THE SOUTHWEST CORNER OF SAID CALLED 15.40 ACRES AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 29°54'17" W - 521.56 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP MARKED "HARLAN" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 60°08'19" W - 1288.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.40 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

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 *[Signature]* DATE: 10/18/21

THE UNDERSIGNED, NOTARY PUBLIC OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF OAK SPRINGS ESTATES, AN ADDITION TO THE TOWN OF BROCK WAS SUBMITTED TO THE TOWN COMMISSION ON THE 19 DAY OF OCTOBER, 2021, 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 HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS 18<sup>th</sup> DAY OF OCTOBER, A.D., 2021

*[Signature]*

**KERRI LYNN PRENTICE**  
NOTARY PUBLIC, STATE OF TEXAS  
COM. EXPIRES 02/19/2022  
NOTARY ID # 12816389-2

EXTRA-TERRITORIAL JURISDICTION STATEMENT

THE STATE OF TEXAS  
COUNTY OF PARKER

I, Tallian Thompson, BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS IN WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BROCK, TEXAS IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF PARKER

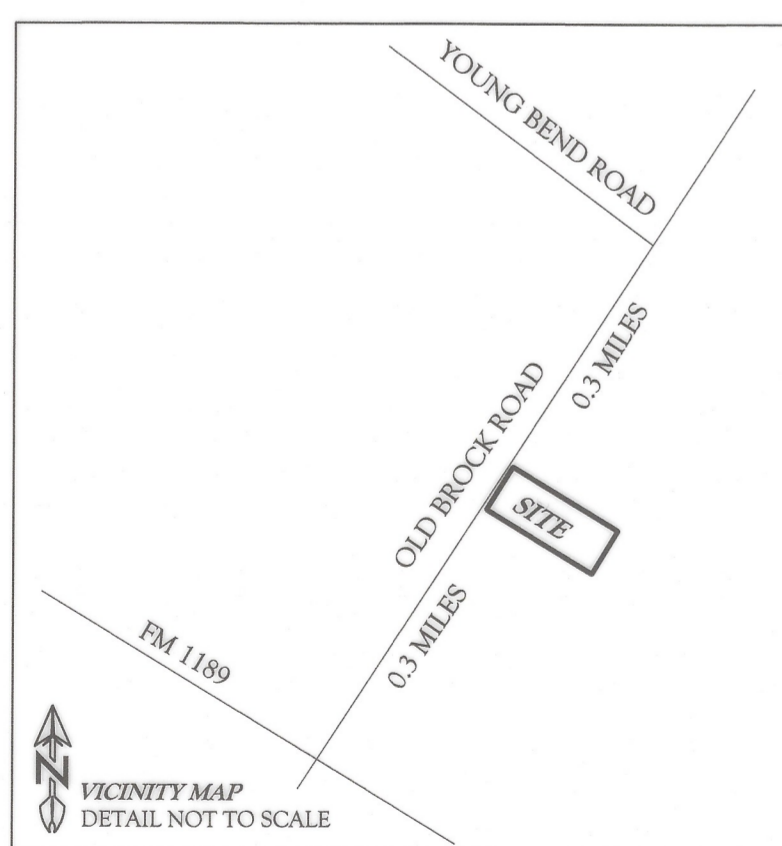
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25<sup>th</sup> DAY OF October, 2021.

*[Signature]*  
NOTARY PUBLIC, PARKER COUNTY, TEXAS

MY COMMISSION EXPIRES ON: 7-18-22



**OWNER(S)**  
TALLIAN THOMPSON  
MISS HENLEY HOLDINGS, LP  
P.O. BOX 177  
DENNIS, TEXAS  
76439-0177

**OWNERS CERTIFICATE**  
THAT I, TALLIAN THOMPSON, 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 OAK SPRINGS ESTATES, BEING A SUBDIVISION OF 14.50 ACRES OF LAND SITUATED IN PARKER COUNTY, TEXAS, IN THE JAMES CLAYTON SURVEY, ABSTRACT NO. 288, PARKER COUNTY, TEXAS.  
I, BY THE RECORDATION OF THIS PLAT, DO HEREBY PLAT THE PROPERTY SHOWN HEREON, SAID LOTS TO BE HEREAFTER KNOWN BY LOT NUMBERS AS INDICATED HEREON.

WE DO HEREBY CERTIFY THAT THIS TRACT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BROCK, TEXAS IN PARKER COUNTY, TEXAS.

EXECUTED THIS THE 25<sup>th</sup> DAY OF October, 2021

BY: *[Signature]*  
TALLIAN THOMPSON

THE STATE OF TEXAS  
COUNTY OF Parker

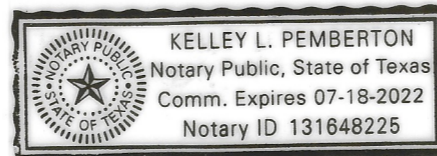
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

Tallian Thompson  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25<sup>th</sup> DAY OF October, 2021

*[Signature]*  
NOTARY PUBLIC, Parker, TEXAS

MY COMMISSION EXPIRES ON: 7-18-22



- \*GENERAL NOTES\***
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
  - 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
  - 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
  - 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
  - 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
  - 6) SUBJECT PROPERTY IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BROCK, TEXAS IN PARKER COUNTY, TEXAS.
  - 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT, FLOOD INSURANCE RATE MAP NO. 48367C0375E, EFFECTIVE ON 09/26/2008, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
Lila Deakle  
202142326  
10/28/2021 12:09 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 17, 2021. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



COUNTY CLERK FILING

VOLUME OR CABINET F

PAGE OR SLIDE 76

- \*SURVEYORS NOTES\***
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
  - 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
  - 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
  - 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
  - 5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: http://pels.texas.gov Email: info@pels.texas.gov Phone: 512-440-7723

- - 1/2 INCH IRON ROD FOUND W/ PLASTIC CAP MARKED "HARLAN", UNLESS NOTED OTHERWISE
- - 1/2 INCH IRON ROD SET W/ PLASTIC CAP MARKED "JRP 5959"