

State of Texas
County of Parker

Whereas Graviela Martinez and Juan Antonio Martinez, being the sole owners of a certain 10.610 acre tract out of the J. Hardgrove Survey, Abstract No. 1768, Parker County, Texas; being the same tract described in instrument to Graviela and Juan Martinez, recorded in Clerk File No. 201922529 Real Property Records, Parker County Texas (R.P.R.P.C.T.), said 10.610 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid) (Grid acreage is 10.608, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a found 5/8" capped iron rod in the east right-of-way of Richardson Street, a paved surface, for the northwest corner of a called 6.24 acre tract described in instrument to Adrienne and Taylor Elkins, recorded in Clerk File No. 202033596, R.P.R.P.C.T., being the southwest corner of the herein described 10.610 acre tract:

THENCE North 00° 33' 13" West, 444.17 feet, with said Richardson Street right-of-way, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." on the south line of a called 10.357 acre tract described in instrument to Jimmy Slinkard and Jennifer Hodges, recorded in Volume 1610, Page 1526, R.P.R.P.C.T., being the northwest corner of the herein described 10.610 acre tract:

THENCE South 89° 35' 10" East, 1046.33 feet, to a found 1/2" capped iron rod, on the south line of a called 14.95 acre tract described in instrument to Betty Baldwin Blasingame, recorded in Volume 2678, Page 1519, R.P.R.P.C.T., for the northwest corner of a called 11.27 acre tract described in instrument to Wayne and Susanne Gimlin, recorded in Clerk File No. 201923244, R.P.R.P.C.T., being the northeast corner of the herein described 10.610 acre tract:

THENCE South 00° 24' 50" West, 442.29 feet, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for an interior corner of said 11.27 acre tract, being the southeast corner of the herein described 10.610 acre tract:

THENCE North 89° 41' 11" West, passing at 146.00 feet a found 5/8" iron rod, and then passing at 550.50 feet a found 5/8" iron rod for a total distance of 1038.83 feet, to the POINT OF BEGINNING and containing 10.610 acres of land.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: April 27, 2022 - W2201044-P



Now, Therefore, Know All Men By These Presents:

That Graviela Martinez and Juan Martinez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Martinez-Garcia Estate, an addition to the City of Azle, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Azle, Parker County, Texas.

Witness, my hand, this the 19th day of May, 2022.

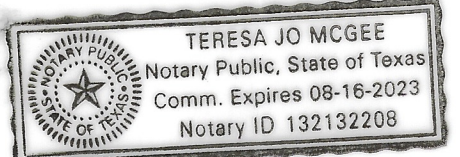
By Graviela Martinez and Juan Antonio Martinez
Graviela Martinez
Juan Antonio Martinez

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Graviela Martinez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 19th day of May, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas

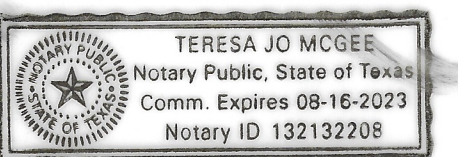


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Juan Antonio Martinez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

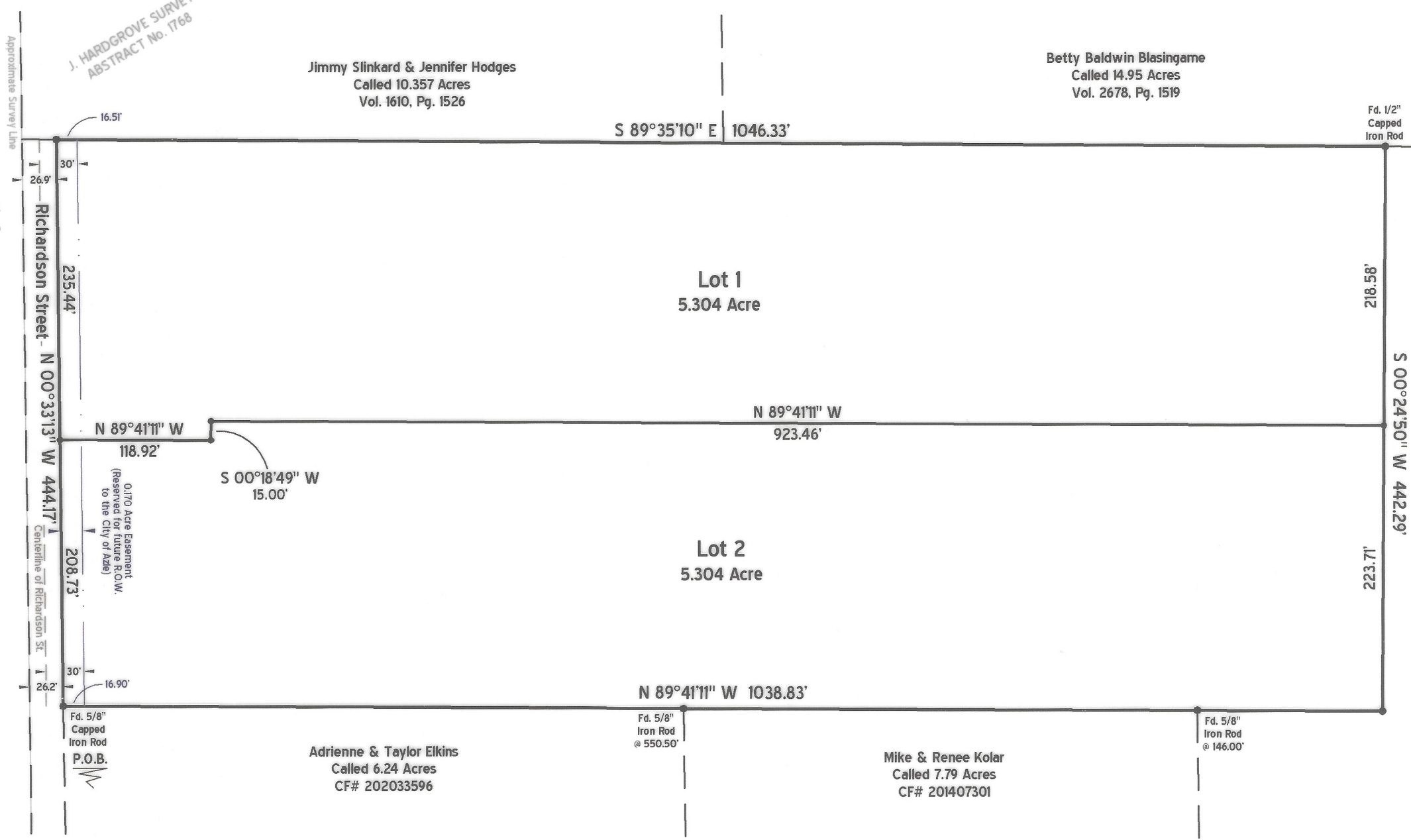
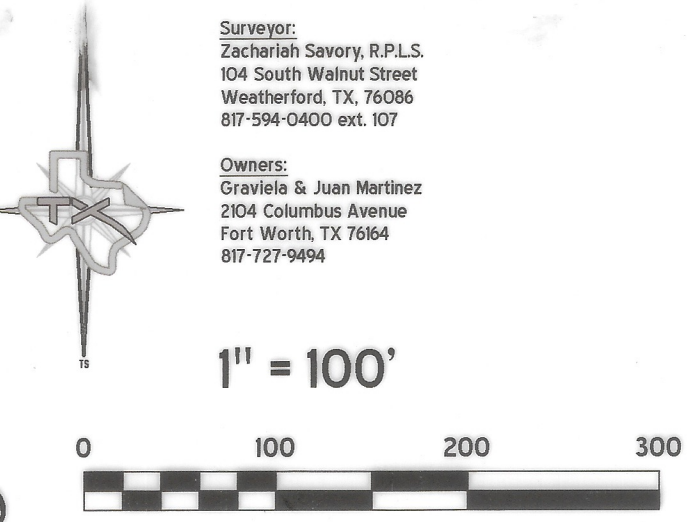
given under my hand and seal of office on this the 19th day of May, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



Surveyor:
Zachariah Savory, R.P.L.S.
104 South Walnut Street
Weatherford, TX, 76086
817-594-0400 ext. 107

Owners:
Graviela & Juan Martinez
2304 Columbus Avenue
Fort Worth, TX 76164
817-727-9494



- Notes:
- 1) Currently this tract appears to be located within one or more of the following areas:
 - Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
 - According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
 - 2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.
 - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)
 - 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
 - 5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
 - 6) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
 - 7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
 - 8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - 9) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.
 - 10) This property lies within the city limits of Azle, Texas.

21768.003.008.00

14864
AZ
CAZ
N-8

City of Azle
Approved on 13th day of May, 2022.

Laura Burt
Assistant City Manager

Allie Clayton
Planning and Zoning Secretary

Final Plat
Lot 1 and Lot 2
Martinez-Garcia Estate
an addition to the City of Azle,
Parker County, Texas

Being a 10.610 acre tract out of the
J. Hardgrove Survey, Abstract No. 1768,
Parker County, Texas

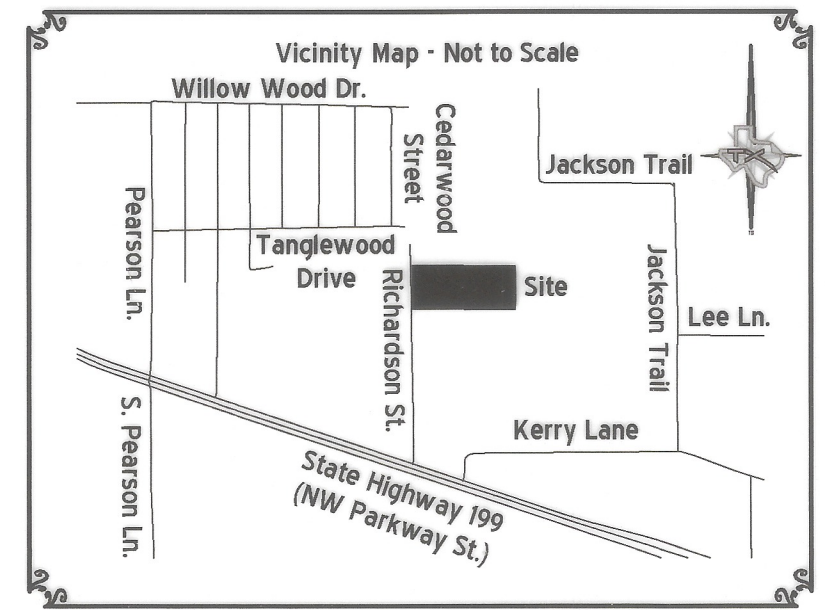
May 2022

WEATHERFORD BRANCH - 817-594-0400



TEXAS SURVEYING
INC.
FORM NO. 10100000 - WWW.TXSURVEYING.COM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202220609
05/27/2022 01:29 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Plat Cabinet F Slide 257