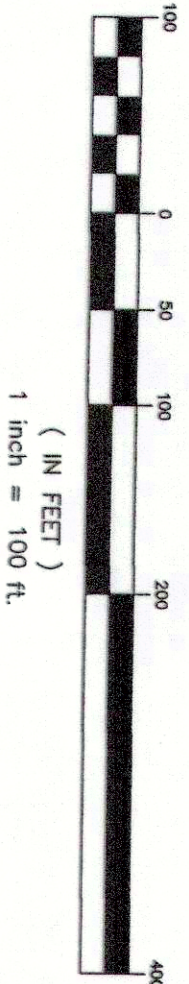


NORTH
GRAPHIC SCALE

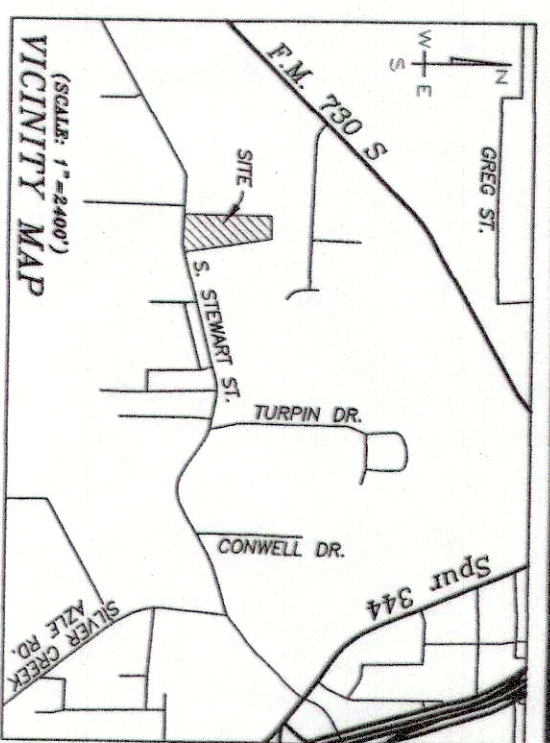


Notes:
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 46387C 0200 E, Dated September 26, 2006, this tract is in Zone X, which is not in the 1% annual chance flood.

The easements recorded in Volume 263, Page 164; Volume 299, Page 366, Deed Records, Parker County, Texas, and Document Number 201313322, Official Records, Parker County, Texas, do not affect this tract.

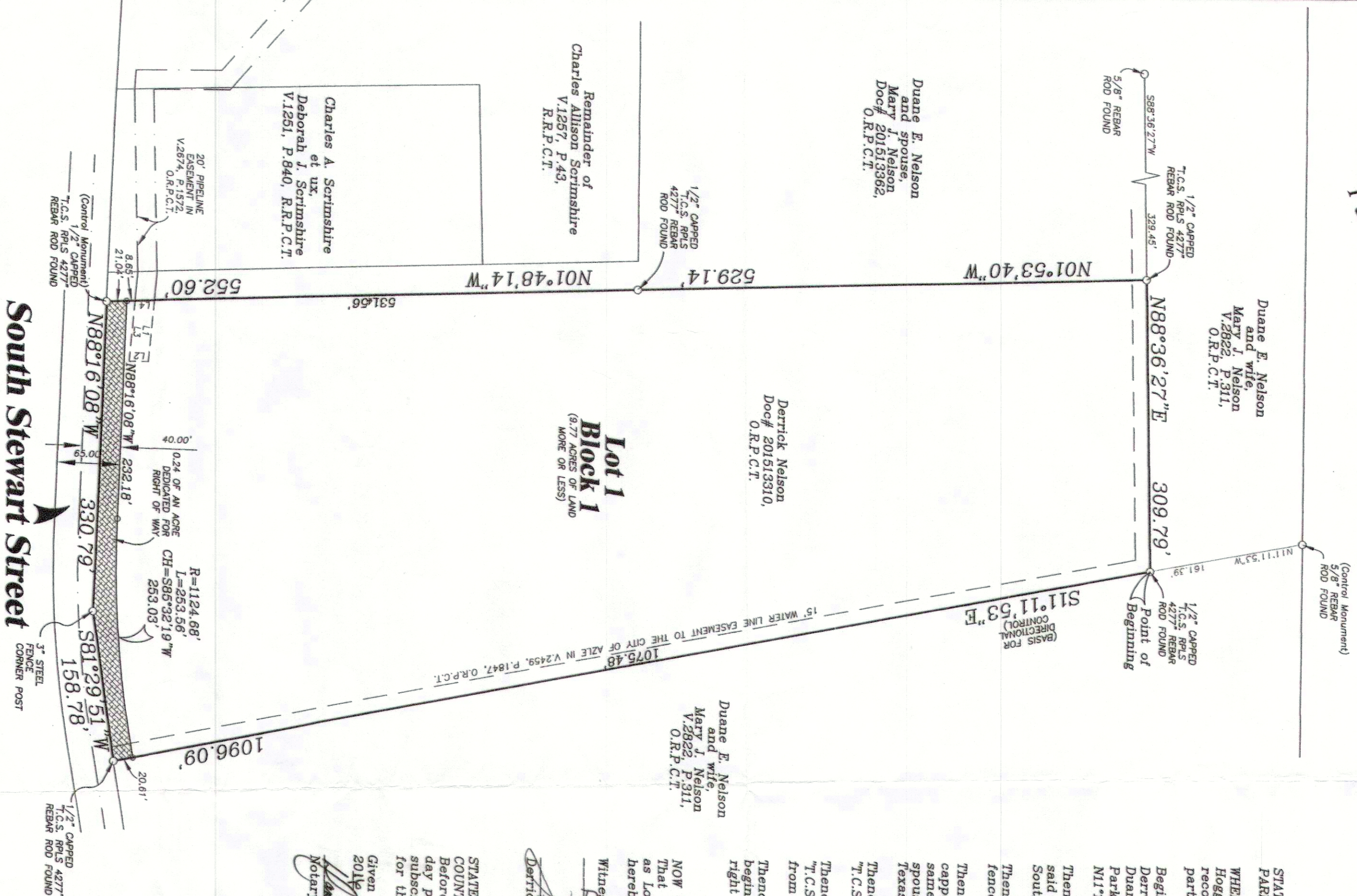
Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.

Property is currently zoned Residential Single Family Three (SR-3).



APPROVED BY THE
PLANNING & ZONING
COMMISSION OF THE
CITY OF AZLE,
PARKER COUNTY, TEXAS
ON THIS THE 15 DAY
OF April 2016
CHAIRMAN
SECRETARY

**James Hogard Survey,
Abstract # 593,
Parker County, Texas**



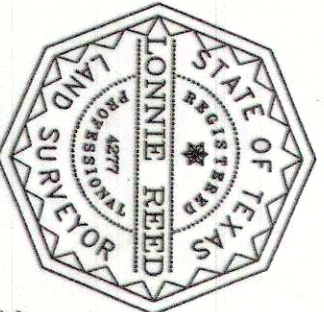
LINE	LINE TABLE	LENGTH
L1	S89°20'58"E	64.73
L2	S00°50'44"W	29.08
L3	N86°07'10"W	63.83
L4	N01°48'14"W	20.09

South Stewart Street

Ownership:
Derrick Nelson
3101 Rustic Woods Court
Bedford, TX 76021

COUNTIES
116 LOCUST STREET, AZLE, TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
SURVEYING@triconsultingsurveying.com
15100 B7 2007 15080116-5

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
LONNIE REED
R.P.S. No. 4877
11-18-2015



STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Derrick Nelson, being the owner of 10.00 acres of land situated in the James Hogard Survey, Abstract Number 593, Parker County, Texas, being further described in a deed recorded in Document Number 201513310, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the northeast corner of said Derrick Nelson Tract, same being an ell corner of a tract of land described in a deed to Duane E. Nelson and wife, Mary J. Nelson, recorded in Volume 2822, Page 311, Official Records, Parker County, Texas, and from which a 5/8" rebar rod found (Control Monument) bears N11°11'53"W., 161.39 feet;

Thence S11°11'53"E. (BASIS FOR DIRECTIONAL CONTROL), 1096.09 feet along the common line of said Nelson Tracts to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found in the north line of South Stewart Street for the southeast corner of said Derrick Nelson Tract;

Thence S81°29'51"W., 158.78 feet along the north line of said South Stewart Street to a 3" steel fence corner post;

Thence N88°16'08"W., 330.79 feet along the north line of said South Stewart Street to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found for the southwest corner said Derrick Nelson Tract, same being the southeast corner of a tract of land described in a deed to Duane E. Nelson and spouse, Mary J. Nelson, recorded in Document Number 201513362, Official Records, Parker County, Texas;

Thence N01°48'14"W., 552.60 feet along the common line of said Nelson Tracts to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found;

Thence N01°53'40"W., 529.14 feet along the common line of said Nelson Tracts to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found in a southerly line of said Duane & Mary Nelson Tract, and from which a 5/8" rebar rod found bears S89°36'27"W., 329.45 feet;

Thence N88°36'27"E., 309.79 feet along the common line of said Nelson Tracts to the point of beginning and containing 10.00 acres of land, of which 0.24 of an acre is to be dedicated for right of way of South Stewart Street.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Derrick Nelson, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Nelson Estates, 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 my hand in Tarrant County, Texas, the 18 day of February 2016

Derrick Nelson
Derrick Nelson

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 Derrick Nelson, known to me to be the person 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 18 day of February 2016

[Signature]
Notary Public

4-1-2020
My Commission Expires



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
State, Bcunson, County Clerk
Parker County, Texas

ACCT. NO.: 1580
SCH. DIST.: 082
CITY: azle
MAP NO.: N-9

AN ADDITION IN THE CITY OF AZLE, PARKER COUNTY, TEXAS, AND BEING 10.00 ACRES OF LAND SITUATED IN THE JAMES HOGGARD SURVEY, ABSTRACT NUMBER 593, PARKER COUNTY, TEXAS.

FINAL PLAT SHOWING
Lot 1, Block 1,
Nelson Estates

THIS PLAT FILED FOR RECORD IN CABINET# D SLIDE# 535 DATE 20160309