

C-634



Doc# 663319
Book 2595 Page 1710

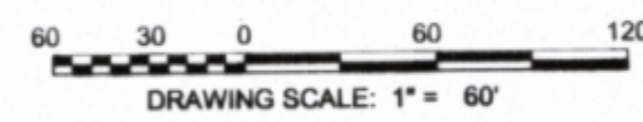
Doc# 663319 Fees: \$66.00
12/11/2007 3:11PM H Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERNE BRUNSON, COUNTY CLERK

CERTIFICATE OF APPROVAL
APPROVED on this 4th day of December, 2007, by the City of Azle, Texas.

S. Z. Anna McLaughlin
City Manager
P+2 Secretary

- Notes:
1. Basis of bearing this survey (South 00°00'59" West) based on the East line of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof recorded in Cabinet A, Slide 11984, Plat Records, Tarrant County, Texas.
 2. All CIRFS are a 5/8-inch capped iron rod with cap marked "5/8" INC." unless otherwise noted.
 3. The purpose of this Minor Plat is to include a detention easement.

LINE	BEARING	LENGTH
L1	S89°49'42"E	61.46'
L2	S60°42'52"E	24.56'
L3	S13°48'18"W	15.83'
L4	N89°50'05"W	22.56'
L5	N88°21'27"W	52.80'
L6	S77°31'26"W	20.19'
L7	S63°22'27"W	48.67'
L8	S27°54'09"W	21.87'
L9	S06°05'01"W	48.62'
L10	S00°14'21"W	87.23'
L11	S06°31'30"W	24.40'
L12	N86°20'51"W	2.25'
L13	N03°07'36"W	93.38'
L14	N04°34'36"W	34.41'
L15	N06°58'20"W	27.37'
L16	N06°02'13"E	44.03'
L17	N47°34'22"E	5.38'
L18	N89°57'34"E	51.62'
L19	N76°31'45"E	36.34'



STATE OF TEXAS
COUNTY OF PARKER

Whereas RaceTrac Petroleum Inc. is the owner of a 4.706 acre tract of land and being all of Lot 1, Block 1, RaceTrac Addition, an addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof recorded in Cabinet A, Slide 11984, Plat Records, Tarrant County, Texas, said 4.706 acre tract, being more particularly described by metes and bounds as follows, (Basis of Bearing for this survey is the East line of said Lot 1):

BEGINNING at a TXDOT 2-inch brass disk found in the West right-of-way line of F.M. 730, also known as Boyd Road, (a 130' Public R.O.W.), and the South line of a tract of land described in a deed to Matson Young and Adeline Young, recorded in Volume 11103, Page 1915, Deed Records, Tarrant County, Texas, hereafter referred to as the Young tract, for the Northeast corner of said Lot 1;

THENCE South 00°00'59" West, with said West right-of-way line, and the East line of said Lot 1, passing at a distance of 128.26 feet, a TXDOT 2-inch brass disk found, passing at a distance of 213.60 feet, a TXDOT 2-inch brass disk found, and continuing a total distance of 299.22 feet to a TXDOT 2-inch brass disk found for corner;

THENCE South 01°04'03" West, continuing with said East line and West right-of-way line, a distance of 85.53 feet to a 5/8-inch capped iron rod (stamped "5/8" INC.) found for the Southeast corner of said Lot 1, from which a TXDOT 2-inch brass disk found in the South line of Lot 1, Block 1, Hunter's Addition, an addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof recorded in Volume 388-184, Page 84, Plat Records, Tarrant County, Texas, bears South 02°55'54" West, a distance of 120.98 feet;

THENCE North 89°33'05" West, leaving said West right-of-way line and with the South line of said Lot 1, Block 1, RaceTrac Addition, a distance of 489.36 feet to a 5/8-inch capped iron rod (stamped "5/8" INC.) found for the most Southerly Southwest corner of said Lot 1;

THENCE North 00°41'27" West, with the West line of said Lot 1, passing at a distance of 87.26 feet, an X-be fence corner post found for the Northeast corner of Lot 2, Block 1, RaceTrac Addition, and continuing a total distance of 260.85 feet to a 5/8-inch capped iron rod (stamped "5/8" INC.) found for the Northeast corner of Lot 2, Block 1 of said RaceTrac Addition;

THENCE North 89°11'15" West, with the North line of said Lot 2, Block 1, RaceTrac Addition, a distance of 112.87 feet, to a 5/8-inch capped iron rod (stamped "5/8" INC.) found for corner from which a 3/4-inch iron pipe found for the Northwest corner of said Lot 2, Block 1, RaceTrac Addition bears North 89° 11' 15" West, a distance 942.45 feet;

THENCE North 00°55'26" East, with the most Northern West line of said Lot 1 and the most Southern East line of said Young tract, a distance of 128.24 feet to a 5/8-inch capped iron rod (stamped "5/8" INC.) found for the Northwest corner of said Lot 1;

THENCE South 89°04'34" East, with the North line of said Lot 1 and the South line of said Young tract, a distance of 605.04 feet to the POINT OF BEGINNING and CONTAINING 4.706 acres or 204,972 sq. ft. of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RaceTrac Petroleum Inc., acting by and through the undersigned, does hereby adopt this plat designating the herein above described real property as RaceTrac Addition, Lot 1, Block 1, an addition to the City of Azle, Tarrant County and Parker County, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Max Lebeck
RaceTrac Petroleum Inc.

BEFORE ME, the undersigned authority, on this day personally appeared, *Max Lebeck* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 20 day of November, 2007.

George G.
Notary Public in and for the State of Texas



I hereby certify that this plat is true and correct and was prepared from an actual survey of the property shown hereon under my supervision on 09.20.07.

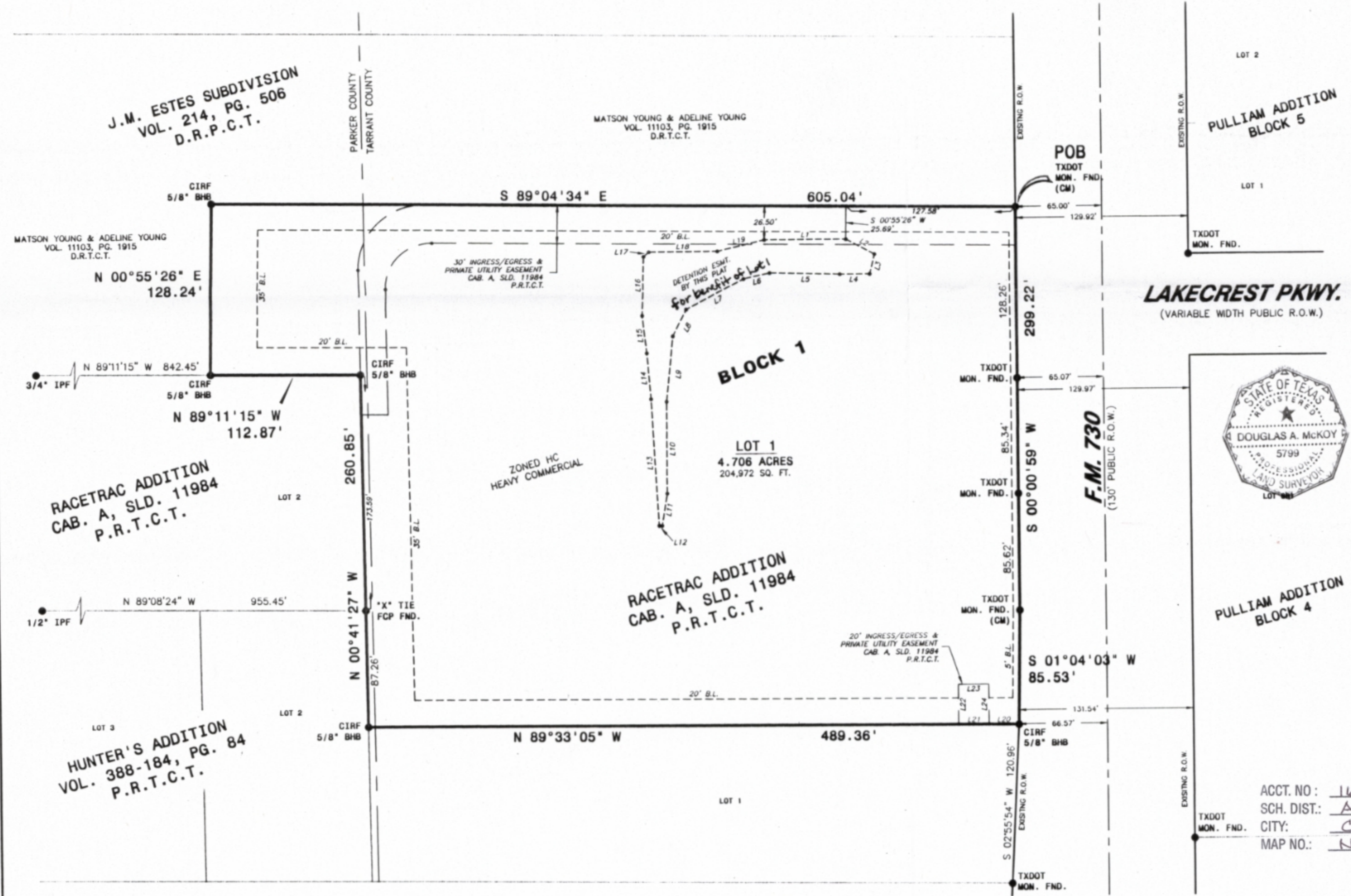
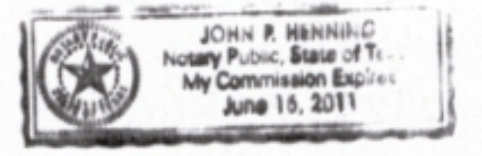
Doug McKay
Date
Doug McKay
RPLS No. 5799

BEFORE ME, the undersigned authority, on this day personally appeared, Doug McKay, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 21 day of September, 2007.

Doug McKay
Notary Public in and for the State of Texas

John P. Henning
Notary Public, State of Texas
My Commission Expires
June 15, 2011



ACCT. NO: 16570
SCH. DIST: AZ
CITY: CO
MAP NO: N-8

**MINOR PLAT OF
LOT 1, BLOCK 1
RACETRAC ADDITION
BEING 4.706 ACRES IN THE
J.W. SMOCK SURVEY AB-2267
COUNTY OF TARRANT - COUNTY OF PARKER
CITY OF AZLE, TEXAS
SEPTEMBER 2007**

BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
920 South Main Street, Old Main Place Suite 190, Grapevine, Texas 76051
Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhinc.com

Owner/Developer: RaceTrac Petroleum Inc.
300 Technology Ct.
Atlanta, Georgia 30348
(770) 431-7600

Engineer: James DeOtte Engineering, Inc.
6707 Brentwood Stair Road
Fort Worth, Texas 76112
(817) 446-6877

Surveyor: Baird, Hampton and Brown
920 South Main Street
Old Main Place Suite 190
Grapevine, Texas 76051
(817) 338-1277

Sep 19, 2007 3:53pm
DRAWING FILE: E:\Survey07\400\080 RaceTrac 810 Azle 901 Boyd Minor Plat\dwg\Minor Plat 18x24.dwg