

Cabinet B SLIDE 660

BEARINGS ARE BASED ON THE MONUMENTED NORTH LINE OF CALLED LOT 6 IN BLOCK 3 OF THE F. D. WHITE ADDITION RECORDED IN CAB. B. SLIDE 1337 (T.C.P.R.) AND CAB. B. SLIDE 109 (P.C.P.R.)

THE SUBJECT PROPERTY IS WITHIN ZONE C (AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439C0118 H. DATED AUGUST 2, 1995.

NOTE: LOT 6R1 WILL UTILIZE THE DEDICATED RIGHT-OF-WAY AS A TEMPORARY INGRESS-EGRESS EASEMENT UNTIL SUCH TIME AS STREET IS CONSTRUCTED.

-1-
BLOCK 1

ANDERSON ADDITION - CAB. B. SLIDE 1783 (T.C.P.R.)

4' UTILITY EASEMENT PER PLAT (B/1783 T.C.P.R.)

LOT 6R4
0.389 AC.

S 89°20'51"E - 609.49'
DEDICATED R.O.W. FOR FUTURE STREET IMPROVEMENT
N 89°20'51"W - 609.49'

LOT 6R2
0.553 AC.

LOT 6R1
1.589 AC.

3.086 AC.

LOT 6 IN BLOCK 3 OF F. D. WHITE ADDITION - CAB. B. SLIDE 109 (P.C.P.R.) & CAB. B. SLIDE 1337 (T.C.P.R.)

LOT 6R3
0.555 AC.

N 89°20'51"W - 607.28'

CALL: 7.0727 AC. - ALBERTSON'S, INC. 13057/400 (T.C.D.R.)

LOT 1, BLOCK 1 - ALBERTSON'S ADDITION

Doc 00435325 Bk OR 1981 Vol 1803 Pg

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jan 11, 2002 at 04:34P

Document Number: 00435325

Amount: .00

By Sherry Jackson

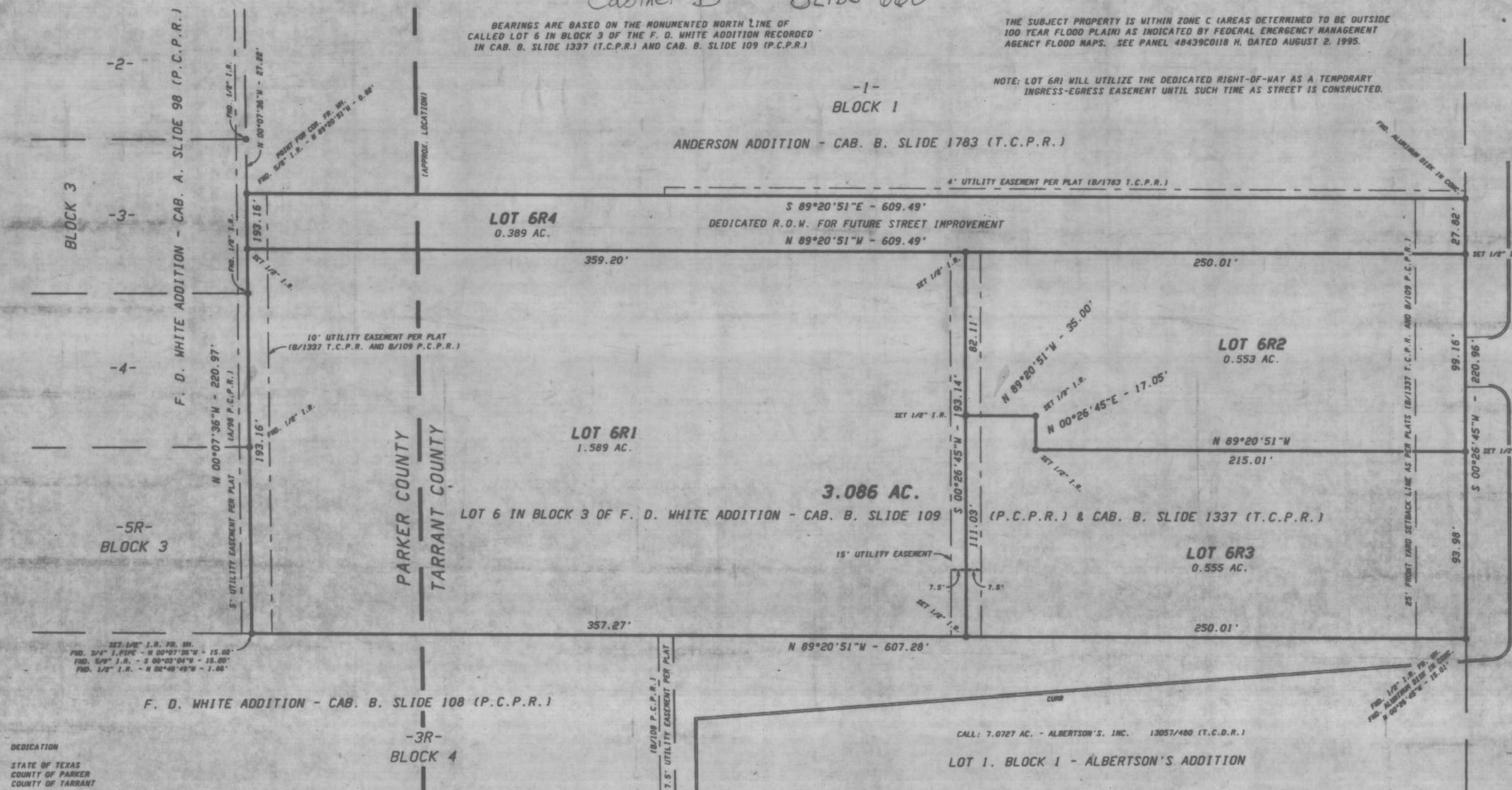
STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Jan 11, 2002

B 660

Jeanne Brunson, County Clerk
Parker County



DEDICATION
STATE OF TEXAS
COUNTY OF PARKER
COUNTY OF TARRANT

WHEREAS, KDR Development, Inc., acting by and through Kenneth Durratt, President, does hereby certify that it is the owner of the following described property:

All that certain tract or parcel of land, being 3.086 acres situated in the T. & P. Railway Co. Survey No. 7, Tarrant and Parker Counties, Texas, being all of that certain called 3.086 acre tract described in a deed from Albert D. Frederick and Marsha L. Frederick to Kenneth Durratt et al. dated July 16, 2001, recorded in Volume 1943, Page 1325 of the Deed Records of Parker County, Texas, same being that certain called 3.086 acre tract described in a deed from Albert D. Frederick and Marsha L. Frederick to Kenneth Durratt et al. dated July 17, 2001, recorded under Clerk File No. 020115062 of the Deed Records of Tarrant County, Texas. Said 3.086 acres being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod (Found) for the southeast corner of the above mentioned 3.086 acre tract, same being the northeast corner of the Albertson's, Inc. called 7.0727 acre tract recorded in Volume 13057, Page 480 (T.C.D.R.), also being in the vest right-of-way line of F.R. 730 (also known as Boyd Road), an Aluminum Disk in concrete (Found) for the southeast corner of the Albert D. Frederick et al. called 2.87 acre tract recorded in Volume 11206, Page 952 (T.C.D.R.) bears North 00 degrees 26 minutes 45 seconds West, 15.01 feet:

THENCE North 89 degrees 20 minutes 51 seconds West, with the north line of the above mentioned Albertson's, Inc. 7.0727 acre tract and with the north line of Lot 3R, Block 4 of the F. D. White Addition recorded in Cabinet B, Slide 109 of the Parker County Plat Records, a distance of 607.28 feet to a 1/2" Iron Rod (Found) for the southeast corner of said 3.086 acre tract, same being the southeast corner of Lot 5R, Block 4 of the F. D. White Addition recorded in Cabinet B, Slide 108, a 3/4" Iron Pipe (Found) for the southwest corner of the above mentioned Frederick 2.87 acre tract bears North 00 degrees 07 minutes 36 seconds West, 15.02 feet, a 5/8" Iron Rod (Found) for the northeast corner of Lot 3, Block 4 of the F. D. White Addition recorded in Cabinet A, Slide 98 of the Parker County Plat Records bears South 00 degrees 03 minutes 04 seconds West, 15.20 feet and a 1/2" Iron Rod (Found) bears North 02 degrees 49 minutes 49 seconds West, 1.86 feet:

THENCE North 00 degrees 07 minutes 36 seconds West, with the east line of the above mentioned Lot 5R, Block 2, with the east line of Lot 4 and Lot 3, Block 3 of the F. D. White Addition recorded in the above mentioned Cabinet A, Slide 98, a distance of 220.97 feet to the northeast corner of said 3.086 acre tract, same being the northeast corner of said Frederick 2.87 acre tract, and being the southeast corner of Lot 1, Block 1 of the Anderson Addition recorded in Cabinet B, Slide 1783 of the Tarrant County Plat Records, a 1/2" Iron Rod (Found) for the northeast corner of the above mentioned Lot 3, Block 3 bears North 00 degrees 07 minutes 36 seconds West, 27.22 feet and a 5/8" Iron Rod (Found) bears North 89 degrees 20 minutes 51 seconds West, 0.82 feet:

THENCE South 89 degrees 20 minutes 51 seconds East, a distance of 609.49 feet to an Aluminum Disk in concrete (Found) for the northeast corner of said 3.086 acre tract, same being the northeast corner of said Frederick 2.87 acre tract, also being the southeast corner of Lot 1, Block 1 of the above mentioned Anderson Addition, and being in the vest right-of-way line of F.R. 730:

THENCE South 00 degrees 26 minutes 45 seconds West, with the east line of said Frederick 2.87-acre tract and with the vest right-of-way line of said F.R. 730, a distance of 220.96 feet to the PLACE OF BEGINNING, containing 3.086 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KDR Development, Inc., acting by and through Kenneth Durratt, President, does hereby adopt this plat representing our plan of subdivision to be known as Lot 6R1, Lot 6R2, Lot 6R3 and Lot 6R4, Block 3 of the F. D. White Addition in the City of AZLE in Parker and Tarrant Counties, Texas, and our heirs, successors and assigns agree to pay the installation and construction of all curbs, gutters and sidewalks located on the subdivision which have not been installed at the time of approval of this plat.

WITNESS UNDER MY HAND, THIS THE 19th DAY OF Dec., 2001.

Kenneth Durratt, President

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KENNETH DURRATT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID COMPANY, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH COMPANY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL, THIS THE 19th DAY OF Dec., 2001.

Eric Kunzman, Notary Public, State of Texas, My Commission Expires August 22, 2004

HAROLD KNIFFIN
REGISTERED PROFESSIONAL LAND SURVEYOR
121 S. Broadway, Suite 851
Tyler, Texas 75702
(903) 593-1014

I, HAROLD KNIFFIN, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF MAY, 2001.

GIVEN UNDER MY HAND & SEAL, THIS THE 19th DAY OF Dec., 2001.

Harold Kniffin, Registered Professional Land Surveyor No. 1684

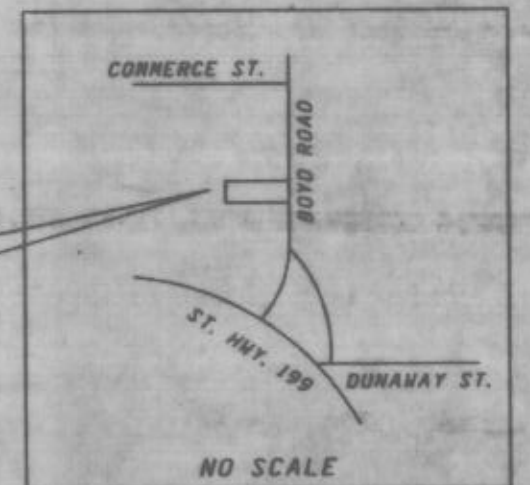
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HAROLD KNIFFIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND & SEAL, THIS THE 19th DAY OF Dec., 2001.

Eric Kunzman, Notary Public, State of Texas, My Commission Expires August 22, 2004

PLANNING AND ZONING COMMISSION
DATE APPROVED: *November 19, 2001*
CHAIRMAN: *David Small*
SECRETARY: *David Small*

CITY OF AZLE, TEXAS
DATE APPROVED: *November 20, 2001*
MAYOR: *R. Jack*
SECRETARY: *David Small*



PLAT OF LOTS 6R1, 6R2, 6R3 & 6R4, BLOCK 3 BEING A REPLAT OF LOT 6, BLOCK 3 OF THE F. D. WHITE ADDITION IN THE CITY OF AZLE TARRANT AND PARKER COUNTIES, TEXAS BEING PART OF THE T. & P. RAILWAY CO. SUR. NO. 7 ABSTRACT NO. 1431 AND CONTAINING 3.086 ACRES OF LAND

