



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, KENNETH L. PHILLIPS and LESLIE A. PHILLIPS, husband and wife, and DOTTY L. VERRETT, are the sole owners of Lots 31 and 32, Block A, Boling Ranch Estates, Phase 3, an addition to Parker County, Texas, according to the plat recorded in Cabinet B, Slide 752 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the most Southerly corner of said Lot 31, being the most Westerly corner of Lot 30, said Block A and lying in the Northeast right-of-way line of Boling Ranch Road (a 60-foot wide right-of-way);

THENCE along the said Northeast right-of-way line of Boling Ranch Road as follows:

N 25° 13' 39" W, 86.06 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "RPLS 1276" lying on a Curve to the Left;

NORTHWESTERLY, 194.25 feet along said Curve to the Left, having a radius of 60.00 feet, a central angle of 185° 29' 14" and a chord bearing N 57° 58' 26" W, 119.87 feet to a 1/2-inch iron rod found at the End of said Curve;

N 89° 09' 18" W, 7.46 feet to a 1/2-inch iron rod found at the Southwest corner of aforesaid Lot 32, being the Southeast corner of Lot 33, aforesaid Block A;

THENCE N 00° 39' 41" W, 630.44 feet along the common boundary line between said Lots 32 and 33 to a 1/2-inch iron rod found at the Northwest corner of said Lot 32;

THENCE S 89° 35' 50" E, 176.84 feet along the North boundary line of said Lot 32 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner thereof, from which a 1/2-inch iron rod found bears N 40° 52' 12" E 1.45 feet;

THENCE S 25° 13' 39" E, at 413.74 feet passing a 1/2-inch iron rod found at the most Easterly corner of said Lot 32, being the most Northerly corner of aforesaid Lot 31 and continuing in all a total distance of 687.39 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Easterly corner of said Lot 31, being the most Northerly corner of aforesaid Lot 30;

THENCE S 64° 49' 44" W, 350.00 feet along the common boundary line between said Lots 30 and 31 to the PLACE OF BEGINNING, containing 5.155 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KENNETH L. PHILLIPS and LESLIE A. PHILLIPS, husband and wife, and DOTTY L. VERRETT, do hereby adopt this plat designating the hereinabove described real property as LOTS 31-R AND 32-R, BLOCK A, BOLING RANCH ESTATES, PHASE 3, an addition to Parker County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS OUR HANDS at Azle, Parker County, Texas, this the 10th day of July, 2023.

Kenneth L. Phillips Leslie A. Phillips
 KENNETH L. PHILLIPS LESLIE A. PHILLIPS

WITNESS MY HAND at Azle, Parker County, Texas, this the 10th day of July, 2023.

Dotty L. Verrett
 DOTTY L. VERRETT

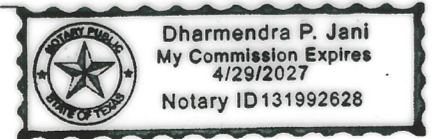
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KENNETH L. PHILLIPS and LESLIE A. PHILLIPS, known to me to be the persons whose names are 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 the 10th day of JULY, 2023.

NOTARY PUBLIC
 STATE OF TEXAS



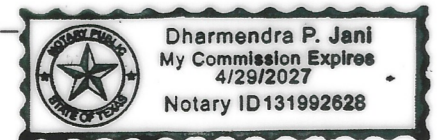
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DOTTY L. VERRETT, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10 day of JULY, 2023.

NOTARY PUBLIC
 STATE OF TEXAS



BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF BOLING RANCH ROAD ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 752, P.R.P.C.T.

FLOOD PLAIN
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, COMMUNITY PANEL No. 48367C0325 E, MAP EFFECTIVE SEPTEMBER 26, 2008.

CONSTRUCTION PROHIBITED OVER EASEMENTS
 "NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE
 "THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT."

FLOODPLAIN RESTRICTION
 "NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE WATER AND SEWER
 "WATER TO THESE LOTS IS BE SERVED AQUA TEXAS, INC. SEWER IS SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM."

UTILITY EASEMENTS
 "ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, 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."

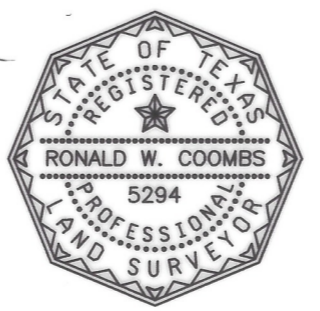
SIDEWALKS
 "SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS."

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
 "THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS."

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 Texas Registration No. 5294



FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS
 CABINET F SLIDE 527
 DATE: 7-19-23

FORT WORTH

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 7/14/2023
 BY: Ronald W. Coombs CHAIRMAN
 BY: D. Hall SECRETARY

10595.00A.031.00
 10595.00A.032.00

10595
 AZ
 N-11



FF D. Hood
 7/13/2023

THE REASON FOR THIS REPLAT IS TO ADJUST THE LOT LINE BETWEEN THE TWO LOTS

FINAL PLAT
**LOTS 31-R AND 32-R,
 BLOCK A
 BOLING RANCH ESTATES
 PHASE 3**

AN ADDITION TO PARKER COUNTY, TEXAS

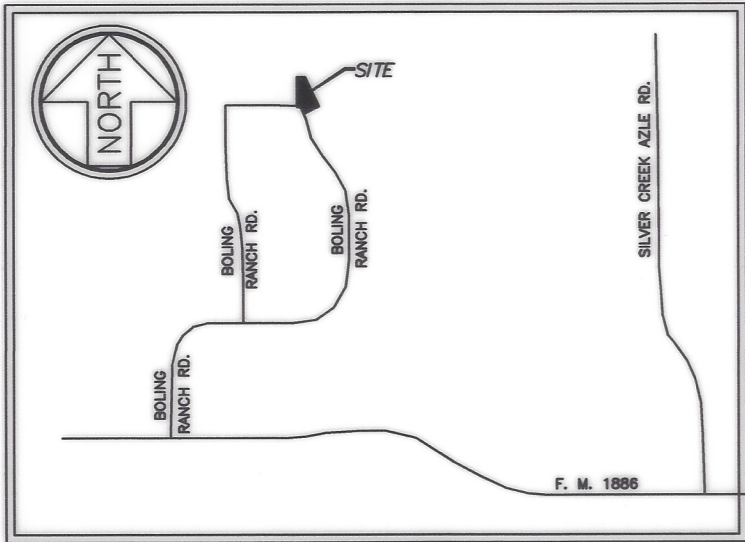
BEING A REVISION OF LOTS 31 AND 32, BLOCK A, BOLING RANCH ESTATES, PHASE 3, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 752 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

SURVEYOR:
 COOMBS LAND SURVEYING, INC.
 P.O. BOX 6160
 FORT WORTH, TEXAS 76115
 (817) 920-7600
 e-mail: ron.coombs@sbcglobal.net

OWNER LOT 31:
 DOTTY L. VERRETT
 1364 SOUTHEAST PKWY. APT 2006
 AZLE, TEXAS 76020
 (972) 816-5887
 email: dottyv1@yahoo.com

OWNER LOT 32:
 KENNETH & LESLIE PHILLIPS
 906 BOLING RANCH ROAD
 AZLE, TEXAS 76020
 (972) 345-0774
 e-mail: mayorofsc@gmail.com

2 LOTS 5.155 ACRES FS-23-094

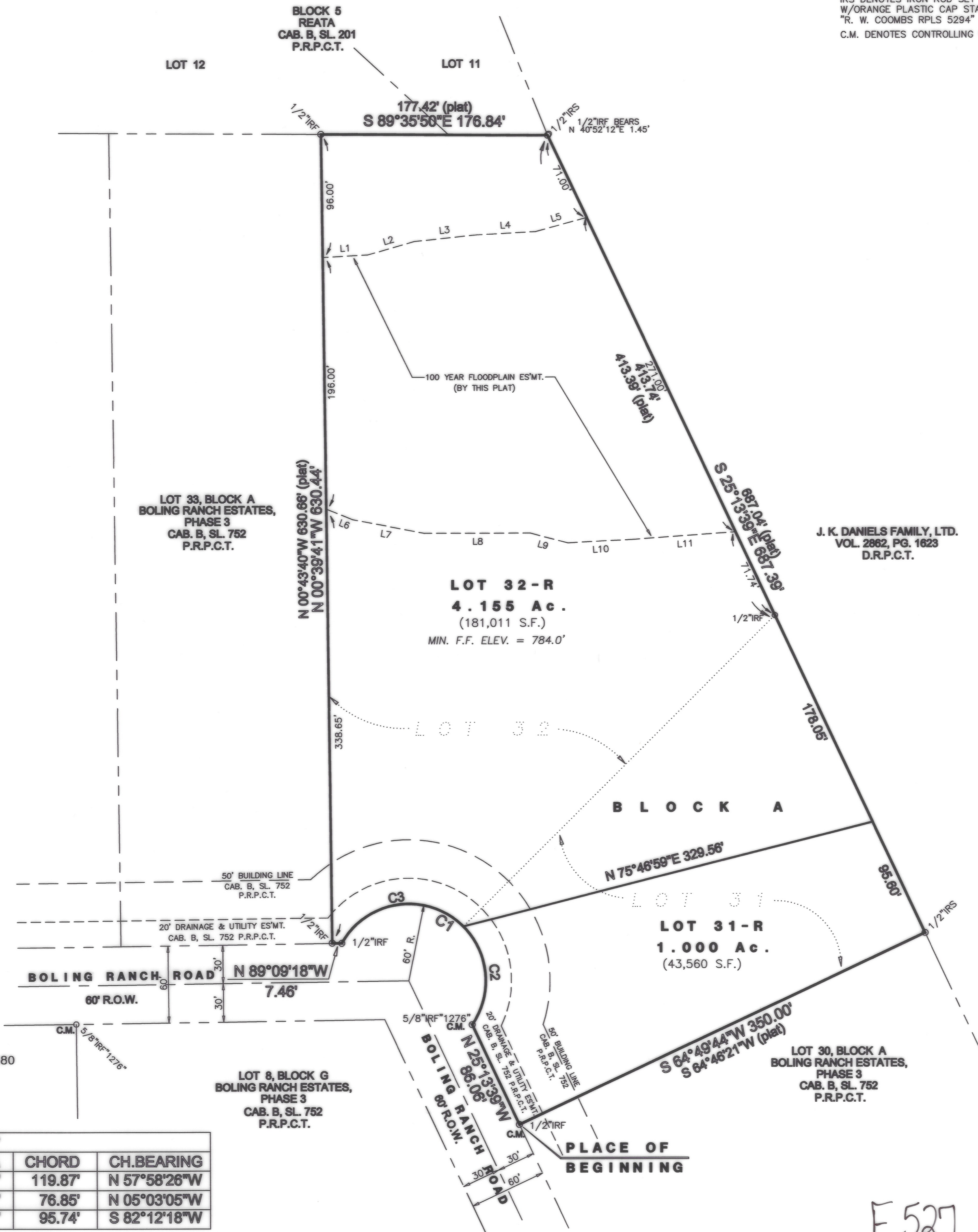


VICINITY MAP
NOT TO SCALE

IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 C.M. DENOTES CONTROLLING MONUMENT

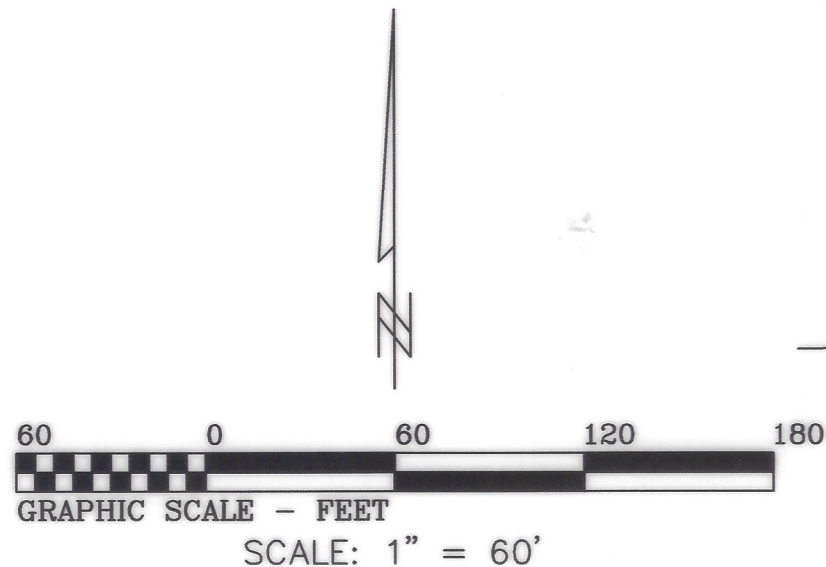


Coombs Land Surveying, Inc.
 P. O. Box 6160 Fort Worth, Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 10111800
 CLS JOB No. 23-0018



* EASEMENT LINE TABLE *

LINE	BEARING	DISTANCE
L1	N 87°00'00"E	35.00'
L2	N 74°00'00"E	38.00'
L3	N 84°00'00"E	49.00'
L4	N 87°00'00"E	45.95'
L5	N 75°00'00"E	41.30'
L6	S 68°00'00"E	22.00'
L7	S 79°00'00"E	57.00'
L8	N 90°00'00"E	83.00'
L9	S 75°00'00"E	30.00'
L10	N 87°00'00"E	52.30'
L11	N 86°00'00"E	78.86'



* CURVE TABLE *

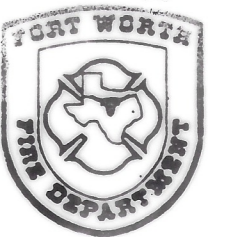
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	60.00'	194.25'	185°29'14"	119.87'	N 57°58'26"W
C2	60.00'	83.40'	79°38'31"	76.85'	N 05°03'05"W
C3	60.00'	110.84'	105°50'43"	95.74'	S 82°12'18"W

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202318759
 07/19/2023 10:27 AM
 Fee: \$0.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT



FF D. HOOD
 7/13/2023

THE REASON FOR THIS REPLAT IS TO
 ADJUST THE LOT LINE BETWEEN
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FINAL PLAT
**LOTS 31-R AND 32-R,
 BLOCK A
 BOLING RANCH ESTATES
 PHASE 3**

AN ADDITION TO PARKER COUNTY, TEXAS

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 e-mail: ron.coombs@sbcglobal.net

OWNER LOT 31:
 DOTTY L. VERRETT
 1364 SOUTHEAST PKWY. APT 2006
 AZLE, TEXAS 76020
 (972) 816-5887
 email: dottyv1@yahoo.com

OWNER LOT 32:
 KENNETH & LESLIE PHILLIPS
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 e-mail: mayorofsc@gmail.com

2 LOTS 5.155 ACRES FS-23-094

F 527