

NORTH GRAPHIC SCALE

Doc# 787010
Book 2844 Page 1544



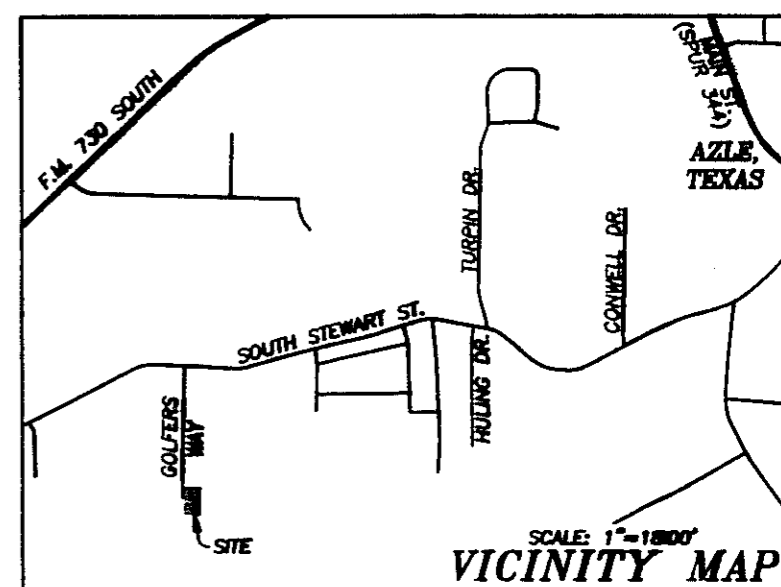
CITY OF AZLE, TEXAS

5/9/11

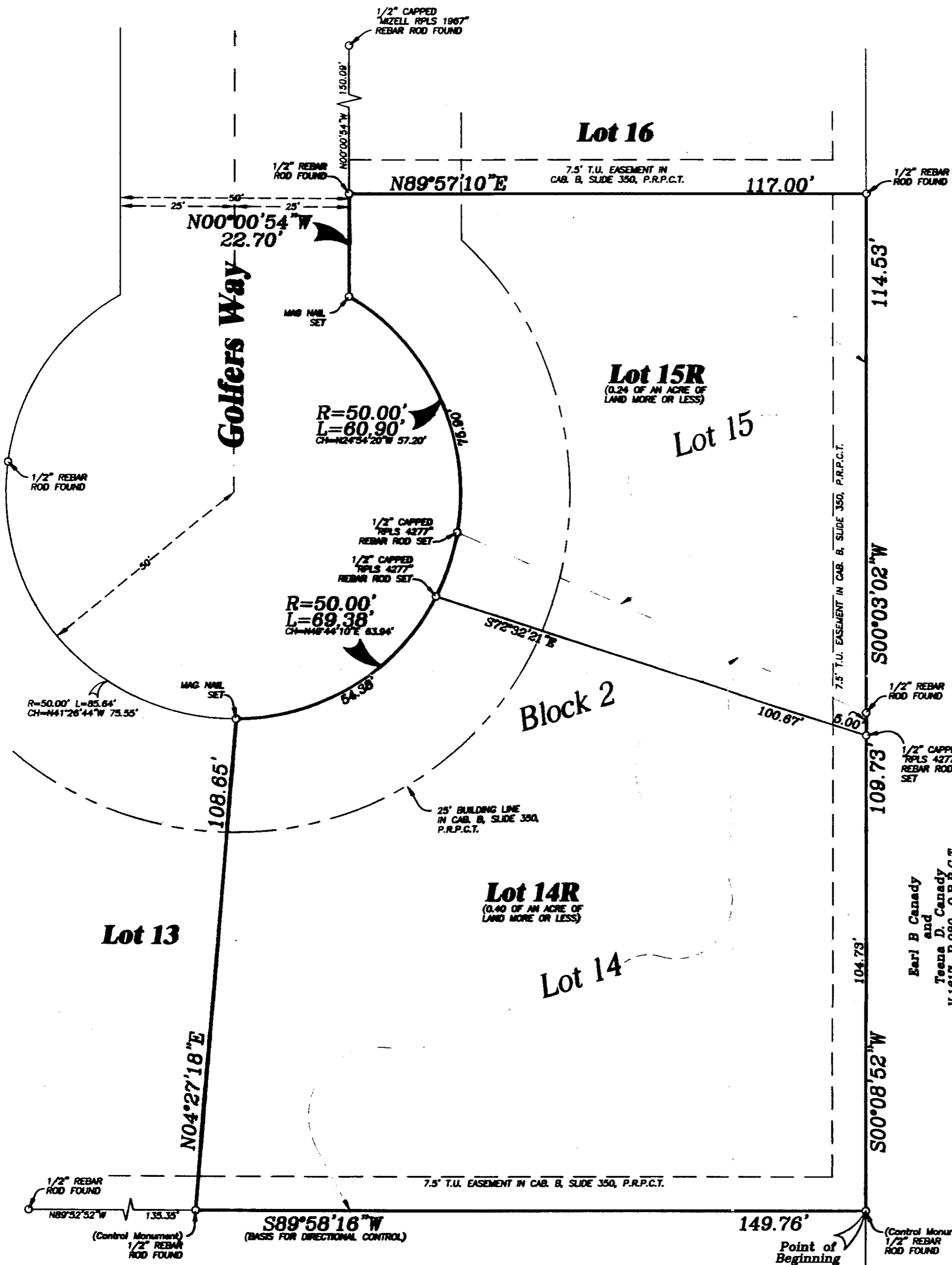
PLAT APPROVED DATE

G.K.
CITY MANAGER

Dana McLaughlin
PLANNING AND ZONING SECRETARY



Note:
According to the Flood Insurance Rate Map for Parker County and Incorporated Areas, Community Panel No. 48367C 0200 E, Dated September 28, 2008, these lots are in Zone X, which is not in the 1% annual chance flood.



STATE OF TEXAS
COUNTY OF PARKER

Whereas I, Billy M. Keck, being the owner of Lot 14, and Lot 15, Block 2, Fairway Estates, Phase II, an addition to the City of Azle, Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 350, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found (Control Monument) for the southeast corner of Lot 14, same being an "ell" corner of a tract of land described in a deed to the City of Azle, recorded in Volume 1877, Page 976, Official Records, Parker County, Texas, and being in the west line of a tract of land described in a deed to Earl B. Canady and Teena D. Canady, recorded in Volume 1617, Page 980, Official Records, Parker County, Texas;

Thence S89°58'16"W. (BASIS FOR DIRECTIONAL CONTROL), 149.76 feet along the common line of Lot 14 and said City of Azle Tract to a 1/2" rebar rod found (Control Monument) for the southwest corner of Lot 14, same being the southeast corner of Lot 13, and from which a 1/2" rebar rod found bears N89°52'52"W., 135.35 feet;

Thence N04°27'18"E., 108.65 feet along the common line of Lot 14 and Lot 13 to a MAG nail set in rock in the south line of a cul-de-sac of Golfers Way for the northwest corner of Lot 14, same being the northeast corner of Lot 13, and from which a 1/2" rebar rod found bears along a curve to the right, whose radius is 50.00 feet, and whose chord is N41°26'44"W., 73.55 feet, an arc distance of 85.64 feet;

Thence along a curve to the left, whose radius is 50.00 feet, and whose chord is N49°44'10"E., 63.94 feet, an arc distance of 60.90 feet to a 1/2" capped "RPLS 4277" rebar rod set for a common corner of Lot 14 and Lot 15;

Thence along a curve to the left, whose radius is 50.00 feet, and whose chord is N24°54'20"W., 57.20 feet, an arc distance of 60.90 feet to a MAG nail set in the east line of Golfers Way, an existing 50' wide right of way;

Thence N00°00'54"W., 22.70 feet along the east line of Golfers Way to a 1/2" rebar rod found for the northwest corner of Lot 15, same being the southwest corner of Lot 16, and from which a 1/2" capped "MIZELL RPLS 1967" rebar rod found bears N00°00'54"W., 150.09 feet;

Thence N89°57'10"E., 117.00 feet along the common line of Lot 15 and Lot 16 to a 1/2" rebar rod found in the west line of said Canady Tract, for the northeast corner of Lot 15, same being the southeast corner of Lot 16;

Thence S00°03'02"W., 114.53 feet along the common line of Lot 15 and said Canady Tract to a 1/2" rebar rod found for the southeast corner of Lot 15, same being the northeast corner of Lot 14;

Thence S00°08'52"W., 109.73 feet along the common line of Lot 14 and said Canady Tract to the point of beginning and containing 0.64 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Billy M. Keck, do hereby adopt this plat designating the herein described real property as Lot 14R and Lot 15R, Block 2, Fairway Estates, Phase II, an addition to the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hands in Parker County, Texas, the 9th day of May, 2011.

Billy M. Keck
Billy M. Keck

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared representative for Billy M. Keck, 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 9th day of May, 2011.

Dana McLaughlin
Notary Public

10-16-2013
My Commission Expires



ACCT. NO.: 12200
SCH. DIST.: AZ
CITY: AZ
MAP NO.: N-10

Doc# 787010 Fees: \$66.00
05/13/2011 3:46PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Owner:
Billy M. Keck
231 Golfers Way
Azle, TX 76020



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277

04-07-2011

AMENDING PLAT SHOWING
Lot 14R and Lot 15R, Block 2,
Fairway Estates, Phase II

AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, BEING AN AMENDING PLAT OF LOT 14, AND LOT 15, BLOCK 2, FAIRWAY ESTATES, PHASE II, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 350, PLAT RECORDS, PARKER COUNTY, TEXAS.

FILED FOR RECORD IN CABINET D, SLIDE 124, DATE

TRI SURVEYING
COUNTIES
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