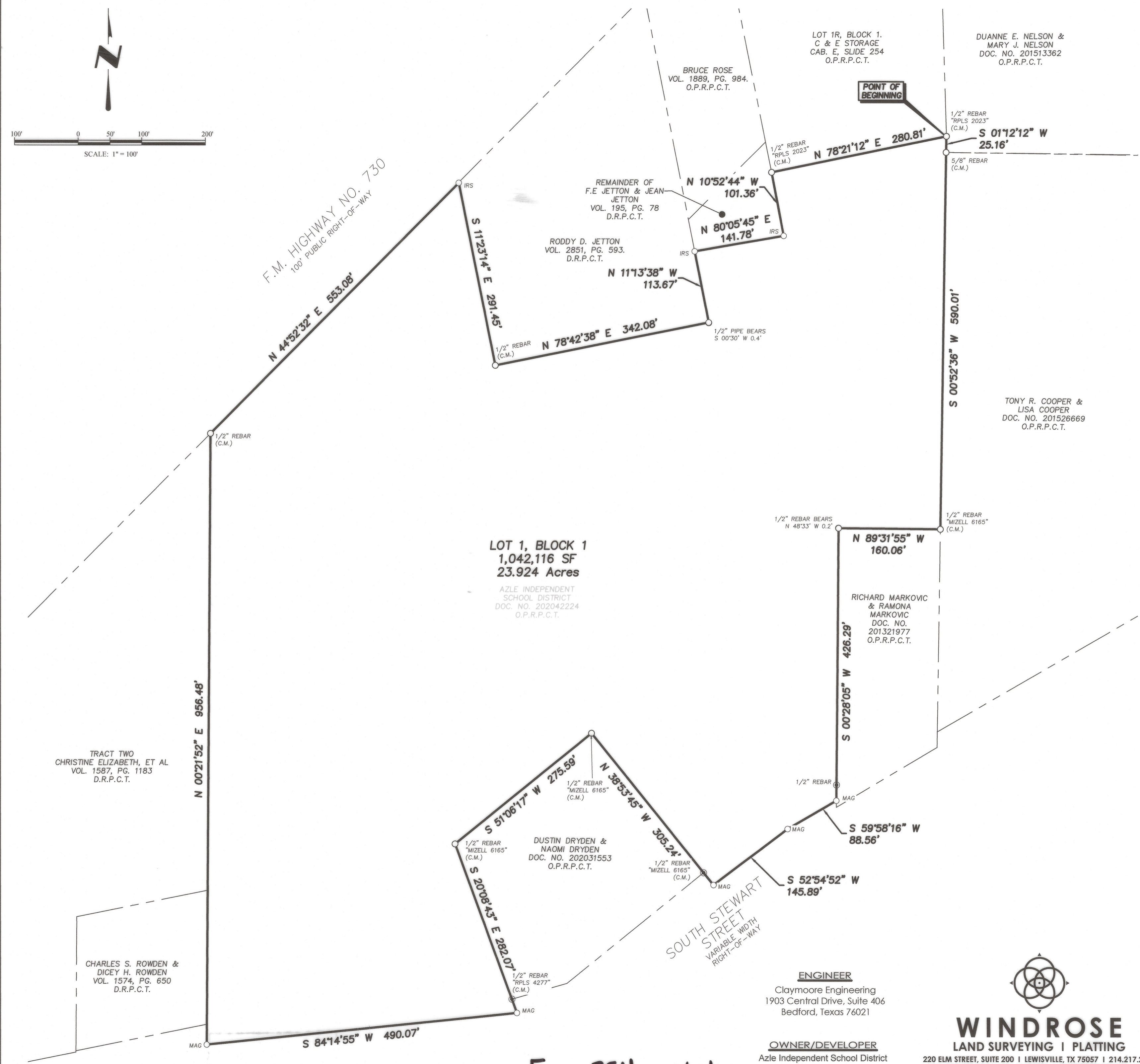
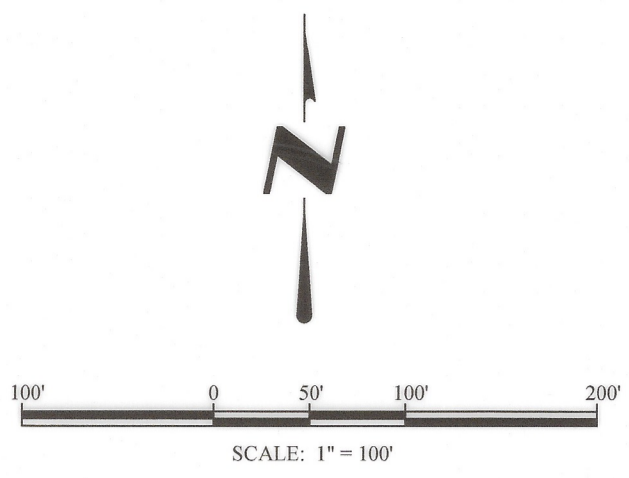


SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0200E, dated September 26, 2008, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one lot from a tract of land.



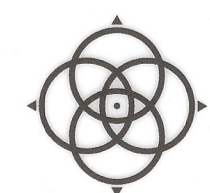
21884.008.000.50

10297
AZ
N-9

LOT 1, BLOCK 1
1,042,116 SF
23.924 Acres
AZLE INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 202042224
O.P.R.P.C.T.

ENGINEER
Claymore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

OWNER/DEVELOPER
Azle Independent School District
300 Roe Street,
Azle, Texas 76020



WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 06/29/2022 CHECKED BY: M.P. JOB NO.: D57008

FINAL PLAT
AZLE ELEMENTARY
SCHOOL ADDITION
LOT 1, BLOCK 1
Being a 23.924 Acre tract of land
Situated in the E. Rowden Survey,
Abstract No. 1884, Parker County, Texas
City of Azle, Parker County, Texas

This Plat filed for Record in Cabinet # **F 354**, Slide **354**, Date **10/17/22**

STATE OF TEXAS §
 COUNTY OF PARKER §

WHEREAS Azle Independent School District are the owners of a tract of land situated in the E. Rowden Survey, Abstract Number 1884, in Parker County, Texas, being that same tract of land described to Azle Independent School District (AISD) by General Warranty Deed recorded in Document Number 202042224 of the Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012);

BEGINNING at a 1/2 inch rebar with a cap stamped "RPLS 2023" found for the southeast corner of Lot 1R, Block 1 of C&E Storage, an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 254 of the Plat Records of Parker County, Texas, same being the easternmost northeast corner of said AISD tract, and being the easternmost northeast corner of the herein described property and lying on the west line of a tract of land described to Duanne E. Nelson and Mary J. Nelson by deed recorded in Document Number 201513362, Official Public Records, Parker County, Texas;

THENCE South 01 degrees 12 minutes 12 seconds West, with the west line of said Nelson tract, a distance of 25.16 feet to a 5/8 inch rebar found for the southwest corner of said Nelson tract, same being the northwest corner of a tract of land described to Tony R. Cooper and Lisa Cooper by deed recorded in Document Number 201526669, Official Public Records, Parker County, Texas;

THENCE South 00 degrees 52 minutes 36 seconds West, with the west line of said Cooper tract, a distance of 590.01 feet to a 1/2 inch rebar with a cap stamped "MIZELL 6165" found for the easternmost southeast corner of said AISD tract, same being the northeast corner of a tract of land described to Richard Markovic and Ramona Markovic by deed recorded in Document Number 201321977, Official Public Records, Parker County, Texas, and being the easternmost southeast corner of said AISD tract and of the herein described property;

THENCE North 89 degrees 31 minutes 55 seconds West, departing the west line of said Cooper tract, and with the north line of said Markovic tract, a distance of 160.06 feet to a point for corner, said point being the northwest corner of said Markovic tract, and being an interior "ell" corner of said AISD tract and the herein described property;

THENCE South 00 degrees 28 minutes 05 seconds West, with the west line of said Markovic tract, passing at a distance of 401.69 feet, a 1/2 inch rebar found and continuing for a total distance of 426.29 feet to a mag nail found in South Stewart Street (variable width right-of-way) for corner, said point being the southernmost southeast corner of said AISD tract and of the herein described property;

THENCE South 59 degrees 58 minutes 16 seconds West, with said South Stewart Street, a distance of 88.56 feet to a mag nail found in asphalt paving for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, continuing with said South Stewart Street, a distance of 145.89 feet to a mag nail found in asphalt paving for corner;

THENCE North 38 degrees 53 minutes 45 seconds West, departing said South Stewart Street, passing at a distance of 24.82 feet, a 1/2 inch rebar with a cap stamped "MIZELL 6165" found for the southeast corner of a tract of land described to Dustin Dryden and Naomi Dryden by deed recorded in Document Number 202031553, Official Public Records, Parker County, Texas and continuing with the east line of said Dryden tract for a total distance of 305.24 feet to a 1/2 inch rebar with a cap stamped "MIZELL 6165" found for the northeast corner of said Dryden tract, same being an interior "ell" corner of said AISD tract and of the herein described property;

THENCE South 51 degrees 06 minutes 17 seconds West, with the north line of said Dryden tract, a distance of 275.59 feet to a 1/2 inch rebar with a cap stamped "MISELL 6165" found for the northwest corner of said Dryden tract;

THENCE South 20 degrees 08 minutes 43 seconds East, with the west line of said Dryden tract, passing at a distance of 259.00 feet, a 1/2 inch rebar with a cap stamped "MIZELL 6165" found for the southwest corner of said Dryden tract, and continuing for a total distance of 282.07 feet to a mag nail found in asphalt paving for corner in said South Stewart Street;

THENCE South 84 degrees 14 minutes 55 seconds West, with said South Stewart Street, a distance of 490.07 feet to a mag nail found in asphalt paving for corner, said point being the southwest corner of said AISD tract, and of the herein described property;

THENCE North 00 degrees 21 minutes 52 seconds East, departing said South Stewart Street, with the east line of a tract of land described to Charles R. Rowden and Dicey H. Rowden by deed recorded in Volume 1574, Page 650 of the Deed Records of Parker County, Texas and with the east line of a tract of land described as "Tract 2" of that same tract of land described to Christine Elizabeth, et al by deed recorded in Volume 1587, Page 1183, Deed Records, Parker County, Texas, and continuing for a total distance of 956.48 feet to a 1/2 inch rebar found for the northeast corner of said Elizabeth, et al tract, same being the northwest corner of said AISD tract and of the herein described property, same point lying on the south right-of-way line of F.M. Highway No. 730 (100 foot public right-of-way);

THENCE North 44 degrees 52 minutes 32 seconds East, with the south right-of-way line of said F.M. Highway No. 730, a distance of 553.08 feet to a point for corner, said point being the westernmost northeast corner of said AISD tract, same being the northwest corner of a tract of land described to Roddy D. Jetton by deed recorded in Volume 2851, Page 593, Deed Records, Parker County, Texas and being the westernmost northwest corner of said AISD tract and of the herein described property, from which a 3 inch metal fence post found bears North 77 degrees 56 minutes West, a distance of 0.3 feet;

THENCE South 11 degrees 23 minutes 14 seconds East, departing the south right-of-way line of said F.M. Highway No. 730, with the west line of said Jetton tract, a distance of 291.45 feet to a 1/2 inch rebar found for the southwest corner of said Jetton tract, same being an interior "ell" corner of said AISD tract, and of the herein described property;

THENCE North 78 degrees 42 minutes 38 seconds East, with the south line of said Jetton tract, a distance of 342.08 feet to a point for corner, said point being the southeast corner of said Jetton tract, from which a 1/2 inch pipe found bears South 00 degrees 30 minutes West, a distance of 0.4 feet;

THENCE North 11 degrees 13 minutes 38 seconds West, with the east line of said Jetton tract, a distance of 113.67 feet to a 1/2 inch rebar with a cap stamped "WINDROSE" found for corner;

THENCE North 80 degrees 05 minutes 45 seconds East, departing the east line of said Jetton tract, a distance of 141.78 feet to a 1/2 inch rebar with a cap stamped "WINDROSE" found for corner;

THENCE North 10 degrees 52 minutes 44 seconds West, a distance of 101.36 feet to a 1/2 inch rebar with a cap stamped "RPLS 2023" found for the southwest corner of said Lot 1R of C&E Storage;

THENCE North 78 degrees 21 minutes 12 seconds East, with the south line of said Lot 1R, a distance of 280.81 feet to the POINT OF BEGINNING and containing 1,042,116 square feet or 23.924 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Azle Independent School District, does hereby adopt this plat, designating the herein described property as Azle Elementary School Addition, and does hereby dedicate to the public use forever, the streets and easements as shown hereon.

Azle Independent School District

Matthew Adams
 Authorized Representative

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

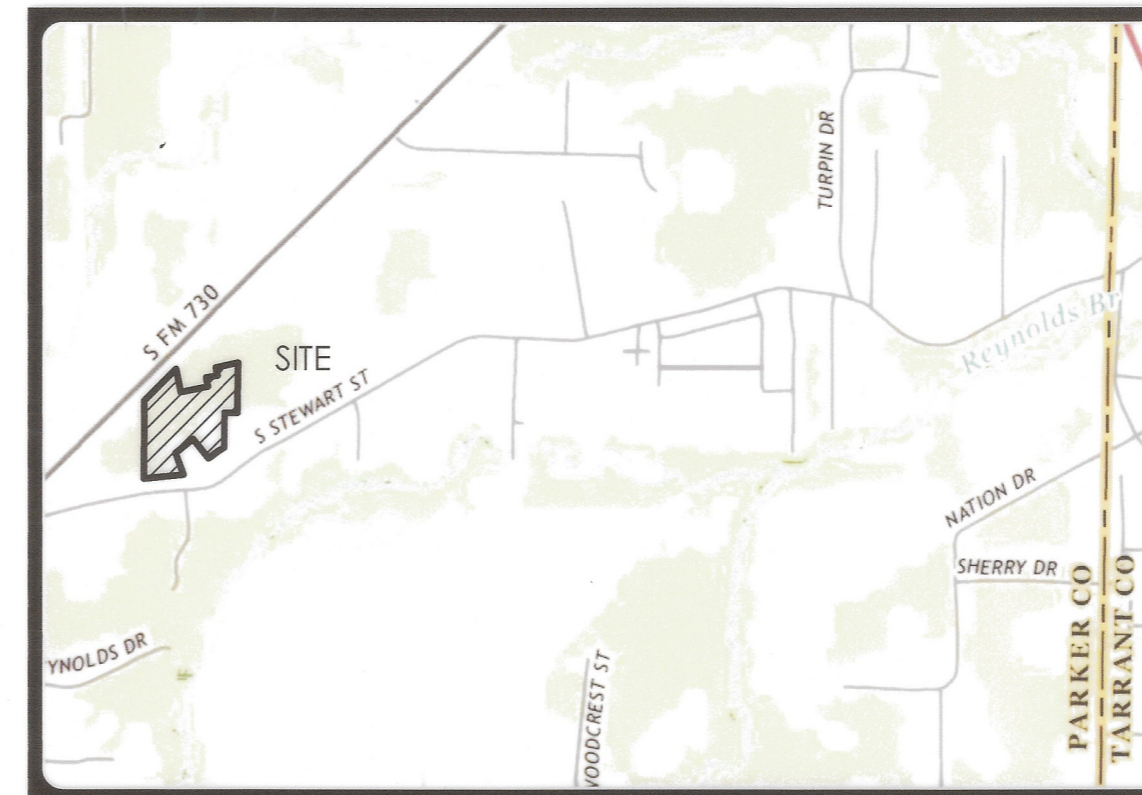
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of October, 2022.

Mesha Lennel Neely
 Notary Public in and for the State of Texas



This Plat filed for Record in Cabinet # F, Slide 354, Date 10/17/22

VICINITY MAP
 NOT TO SCALE



STATE OF TEXAS §
 COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

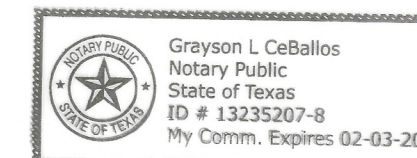
Mark N. Peoples
 Mark N. Peoples, R.P.L.S.
 No. 6443

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of September, 2022.

Grayson L. CeBallo
 Notary Public in and for the State of Texas



Approved by the City of Azle, Parker County, Texas

On this the 22 day of August, 2022

Sammy Byrd
 Assistant City Manager

Dellie Clayton
 Planning and Zoning Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202237596
 10/17/2022 03:55 PM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

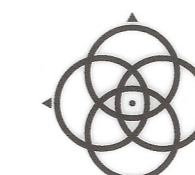
FINAL PLAT

AZLE ELEMENTARY
 SCHOOL ADDITION
 LOT 1, BLOCK 1

Being a 23.924 Acre tract of land
 Situated in the E. Rowden Survey,
 Abstract No. 1884, Parker County, Texas
 City of Azle, Parker County, Texas

ENGINEER
 Claymore Engineering
 1903 Central Drive, Suite 406
 Bedford, Texas 76021

OWNER/DEVELOPER
 Azle Independent School District
 300 Roe Street,
 Azle, Texas 76020



WINDROSE
 LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 06/29/2022 CHECKED BY: M.P. JOB NO.: D57008

-- 2022 --