

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I, Kenny Russell, do hereby adopt the plat as a Final Plat of "Russell Addition", an addition to the City of Azle, 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 26th day of August, 2022.

Kenny Russell
Kenny Russell - 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 Kenny Russell, 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 26th day of Aug 2022.



Elizabeth Alvarez
Notary Public

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 Platting Rules and Regulations of the City of Azle, Tarrant County, Texas.

DTuk
Donnie L. Tucker, R.F.L.S. #5144



State of Texas
County of Johnson

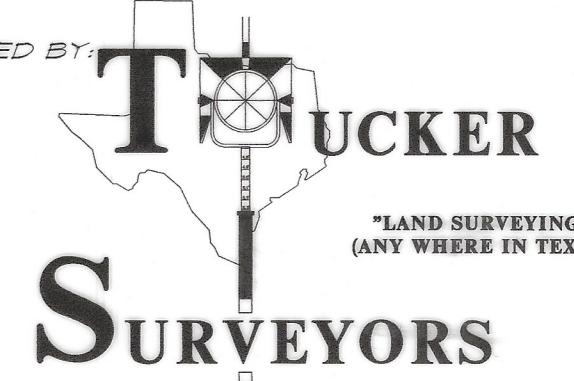
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of Aug 2022.



Elizabeth Alvarez
Notary Public

PREPARED BY:



P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-3311
202205004c



Vicinity Map

PROPOSED UTILITY SUPPLIERS

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

NOTE: PROPOSED USE RESIDENTIAL

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 NOT LIE WITHIN THE CITY LIMITS OF AZLE.

Flood Statement

According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel No. 42361C0200-E, effective date September 26, 2008, this property is located in Zone "X". (Areas determined to be outside the 0.2% chance floodplain).

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.

F313



17148.001.001.00
20588.011.002.00

17148
AZ
CAZ
N-8

CITY OF AZLE, PARKER COUNTY, TEXAS
Azle Planning and Zoning Commission
Approved by the Planning and Zoning Commission on this the 18 day of August, 2022.

BY: *[Signature]*
Chairman

BY: *[Signature]*
Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202232587
08/30/2022 03:53 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
OF
Russell Addition
Lot 1R, 2, and 3, Block 1

BEING A REPLAT OF LOT 1, RUSSELL ADDITION AND REMAINDER OF A 10.42 ACRE TRACT CONVEYED TO KENNY RUSSELL, BY DEED RECORDED IN V1827, Page 767, DEED RECORDS, PARKER COUNTY, TEXAS

AND IN THE
Thomas Hudson Survey, Abstract No. 588
An Addition to the City of Azle, Parker County, Texas
DATE PREPARED: June, 2022

DEVELOPER/OWNER:
Kenny Russell
5710 Jacksboro Hwy
Fort Worth, Texas 76114
Phone: 817-624-6224

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

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS 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.

