

DEDICATION

202217942 PLAT Total Pages: 1

State of Texas }
County of Parker }

WHEREAS, Gil Blackburn of Blackburn Holdings, LLC is the Owner of the herein described property, to wit:

Being all of Lots 3 and 4, Block 1, The Reserve of Brock, as recorded in Cabinet E, Slide 663, Plat Records Parker County, Texas;

Do hereby dedicate the same to be known as Lot 3R, Block 1, The Reserve of Brock, an Addition to Parker County, Texas, and do hereby dedicate to the use of the public forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

I also certify the property is not within the Extraterritorial Jurisdiction of any municipality and assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Signature of Gil Blackburn, Date 5/2/22

STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned authority on this day personally appeared Gil Blackburn, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 2nd day of MAY, 2022.

Notary Public in and for the State of Texas. Cynthia Kay Scoggin, My Commission Expires September 5, 2022

STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Signature of Charles F. Stark, Date 04/29/22, Charles F. Stark, R.P.L.S., Texas Registration No. 5084, State of Texas Professional Land Surveyor Seal

OWNER: BLACKBURN HOLDINGS, LLC. GIL BLACKBURN 8131 OLD BROCK ROAD BROCK, TEXAS 76087 817-565-5255

18358 BR D-19

FINAL PLAT
LOT 3R, BLOCK 1
THE RESERVE OF BROCK

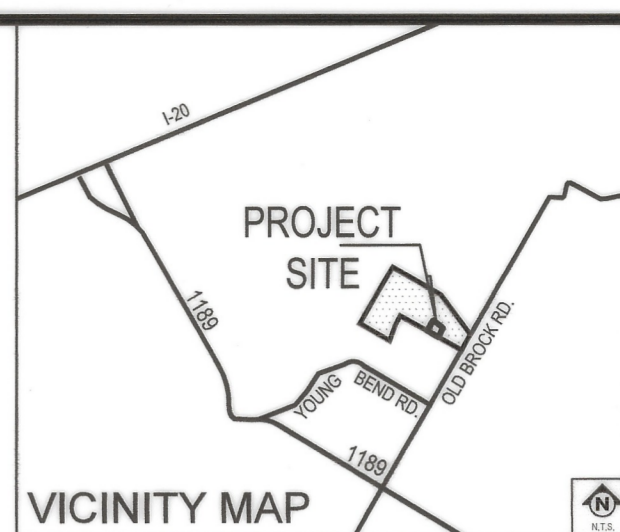
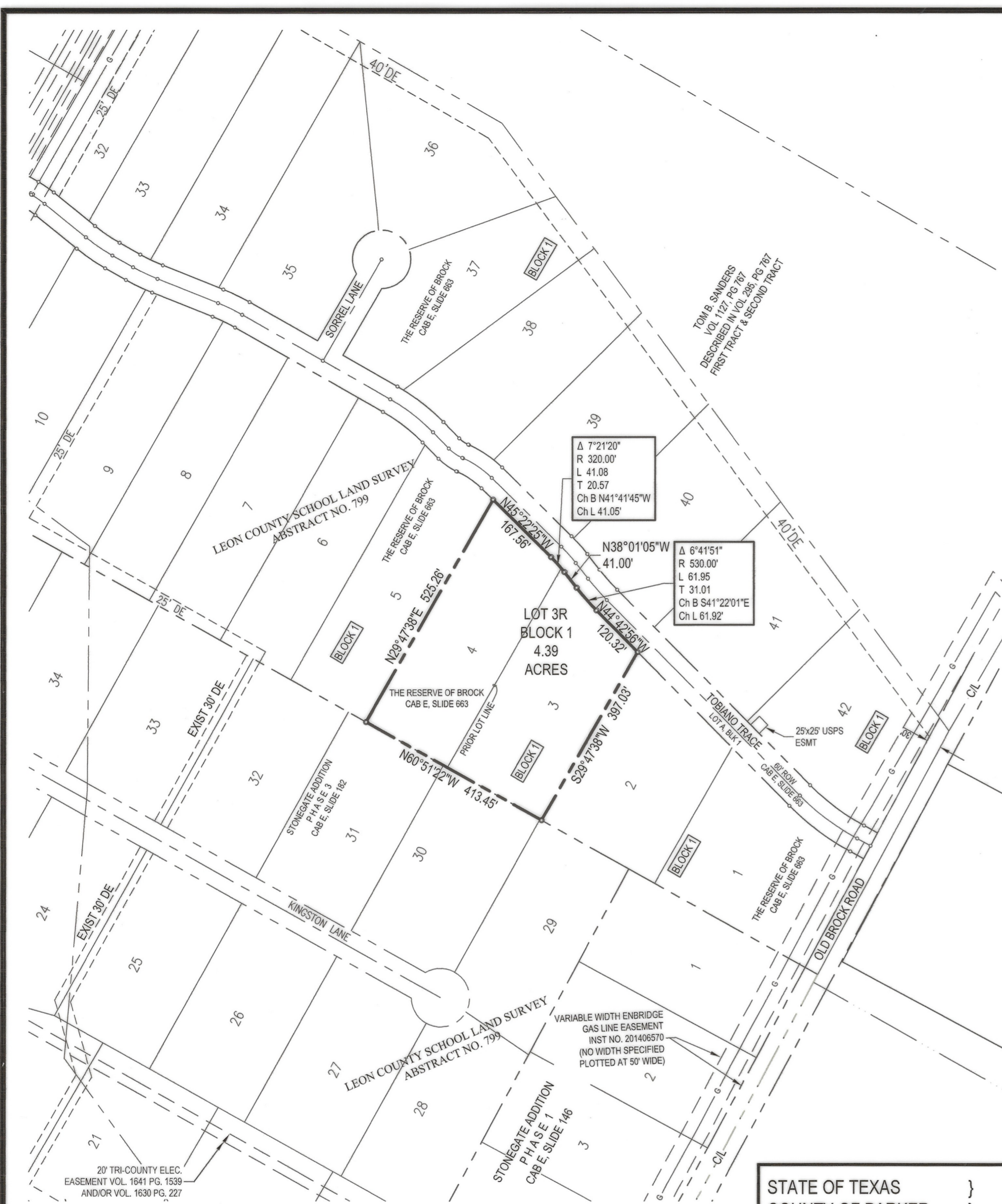
AN ADDITION TO PARKER COUNTY, TEXAS
BEING A RE-PLAT OF
LOTS 3 AND 4, BLOCK 1, THE RESERVE OF BROCK
ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 663
PLAT RECORDS PARKER COUNTY, TEXAS
AND ALSO
BEING 4.39 ACRES SITUATED IN THE
LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 799
PARKER COUNTY, TEXAS

APRIL 2022

COUNTY CLERK STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202217942
05/10/2022 08:13 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 228
DATE 5-10-2022

Barron-Stark Engineers
6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132
(0) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com
JOB No. 379-9516
DATE APRIL 2022
SHEET 1 of 1



STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED by the Commissioners Court of Parker County, Texas
on the 9th day of May, 2022
Pat Dean, County Judge
George A. Corley, Commissioner Precinct #1
Craig Peacock, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Steve Dugan, Commissioner Precinct #4

FLOOD STATEMENT:
ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C375E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
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 the groundwater availability.

NOTE: OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK, RPLS 5084. SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED. GRAPHIC SCALE 1"=200'

USERS: CYNTHIA SWIFT, PLOTTED ON: 4/29/2022 11:03 AM, FILE NAME: N:\BARRON STARK SWIFT ENGIN\18358 BR D-19 PLAT\PLAT LOTS 3 & 4 THE RESERVE OF BROCK.DWG