## 202305710 PLAT Total Pages: 1 LEGEND IRON ROD FOUND 5/8" IRON ROD SET MARKED "A-WARD SUR RPLS 5606" 5/8" IRON ROD RECOVERED MARKED "A-WARD SUR RPLS 5606" CONTROL MONUMENT BEARINGS OR DISTANCE SHOWN IN "()" ARE PLAT OR DEED CALL VOLUME 307, PAGE 86 WALNUT CREEK ADDITION LOT 17-A VOLUME 307, PAGE 86 WALNUT CREEK AI VOLUME 1131, PA LOT 17-B LOT 66 S89°45'51"W WALNUT CREEK ADDITION WALNUT CREEK ADD 59.82 VOLUME 307, PAGE 86 VOLUME 1131, PAG LOT 67 WALNUT CREEK ADDITION LOT 51 WALNUT CREEK ADDITION WALNUT CREEK ADI VOLUME 307, PAGE 86 1/2" IRF VOLUME 302, PAG S89°45'51"W 59.72' LOT 68 LOT 52 WALNUT CREEK ADDITION WALNUT CREEK ADDITIO VOLUME 307, PAGE 86 VOLUME 302, PAGE 70 **LOT 69** LOT 53 WALNUT CREEK ADDITION WALNUT CREEK ADDITION LOT 65 VOLUME 307, PAGE 86 VOLUME 302, PAGE 70 WALNUT CREEK ADDITION VOLUME 307, PAGE 86 LOT 54 LOT 70 WALNUT CREEK ADDITION WALNUT CREEK VOLUME 302, PAGE 70 S89°44'06"E 205.57' **ADDITION** Pete Grinder OL<del>UME 307, PAGE 86—</del> N89°44'06"W 205.58 120.57 DRIVE WALNUT CREEK ADDITION VOLUME 307, PAGE 86 ROSEBUD I **LOT 66R-2** LOT 123 LOT 66R-1 0.1948 OF AN ACRE WALNUT CREEK LOT 71 0.2773 OF AN ACRE ♀ **ADDITION** WALNUT CREEK 8,484 SQ. FT. VOLUME 309, PAGE 413 STATE OF TEXAS 12,078 SQ. FT. **ADDITION** VOLUME 307, PAGE 86 **COUNTY OF TARRANT** 20' BUILDING LINE 121.55 S89°42'34"E 206.55' N89°42'34"W 206.55" PECAN STREET 60' RIGHT OF WAY VOLUME 307, PAGE 86 COUNTY OF TARRANT LOT 1-R, BLOCK 2 LOT 26, BLOCK 2 LOT 19-R, BLOCK 2 WALNUT CREEK WALNUT CREEK WALNUT CREEK ADDITION ADDITION **ADDITION** VOLUME 361-A, PAGE 55 VOLUME 361-A, PAGE 55 VOLUME 361-A, PAGE 55

19005.001.066.00 19005.001.066.10

SURVEYORS CERTIFICATE

I, James Paul Ward, the undersigned, a Registered Professional Land Survey in the State of Texas. hereby state that this Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

Registered Professional Land Surveyor No. 5606 day of MACCH 2 , 2023

Approved on 2nd day of MARCH

JAMES PAUL WARD 5606

> OWNER/DEVELOPER: Lot 66R-1 Pete Grinder and Dee Dee Grinder 1132 Boling Ranch Road North Azle, TX 76020

**GENERAL NOTES:** 

the part of the surveyor.

Two Lots in one Phase. Lot sizes are 0.4720 of an acre.

Lot 66R-2 Rockhill Custom Homes, LLC 3005 Alta Mere Drive Fort Worth, TX David Lunsford Manager THIS PLAT RECORDED IN CABINET

SURVEYOR: AWARD SURVEYING COMPANY, INC 252 WEST MAIN STREET **SUITE F** 

According to Map No. 48439C0020K dated September 25, 2009 of the National

Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County,

Federal Insurance Administration, this property is located in Zone X and is NOT

within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or

by man-made or natural causes. This flood statement shall not create liability on

Texas and Incorporated Areas, Federal Emergency Management Agency,

the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased

> AZLE, TX 76020 ATTN: PAUL WARD 817-332-9273 paul.a-wardsurveying.com

March 2023

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS COUNTY OF PARKER

Pete Grinder and Dee Dee Grinder are the owners of a Lot 66R-1 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas and as deed to Pete Grinder and Dee Dee Grinder as recorded in Document No. 201309934 of the of the Official Public Records of Parker County, Texas and Rockhill Custom Homes, LLC, acting by and through David Lunsford, manager is the owner of Lot 66R-2 as recroded in Document No. 202302653 of said Official Public Records and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

BEGINNING at a 3/8" iron rod found (having a Northing is 7015691.109 and whose Easting is 2259221.864; for the southwest corner of said Lot 66 at the intersection of the north right-of-way line of Pecan Street, having a 60 foot right-of-way and the east right-of-way line of Rosebud Drive, having a 60 foot right-of-way;

THENCE North 0°44'06" West, along the common line of said Lot 66 and said Rosebud Drive, a distance of 99.74 feet to a 3/8" iron rod found for the common west corner of Lots 66 and 65 in said WALNUT CREEK ADDITION;

THENCE South 89°44'06" East, along the common line of said Lots 66 and 65, a distance of 205.57 feet to a 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the ostensible common corner of said Lots 66 and 65, Lots 70 and 71 in said WALNUT CREEK ADDITION;

THENCE South 0°10'19" West, along the corner of said Lots 66 and 71, a distance of 99.83 feet to a 5/8" iron rod set for the common south corner of Lots 66 and 71 and being in the north right-of-way line of Pecan Street;

THENCE North 89°42'34" West, along the common line of said Lot 66 and said Pecan Street, a distance of 206.55 feet to the POINT OF BEGINNING and containing 0.4720 of an acre or 20,562 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pete Grinder and Dee Dee Grinder do hereby adopt this plat designating the herein above described property as:

LOTS 66R-1 and 66R-2 WALNUT CREEK ADDITION

an addition to the City of Azle, Tarrant County, Texas and dedicate to the public the easement as shown on the plat.

Lot 66R-1 Dee Dee Grinder

Lot 66R-2

Rockhill Custom Homes, LLC

David Lunsford, manage

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

202305710 03/09/2023 09:08 AM Fee: 76.00 Lila Deakle, County Clerk Parker County, TX PLAT

BEFORE ME, the undersigned authority, on this day personally appeared Pete Grinder, 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 considerations and in the capacity therein stated.

**Notary Public** 

STATE OF TEXAS

Comm. Expires 10-20-2029 Notary ID 133403716

BEFORE ME, the undersigned authority, on this day personally appeared Dee Dee Grinder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this day of March

STATE OF TEXAS

SAMANTHA LYN BODIFORD

BEFORE ME, the undersigned authority, on this day personally appeared David Lunsford, 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 considerations and in the capacity therein stated

Given under my hand and seal of office this 2 day of March

SAMANTHA LYN BODIFORD lotary Public, State of Texa Comm. Expires 10-20-2025 Notary ID 133403716

## FINAL PLAT Lots 66R-1 and 66R-2 of WALNUT CREEK ADDITION

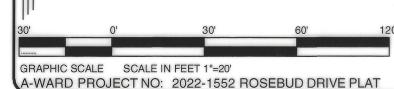
**COUNTY OF TARRANT** 

an addition to the City of Azle, Parker County, Texas and being a replat of Lot 66 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas

THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT THE BEARINGS AND DISTANCES AS ORIGINAL SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 202243554 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.



252 WEST MAIN STREET, SUITE F, AZLE TX 76020 817-33A-WARD (332-9273) 877-982-9273 survey@a-wardsurveying.com TBPLS Firm No. 10194435



LOCATION MAP