

BAUGHMAN HILL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING
ROD FOUND

1/2" FROM
ROD FOUND

N 89°32'18" E 297.46'

A PORTION OF
BYRON RALPH FRENCH
VOLUME 1895, PAGE 1244
R.R.P.C.T.

LOT 1
1.435 ACRES

(N/S) 88°17'44" (E/W)
298.13'

BLOCK 1

DOUG LEE
VOLUME 2524, PAGE 1571
R.R.P.C.T.

10'

20'

HARTER LANE
(30' INGRESS EGRESS EASEMENT
VOL. 576, PG. 27)

LOT 2
11.209 ACRES

KEN JACKSON
VOLUME 1895, PAGE 282
R.R.P.C.T.

A PORTION OF
BYRON RALPH FRENCH
VOLUME 1895, PAGE 1244
R.R.P.C.T.

J.B. HOLBROOK
VOLUME 1784, PAGE 79
R.R.P.C.T.

J.B. HOLBROOK
VOLUME 1741, PAGE 1452
R.R.P.C.T.

DAVID RAMIREZ
SOCORRO ORALLA RUIZ
VOLUME 2026, PAGE 1621
R.R.P.C.T.

1/2" FROM
ROD FOUND

S 89°15'05" W

288.36'

JOHN O. MCKINSEY SURVEY
ABSTRACT NO. 1845

BRONX RALPH FRENCH
VOLUME 1895, PAGE 654
R.R.P.C.T.

VONITA F. LILES
VOLUME 2026, PAGE 1621
R.R.P.C.T.

APPROXIMATE LOCATION
CHAPPED REF. S. 2023

B.F. BOSWELL SURVEY
ABSTRACT NO. 67

1/2" FROM ROAD
CHAPPED REF. S. 2023
FOUND

S 00°09'15" E

1676.78'

1676.73'

1676.73'

1676.73'

1676.73'

1676.73'

1676.73'

1676.73'

1676.73'

1676.73'

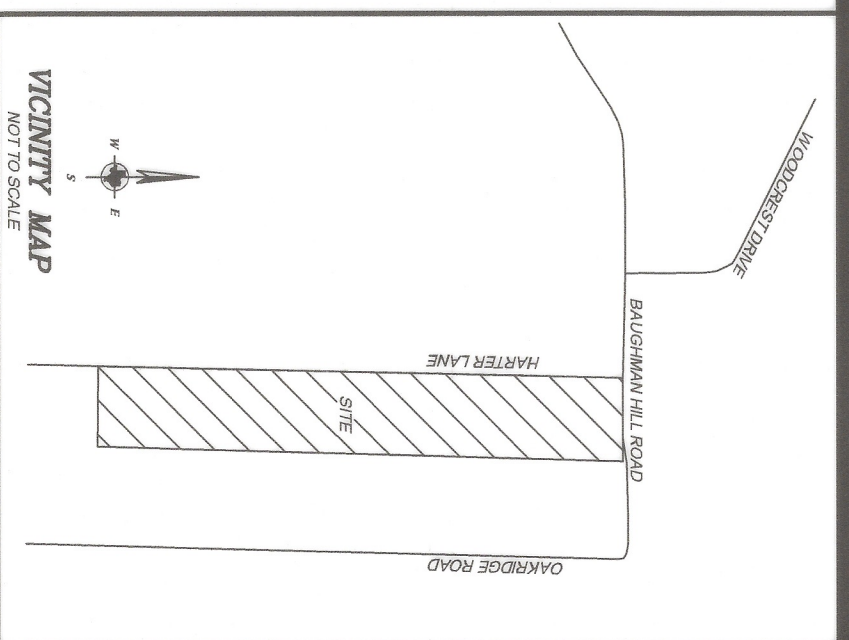
1676.73'

1676.73'

1676.73'

1676.73'

1676.73'



STATE OF TEXAS)
COUNTY OF PARKER)

KNOW ALL MEN BY THESE PRESENTS, That Byron French is the owner of following described real property, to wit:

FIELD NOTES:

12.644 acres of land situated in the JOHN O. MCKINSEY SURVEY ABSTRACT NO. 1845, Parker County, Texas, being a portion of that certain tract of land described by deed to Byron Ralph French, recorded in Volume 1895, Page 1244, Real Records, Parker County, Texas and that certain tract of land described by deed to Byron Ralph French, recorded in Volume 2596, Page 654, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1, OAKRIDGE HOMESITES, an Addition to Parker County, Texas, according to the Plat thereof recorded in Volume 380-A, Page 64, Plat Records, Parker County, Texas, said iron being, per deed (Vol. 1695, Pg. 1244) call N 00°22'39" E, 2671.87 feet from the Southeast corner the JOHN O. MCKINSEY SURVEY, Abst. No. 1845;

THENCE S 00°29'17" W, along the east line of said French tract, passing the Northeast corner of said French (Vol. 2596, Pg. 654) tract, continuing along the east line of said French (Vol. 2596, Pg. 654) tract, in all, a distance of 1889.41 feet to a 1/2" iron rod capped R.P.S. 2023 found for the southeast corner of said French (Vol. 2596, Pg. 654) tract, for the East line of that certain tract of land described by deed to Vonita F. Liles, recorded in Volume 2026, Page 1621, Real Records, Parker County, Texas;

THENCE S 89°15'05" W, along the south line of said French (Vol. 2596, Pg. 654) tract, 286.36 feet to a 1/2" iron rod found for the southwest corner of said French (Vol. 2596, Pg. 654) tract, for the Northeast corner of said Liles tract, for the East line of that certain tract of land described by deed to David Ramirez and Socorro Oralla Ruiz recorded in Document No. 201707545, Official Records, Parker County, Texas, in HARTER LANE's 30' Ingress - Egress Easement recorded in Volume 576, Page 27, Deed Records, Parker County, Texas);

THENCE N 00°09'15" E, along the west line of said French (Vol. 2596, Pg. 654) tract, passing the northeast corner of said Ramirez and Ruiz tract and the southeast corner of that certain tract of land described by deed to J.B. Holbrook, recorded in Volume 1741, Page 1452, Real Records, Parker County, Texas, continuing along the west line of said French (Vol. 2596, Pg. 654) tract, passing the Northwest corner of said French (Vol. 2596, Pg. 654) tract, continuing along the west line of said French (Vol. 1695, Pg. 1244) tract, passing the Northeast corner of said Holbrook tract and the Southeast corner of that certain tract of land described by deed to J.B. Holbrook, recorded in Volume 1786, Page 78, Real Records, Parker County, Texas, continuing along the west line of said French (Vol. 1695, Pg. 1244) tract, passing the Northeast corner of said Holbrook (Vol. 1786, Pg. 78) tract and the Southeast corner of that certain tract of land described by deed to Ken Jackson, recorded in Volume 2212, Page 202, Real Records, Parker County, Texas, continuing along the west line of said French (Vol. 1695, Pg. 1244) tract, passing the Northeast corner of said Jackson tract and the Southeast corner of that certain tract of land described by deed to Doug Lee, recorded in Volume 2524, Page 1571, Real Records, Parker County, Texas, continuing along the west line of said French (Vol. 1695, Pg. 1244) tract, in all, a distance of 1885.50 feet to a 1/2" iron rod found for the Northwest corner of said French (Vol. 1695, Pg. 1244) tract and for the northeast corner of said Lee tract;

THENCE N 88°32'18" E, along the north line of said French (Vol. 1695, Pg. 1244) tract, 297.46 feet to the POINT OF BEGINNING and containing 12.644 acres of land.

NOW, THEREFORE, KNOWALL MEN BY THESE PRESENTS:

That, Byron French does hereby adopt this Plat of the hereinabove described real property to be designated as: ...
LOTS 1 AND 2, BLOCK 1
FRENCH ADDITION

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the 4th day of December, 2021

Byron French
Byron French

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority on this day personally appeared Byron French, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity hereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 4th day of December, 21.

Julia Morlock
Notary Public, Parker County, Texas
My Commission Expires 11/23/2023



12477
AZ
N-10

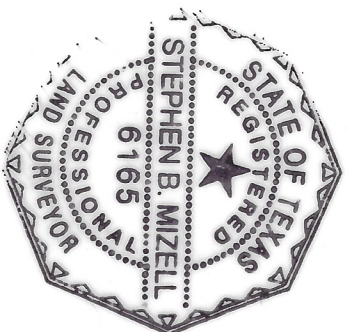
21845.005.000.00
21845.005.002.00

CITY OF AZLE, PARKER COUNTY, TEXAS.

WHEREAS The City of Azle
Approved on this the 19th day of December, 2021

Julia Morlock
Assistant City Manager

Debra Cantor
Planning and Zoning Secretary



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUNDS SHOWN ON THE PROPERTY SHOWN HEREON. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. TEXAS REGISTRATION NO. 6165. REVISED NOVEMBER 19, 2021 (CITY COMMENTS)

Final Plat
Lots 1 and 2, Block 1,
FRENCH ADDITION,
an Addition to Parker County, Texas,
being 12.644 acres situated in the
JOHN O. MCKINSEY SURVEY,
ABSTRACT NO. 1845,
Parker County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Sila Deella
202148294
12/10/2021 04:07 PM
Lee: 78, 100 County Clerk
Parker County, Texas
PLAT