

Owners:
Charles Eston Conwell
429 S. Stewart Street
Azle, Tx. 76020
(817) 444-1765

CITY OF AZLE, TEXAS
PLAT APPROVED DATE 11-2-04
[Signature]
CITY MANAGER
[Signature]
SECRETARY

U.S. 4044-B3 OK 2283 4/3/9
FILED AND RETURNED
TO THE OFFICE OF THE
COUNTY CLERK
ON 11/2/04
RECORDS
BY
STAFF

QUANTITY OF WORK
I hereby certify that this instrument was
filed on the date and time stated hereon by me
and was only received in the office and part
of the same records of Parker County
as stated herein by me.
Date: 11/2/04
C-198
Jesse Brinson, County Clerk
Parker County

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY UNINCORPORATED, COMMUNITY PANEL NO. 480520
0150 C, DATED JANUARY 3, 1997, THIS LOT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF AZLE ZONING ORDINANCE.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF AZLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL
OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR
INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE
EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID
EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING
TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE
PERMISSION OF ANYONE.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE
FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING
IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF AZLE.

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, I, Charles Eston Conwell, being the owner of those certain tracts of land
situated in the J.G. REYNOLDS SURVEY, Abstract No. 2052, Parker County, Texas and, the
J. REYNOLDS SURVEY, Abstract No. 1127, Parker County, Texas, recorded in Volume 2155,
Page 861 and, Volume 2155, Page 865, Real Records, Parker County, Texas, and being
more particularly described by metes and bounds as follows:

Beginning at a capped #4277 1/2" rebar rod set in the east line of Lot 3, R.L. TURPIN
ADDITION, an Addition to the Town of Azle, Parker County, Texas, according to the plat
thereof recorded in Plat Cabinet A, Slide 73, Plat Records, Parker County, Texas, at the
southeast corner of that certain tract of land described by deed to Chad Eric Shearer
as recorded in Volume 1836, Page 1263, Real Records, Parker County, Texas, said rod
being N.89°57'00"E, 1092.2 feet and, S.01°00'00"E, 1010.64 feet from the northwest corner
of said J.G. REYNOLDS SURVEY, Abst. No. 2052;

Thence S.01°00'00"E, 614.36 feet, along the west line of said Turpin Addition, passing the
most westerly southwest corner of said Addition and, the northwest corner of that
certain tract of land described by deed to Kandie C. Kelley as recorded in Volume 1636,
Page 1524, Real Records, Parker County, Texas, to a 3" metal fence corner post found
in the north line of South Stewart Street (a 50' R.O.W.), at the southwest corner of said
Kelley Tract;

Thence N.81°10'00"W, 172.07 feet, along the north line of said Stewart Street, to a 6"
wood post found at the southeast corner of that certain tract of land described by
deed to John Rosema and wife, Caythi Rosema as recorded in Volume 1177, Page 1290,
Real Records, Parker County, Texas;

Thence N.00°36'57"W, 581.69 feet, along the line between said Rosema and, Conwell
Tracts, to a capped #4277 1/2" rebar rod set at the most southerly southwest corner
of said Shearer Tract;

Thence N.87°51'29"E, 165.67 feet, along the line between said Shearer and, Conwell
Tracts, to the Point of Beginning and containing 2.30 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Charles Eston Conwell, do hereby adopt this plat
describing the herein described real property as Lot 1, Block 1,
CONWELL ADDITION, an Addition to Parker County, Texas, and do
hereby dedicate to the public, use forever the easements and
streets shown hereon.

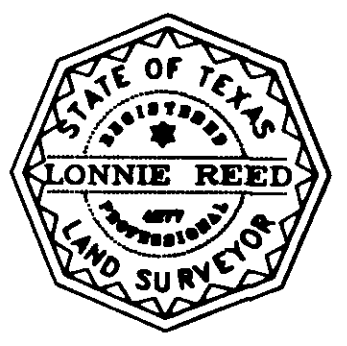
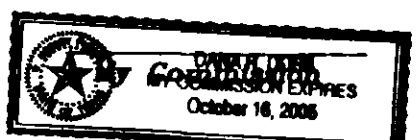
Witness my hand in Tarrant County, Texas, the 2ND day of
November, 2004.

[Signature]
Charles Eston Conwell

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for
said County and State, on this day personally appeared Charles
Eston Conwell, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me
that they executed the same for the purposes and considerations
therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 2ND day of
November, 2004.

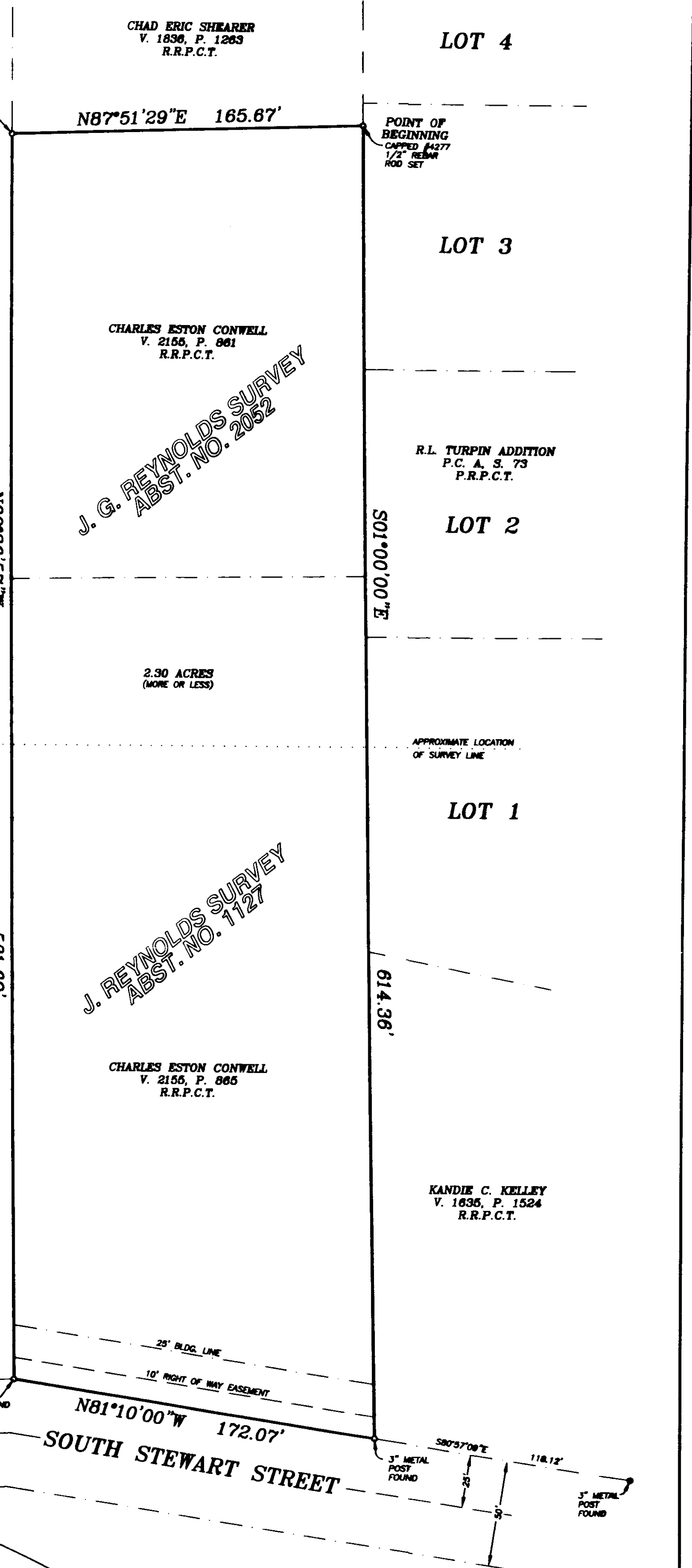
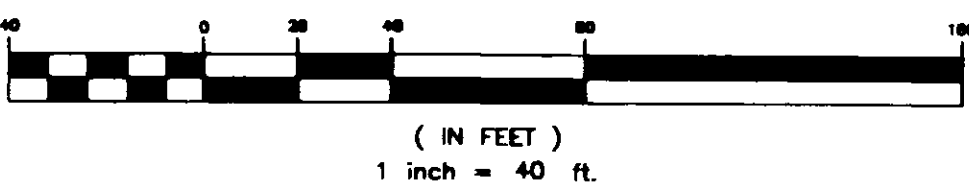
[Signature]
Notary Public
Expires



I, Lonnie Reed, Texas R.P.L.S. No. 4277, do
hereby certify that this sketch accurately
represents an on the ground survey done
under my supervision and conforms in all
ways to the Texas Board of Land Surveying
Standards.

[Signature]
10-06-04

NORTH
GRAPHIC SCALE



MINOR
PLAT SHOWING
LOT 1, BLOCK 1

CONWELL ADDITION

an Addition to Parker County, Texas, and being those certain
tracts of land described by deed to Charles Eston Conwell as
recorded in Volume 2155, Page 861 and, Volume 2155, Page 865,
Real Records, Parker County, Texas.

ACCT. NO.: 1422
SCH. DIST.: 222
CITY: 00
MAP NO.: 149
ALL OF: 2004-01-10

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 198, DATE 12/16/04