

LEGAL DESCRIPTION

202532916 PLAT Total Pages: 1

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 Quanah 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 Quanah 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 Quanah 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 17 DAY OF NOVEMBER, 2025

BY: Jeff D. Stewart
JEFF D. STEWART, PRESIDENT & CEO

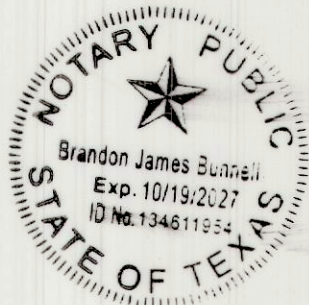
STATE OF TEXAS

COUNTY OF PALO PINTO

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 17 day of NOVEMBER, 2025

Signature [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 Ban Na Mayor

DATE: 11/17/2025

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 17th day of November, 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 17th DAY OF November, 2025

Melanie Mathews
TOWN CLERK, TOWN OF BROCK, TEXAS

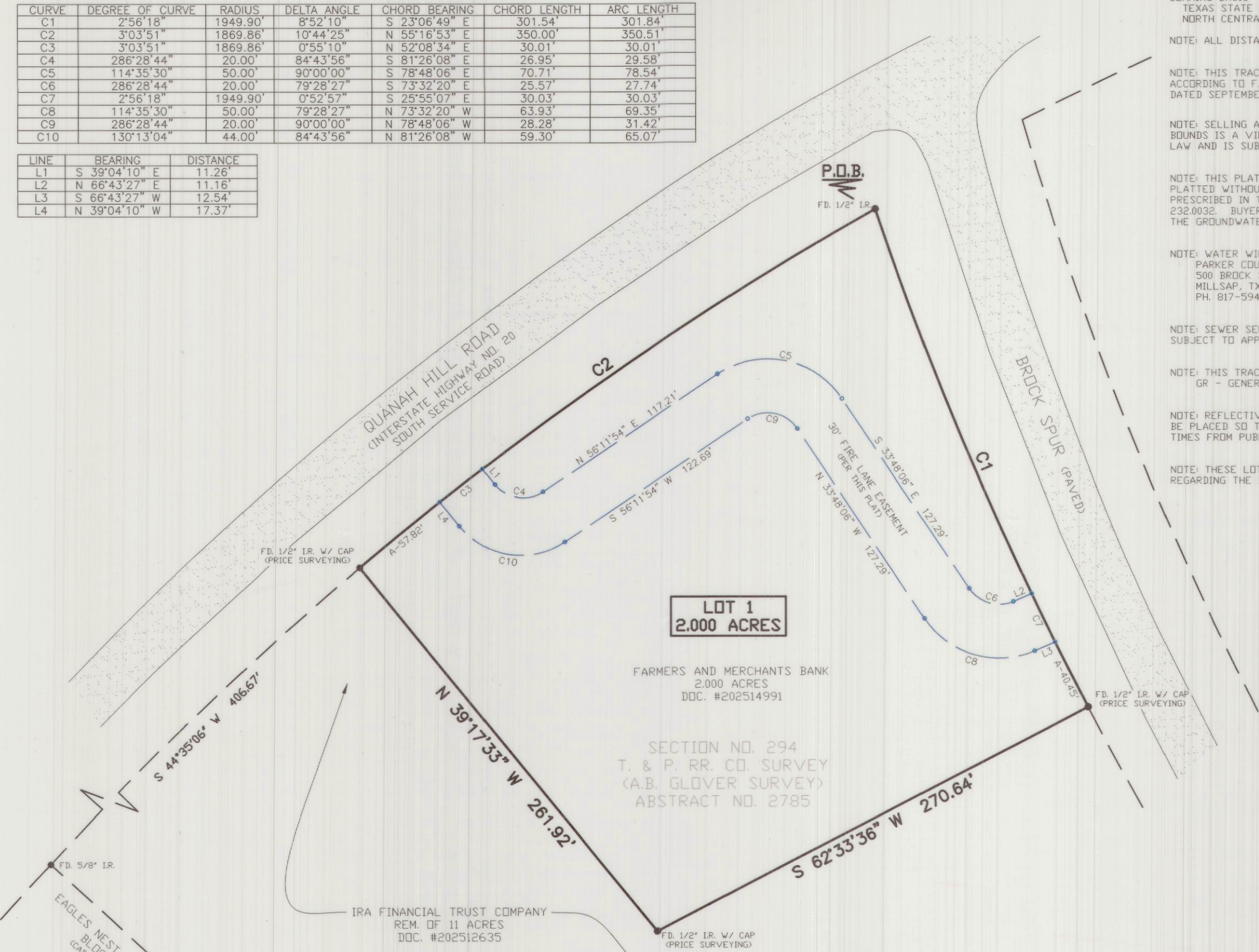


SCALE - 1" = 60 FEET



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°56'18"	1949.90'	8°52'10"	S 23°06'49" E	301.54'	301.84'
C2	3°03'51"	1869.86'	10°44'25"	N 55°16'53" E	350.00'	350.51'
C3	3°03'51"	1869.86'	0°55'10"	N 52°08'34" E	30.01'	30.01'
C4	286°28'44"	20.00'	84°43'56"	S 81°26'08" E	26.95'	29.58'
C5	114°35'30"	50.00'	90°00'00"	S 78°48'06" E	70.71'	78.54'
C6	286°28'44"	20.00'	79°28'27"	S 73°32'20" E	25.57'	27.74'
C7	2°56'18"	1949.90'	0°52'57"	S 25°55'07" E	30.03'	30.03'
C8	114°35'30"	50.00'	79°28'27"	N 73°32'20" W	63.93'	69.35'
C9	286°28'44"	20.00'	90°00'00"	N 78°48'06" W	28.28'	31.42'
C10	130°13'04"	44.00'	84°43'56"	N 81°26'08" W	59.30'	65.07'

LINE	BEARING	DISTANCE
L1	S 39°04'10" E	11.26'
L2	N 66°43'27" E	11.16'
L3	S 66°43'27" W	12.54'
L4	N 39°04'10" W	17.37'



BEARING BASIS:
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 F.I.R.M. MAP NO. 48367C0375E,
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF COUNTY REGULATIONS 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
232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO
THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY:
PARKER COUNTY S.U.D.
500 BROCK SPUR
MILLSAP, TX 76066
PH. 817-594-2900

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

NOTE: THIS TRACT IS CURRENTLY ZONED:
GR - 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 TxDOT REGULATIONS
REGARDING THE INSTALLATION OF A NEW DRIVE

22785.010.002.00

11905
BR

D-17

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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.

Philip E. Colvin, Jr.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25525 25525A.dwg 20720.crd FN251017



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202532916
12/04/2025 09:57 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL 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, 2025

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 208
DATE 12/4/25

