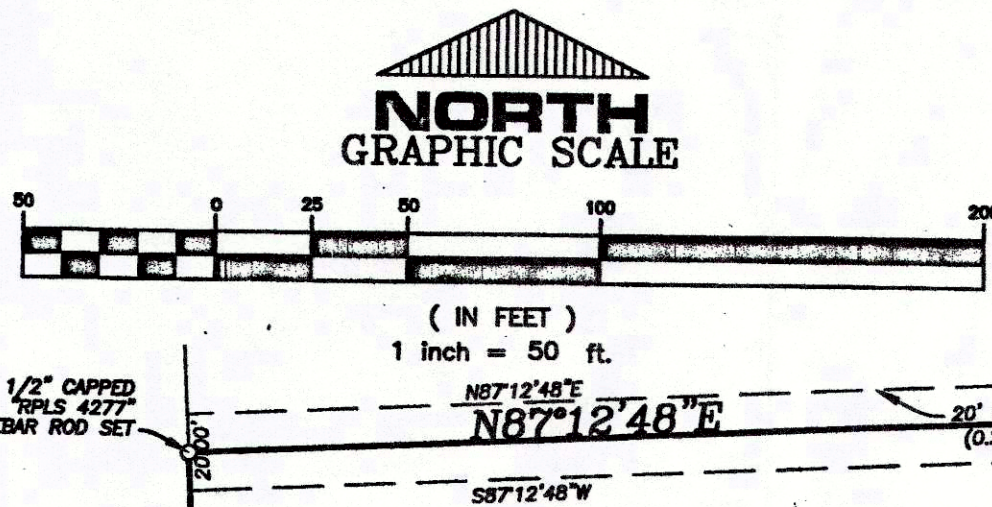


APPROVED BY THE  
CITY OF AZLE,  
PARKER COUNTY, TEXAS  
ON THIS THE 21 DAY  
OF January 2019

*[Signature]*  
Planning & Zoning Chairman

*[Signature]*  
Planning & Zoning Secretary



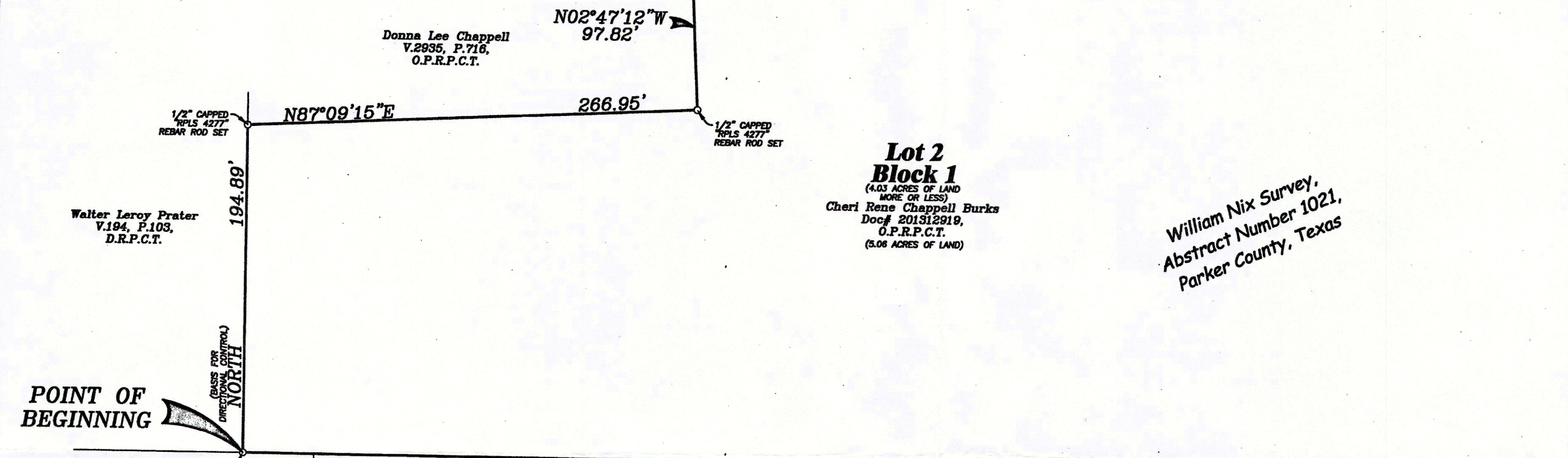
**Lot 1  
Block 1**  
GOODE ACRES  
Cabinet D, Slide 789  
P.R.P.C.T.

NOTE:  
PROPERTY IS CURRENTLY ZONED  
RESIDENTIAL (SF-1) SINGLE  
FAMILY ACCORDING TO THE CITY  
OF AZLE ZONING MAP.

201902472 PLAT Total Pages: 1

**Lot 25**  
Walnut Creek Addition  
V.292, P.1, D.R.P.C.T.

**Walnut Creek  
Drive**



**Lot 2  
Block 1**  
(4.03 ACRES OF LAND  
MORE OR LESS)  
Cheri Rene Chappell Burks  
Doc# 201312919,  
O.P.R.P.C.T.  
(5.06 ACRES OF LAND)

William Nix Survey,  
Abstract Number 1021,  
Parker County, Texas

**811**  
Know what's below.  
Call before you dig.

LEGEND

- METER POLE
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE
- ASPHALT
- CONCRETE
- FENCE

ACCT. NO.: 12776  
SCH. DIST.: AZ  
CITY: CAZ  
MAP NO.: N-8

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
201902472  
02/01/2019 03:31 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

**FIELD NOTES**

Description for a tract of land situated in the William Nix Survey, Abstract Number 1021, Parker County, Texas, and being a portion of a tract of land described in a deed to Cheri Rene Chappell Burks, recorded in County Clerk's Document Number 201312919, Official Public Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found (Control Monument) for the southwest corner of said Burks Tract, same being the southeast corner of a tract of land described in a deed to Walter Leroy Prater, recorded in Volume 194, Page 103, Deed Records, Parker County, Texas, and being in the north line of Lot 1, Holly Hills, recorded in Volume 362-A, Page 103, Plat Records, Parker County, Texas;

Thence NORTH. (BASIS FOR DIRECTIONAL CONTROL), 194.89 feet along the common line of said Burks Tract and said Prater Tract to a 1/2" capped "RPLS 4277" rebar rod set, at the southwest corner of a tract of land described by deed to Donna Lee Chappell recorded in Volume 2935, Page 716, O. P. R. P. C. T.;

Thence N87°09'15"E., 266.95 feet along the south line of said Chappell Tract to a 1/2" capped "RPLS 4277" rebar rod set at the southeast corner of the said Chappell tract;

Thence N02°47'12"W., 97.82 feet along the east line of said Chappell Tract to a 1/2" capped "RPLS 4277" rebar rod set being the most Northerly Northwest corner of this tract being the most southerly southwest corner of Lot 1, Block 1, Goode Acres, an addition to the City of Azle, Parker County, Texas recorded in Cabinet D, Slide 789, P.R.P.C.T., said rod being in the centerline of a 20 feet wide Ingress - Egress easement recorded in County Clerk's Document Number 201312919, O.P.R.P.C.T.;

Thence N87°12'48"E., 525.07 feet along the common line of said Lot 1 and Burks Tract and along the center of said 20 feet wide Ingress - Egress Easement to a 1/2" capped "RPLS 4277" rebar rod set in the west line of Red Bud Drive, and from which a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of Lot 25, Walnut Creek Addition, recorded in Volume 292, Page 1, Deed Records, Parker County, Texas, bears N00°19'55"W., 31.88 feet;

Thence S00°19'55"E., 332.96 feet along the west line of Red Bud Drive to a 1/2" capped "RPLS 4277" rebar rod found for the southeast corner of said Burks Tract, same being the northeast corner of a tract of land described in a deed to Aaron Knight and wife, Jennifer Knight, recorded in Volume 2350, Page 1494, Official Public Records, Parker County, Texas, from which a 1/2" Rebar Rod found at the southeast corner of said Knight tract bears S00°02'27"W., 200.00 feet;

Thence N89°53'07"W., 788.24 feet along the common line of said Burks Tract; said Knight Tract; Lots 1-7, Wood Lane Addition, recorded in Cabinet C, Slide 2, Plat Records, Parker County Texas, and said Lot 1, Holly Hills, to the point of beginning and containing 5.06 acres of land more or less.

**20' INGRESS EGRESS EASEMENT**

Description for a 20' wide ingress egress easement situated in the William Nix Survey, Abstract Number 1021, Parker County, Texas, and being over and across the south portion of Lot 1, Block 1, Goode Acres Addition as recorded in Plat Cabinet B, Slide 789, Plat Records, Parker County, Texas, and along the north portion of a tract of land described by deed to Cheri Rene Chappell Burks by deed recorded in County Clerk's Document Number 201312919, Official Public Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" Capped "RPLS 4277" Rebar Rod at the common east corner of said Lot 1 and said Burks tract and being in the west line of Red Bud Drive, and being situated S00°19'55"E., 31.88 feet from a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of said Lot 25;

Thence S00°19'55"E., 10.01 feet along the west line of Red Bud Drive to a point;

Thence S87°12'48"W., 524.64 feet to a point in the east line of a tract of land described by deed to Donna Lee Chappell and recorded in Volume 2935, Page 716, Official Records, Parker County, Texas;

Thence N02°47'12"W., at 10.00 feet passing a 1/2" Capped "RPLS 4277" Rebar Rod set for the common west corner of the aforementioned Lot 1 and Burks tract, in all, 20.00 feet along the east line of said Donna Lee Chappell tract to a point;

Thence N87°12'48"E., 525.50 feet to the point in the east line of said Lot 1 and the west line of Redbud Drive;

Thence S00°19'55"E, 10.01 feet to the of beginning and containing 0.24 of an acre of land more or less.

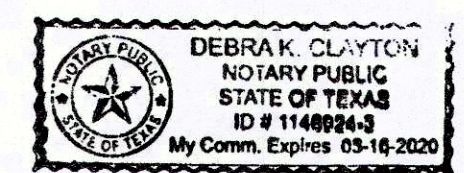
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Cheri Rene Chappell Burks do hereby adopt this plat designating the herein described real property as Lot 2, Block 1, Goode Acres, an addition in the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Tarrant County, Texas, the 24 day of January 2019

*Cheri Rene Chappell Burks*  
Cheri Rene Chappell Burks - Owner

STATE OF Texas  
COUNTY OF Tarrant  
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cheri Rene Chappell Burks, known to me to be the entity whose name is 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 24 day of January 2019  
*Debra K. Clayton* 2-16-2020  
Notary Public My Commission Expires



**FINAL PLAT SHOWING**  
Lot 2, Block 1,  
**Goode Acres**

AN ADDITION IN THE CITY OF AZLE, PARKER COUNTY, TEXAS, BEING 5.06 ACRES OF LAND SITUATED IN THE WILLIAM NIX SURVEY, ABSTRACT NUMBER 1021, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 228, DATE \_\_\_\_\_

**TRI**  
SURVEYING  
**COUNTIES**  
116 LOCUST STREET, AZLE TX 76020  
OFFICE: 817-444-2355 FAX: 817-444-4387  
surveying@tricountiessurveying.com  
JOB# 18120295

Ownership:  
Cheri Rene Chappell Burks.  
8822 Rockway Street  
Fort Worth, TX 76108-1417

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Lonnie Reed*  
LONNIE REED  
R.P.L.S. No. 4277  
12-19-2018

