

Owners Certificate

Whereas Patsy Magers is the owner of a lot, tract or parcel of land in the J. W. Smock Survey, Abstract No. 2267, City of Azle, Parker County, and Tarrant County, Texas, being the same 6.74 acre tract conveyed to Patsy Magers by deed recorded under County Clerks File No. 2013-1001, Deed Records, Parker County, Texas, being more particularly described as follows; Beginning at a 1/2" iron rod found for corner in the west line of Farm to Market Highway No. 730 (variable width right-of-way) (Boyd Road), being the northeast corner of said 6.74 acre tract and the southeast corner of a tract conveyed to A.C.A. Development Inc., by deed recorded in Volume 15801, Page 268, Deed Records, Tarrant County, Texas; Thence South 00°27'27" East with the west line of said Farm to Market Highway No. 730 and the east line of said 6.74 acre tract a distance of 129.21 feet to a 1/2" iron rod found for corner in the west line of said State Highway No. 730, being the southeast corner of said 6.74 acre tract and the northeast corner of RACETRAC ADDITION an addition to the City of Azle, Tarrant and Parker County according to the plat recorded in Cabinet A, Slide 11984, Plat Records, Tarrant County, Texas; Thence North 89°28'28" West with the common line between said 6.74 acre tract and said RACETRAC ADDITION a distance of 604.99 feet to a 1/2" iron rod found for corner, being an inside ell corner of said 6.74 acre tract and a corner of said RACETRAC ADDITION; Thence South 00°22'43" West with the common line between said 6.74 acre tract and said RACETRAC ADDITION a distance of 129.27 feet to a 1/2" iron rod found for corner, being an outside ell corner of said 6.74 acre tract and a corner of said RACETRAC ADDITION; Thence North 89°41'31" West with the common line between said 6.74 acre tract and said RACETRAC ADDITION a distance of 842.14 feet to a 1/2" iron rod found for corner in the east line of Oak Court Addition, an addition to the City of Azle, Parker County, Texas according to the plat recorded in Cabinet A, Slide 665, Plat Records, Parker County, Texas, being the southwest corner of said 6.74 acre tract and the northwest corner of said RACETRAC ADDITION; Thence North 00°49'55" West with the common line between said 6.74 acre tract and said Oak Court Addition a distance of 256.41 feet to a 1/2" iron rod found for corner in the east line of Walnut Creek Addition, an addition to the City of Azle, Parker County, Texas according to the plat recorded in Cabinet A, Slide 327, Plat Records, Parker County, Texas, being the northwest corner of said 6.74 acre tract and the southwest corner of said A.C.A. Development Inc., tract; Thence South 89°41'05" East with the common line between said A.C.A. Development Inc., tract and said 6.74 acre tract a distance of 1450.66 feet to the POINT OF BEGINNING and containing 6.74 acres of land, more or less as survey on the ground by Texas Surveyors, in August 2023.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I Patsy Magers, do hereby adopt the plat as a Final Plat of 'Kodiak Car Wash Addition', an addition to the City of Azle, Tarrant and Parker County, Texas. Does hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS OUR HANDS AT TARRANT COUNTY, TEXAS, this the 18th day of OCT 2023.

*Patsy Magers*  
Patsy Magers - Owner  
State of Texas  
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared and Patsy Magers, known to me to be the persons whose person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of OCT 2023.

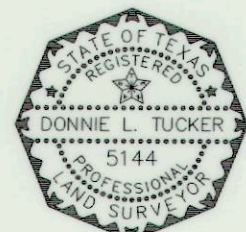
*Felicia Marlea King*  
Notary Public  
FELICIA MARLEA KING  
NOTARY PUBLIC, STATE OF TEXAS  
COM. EXPIRES 11/02/2023  
NOTARY ID # 12628299-4

SURVEYORS CERTIFICATE

State of Texas  
County of Johnson

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this Final Plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Flattening Rules and Regulations of the of the City of Azle, Tarrant County, Texas.

*Donnie L. Tucker*  
Donnie L. Tucker, RFLS #144



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202328034  
10/26/2023 02:59 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

J. W. SMOCK SURVEY  
ABSTRACT NO. 2267

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CITY OF AZLE, PARKER & TARRANT COUNTY, TEXAS

Approved by the City of Azle Staff this  
the 9th day of Oct., 2023.

BY: *[Signature]*  
Assistant City Manager  
BY: *[Signature]*  
Secretary

14133  
AZ  
CAZ  
N-8

Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No. 4836TC0200-E, effective date September 26, 2008, this property is located in Zone 'X', (Areas determined to be outside the 0.2% chance floodplain).

PROPOSED UTILITY SUPPLIERS

- 1.) Tri County Electric Cooperative
- 2.) Verizon Telephone

NOTE: PROPOSED USE RESIDENTIAL AND COMMERCIAL

NOTE: EXISTING SANITARY SEWER

NOTE: EXISTING CITY OF AZLE WATER

NOTE: 1/2" IRON RODS ARE AT EACH CORNER OF THE LOT AND AT EACH POINT OF CURVATURE, AND POINT OF TANGENCY, UPON APPROVAL OF FINAL PLAT.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

NOTE: THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

NOTE: PROPERTY DOES LIE WITHIN THE CITY LIMITS OF AZLE.

NOTE: BEARINGS BASED PER DEED RECORDED IN D209284592, D.R.T.C.T.

NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

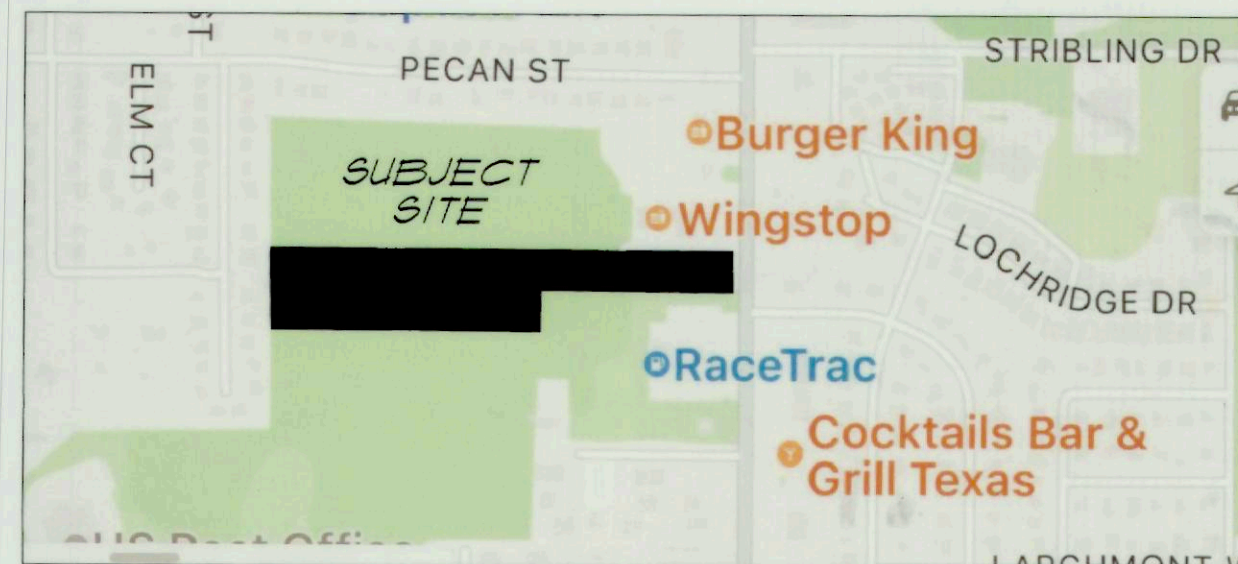
NOTE: ALL LOT CORNERS ARE 1/2" IRON RODS EXCEPT AS SHOWN.

UTILITY EASEMENTS:

ANY PUBLIC UTILITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- POWER POLE
- OVERHEAD POWER
- CONTROLLING MONUMENT



Vicinity Map

FINAL PLAT

Kodiak Car Wash Addition  
Lot 1, 2, 3, and 4, Block 1

BEING A PLAT OF A 6.74 ACRE TRACT CONVEYED TO PATSY MAGERS BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2013-1001, DEED RECORDS, PARKER COUNTY, TEXAS

AND IN THE  
J. W. Smock Survey, Abstract No. 2267  
An Addition to the City of Azle, Parker & Tarrant County, Texas  
DATE PREPARED: August, 2023 SCALE: 1" = 100'

OWNER:  
Patsy Magers  
809 Hialeah Ct.  
Saginaw, Texas 76179  
Phone: 817-817-6322-6325

DEVELOPER/OWNER:  
Patrie Properties  
6100 Jacksboro Hwy  
Fort Worth, Texas 76114  
Phone: 817-401-1617

SURVEYOR:  
DONNIE L. TUCKER  
P.O. BOX 1855  
BURLESON, TEXAS 76097  
PHONE: (817) 295-2999

PREPARED BY:  
**TEXAS**  
SURVEYORS  
"LAND SURVEYING"  
(ANY WHERE IN TEXAS)  
P.O. Box 1855  
Burleson, Texas 76097  
Office: 817-295-2999  
Fax: 817-295-3311  
202306006