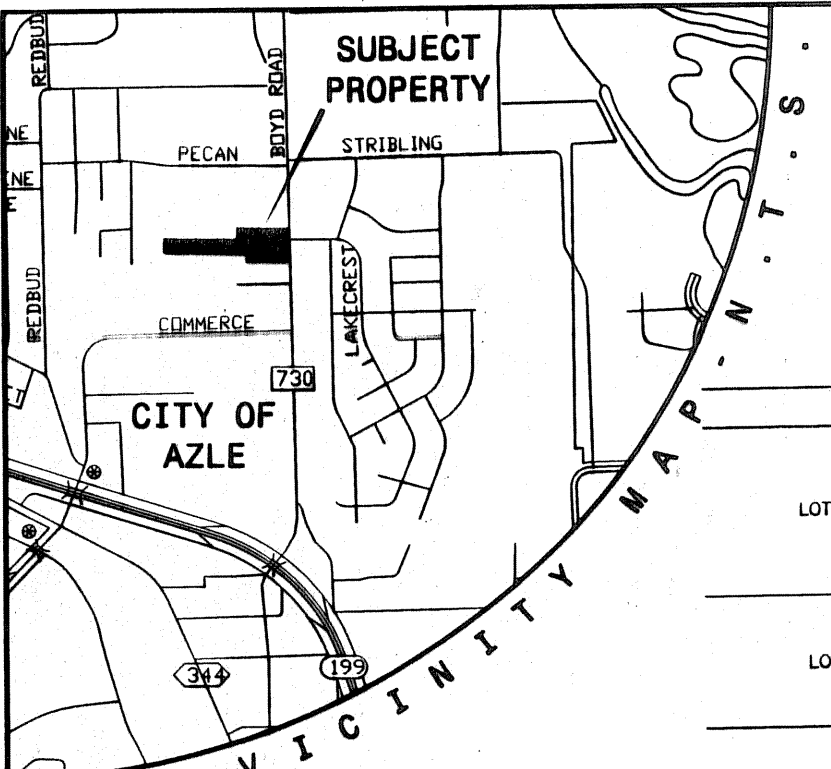


May 22, 2007 - 2:18pm
DRAWING FILE: E:\Survey\07\400\012\dwg\REPLAT 1Bx24.dwg



SUBJECT PROPERTY
VICINITY MAP
OAK COURT ADDITION
CAB. A, PG. 662
D.R.P.C.T.

LINE	BEARING	LENGTH
L1	S00°00'59"W	30.00'
L2	S00°41'27"E	92.03'
L3	N89°11'15"W	20.01'
L4	N89°33'05"W	22.60'
L5	N89°33'05"W	23.00'
L6	N00°00'00"E	30.14'
L7	N90°00'00"E	23.00'
L8	S00°00'00"E	30.32'

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	91°36'53"	55.96'	S45°07'00"W	50.19'
C2	50.00'	91°36'53"	79.95'	S45°07'00"W	71.70'

STATE OF TEXAS §
COUNTY OF PARKER §

Whereas Mary A. Ellis is the owner of a called 2.0 acre tract of land described in a deed recorded in Volume 1115, Page 673, Deed Records, Tarrant County, Texas; Kelly W. Taylor is the owner of a called 1.0 acre tract of land described in a deed recorded in Volume 10043, Page 224, Deed Records, Tarrant County, Texas; Raymond Jordan is the owner of two tracts of land described in a deed recorded in Volume 11322, Page 1222, Deed Records, Tarrant County, Texas, and together these tracts being 6.503 acres of land in the J.W. Smock Survey, Abstract Number 2267, Tarrant County and Parker County, Texas, also being described as a part of Blocks 1, 2 & 3, of the J.M. Estes Subdivision, an addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof recorded in Volume 214, Page 506, Deed Records, Parker County, Texas, the subject tract being more particularly described by metes and bounds as follows (Basis of Bearing for this survey is the current TXDOT right-of-way map and referenced in Right-of-Way Acquisition documents recorded in Volume 11120, Page 2140, Volume 11381, Page 2011, and Volume 11381, Page 2004, Deed Records, Tarrant County, Texas):

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.), for the Northwest corner of a tract of land described in a deed from Mary A. Ellis to the State of Texas, recorded in Volume 11120, Page 2140, Deed Records, Tarrant County, Texas, and being in the North line of said 2.0 acre tract of land 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;

THENCE South 00°00'59" West, with said West right-of-way line, passing at a distance of 128.26 feet a TXDOT 2-inch brass disk found in the South line of said Block 3, J.M. Estes Subdivision and the South line of said 2.0 acre tract and the North line of said 1.0 acre tract, passing at a distance of 213.80 feet, a TXDOT 2-inch brass disk found in the South line of said 1.0 acre tract and the most Easterly North line of the First Tract described in aforesaid deed to Raymond Jordan, hereafter designated as "First Tract", and continuing a total distance of 298.22 feet to a TXDOT 2-inch brass disk found in the South line of said First Tract and the North line of the Second Tract described in aforesaid deed to Raymond Jordan, hereafter designated as "Second Tract", for an angle point;

THENCE South 01°04'03" West, continuing with said West right-of-way line, a distance of 85.53 feet to a 5/8-inch capped iron rod (stamped "BHB INC.") set in the South line of said Second Tract for the Southeast corner of the herein described tract, from which a TXDOT 2-inch brass disk found in the South line of Lot 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 120.96 feet;

THENCE North 89°33'05" West, leaving said West right-of-way line and with said South line of the Second Tract, a distance of 489.36 feet to a 5/8-inch capped iron rod (stamped "BHB INC.") set for the Southwest corner of said Second Tract and the most Southerly Southwest corner of the herein described tract;

THENCE North 00°41'27" West, with the West line of said Second Tract, a distance of 87.26 feet to an X-tie fence corner post found in the South line of said First Tract for the Northwest corner of said Second Tract;

THENCE North 89°08'24" West, with said South line, a distance of 955.45 feet to a 1/2-inch iron pipe found in the West line of said J.M. Estes Subdivision for the Southwest corner of said First Tract;

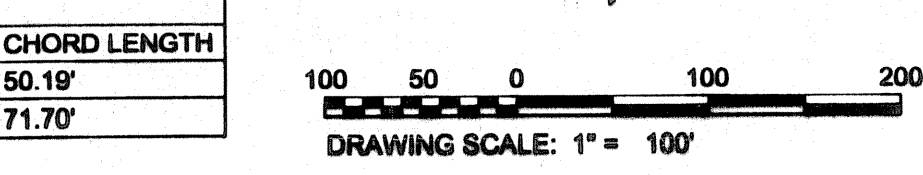
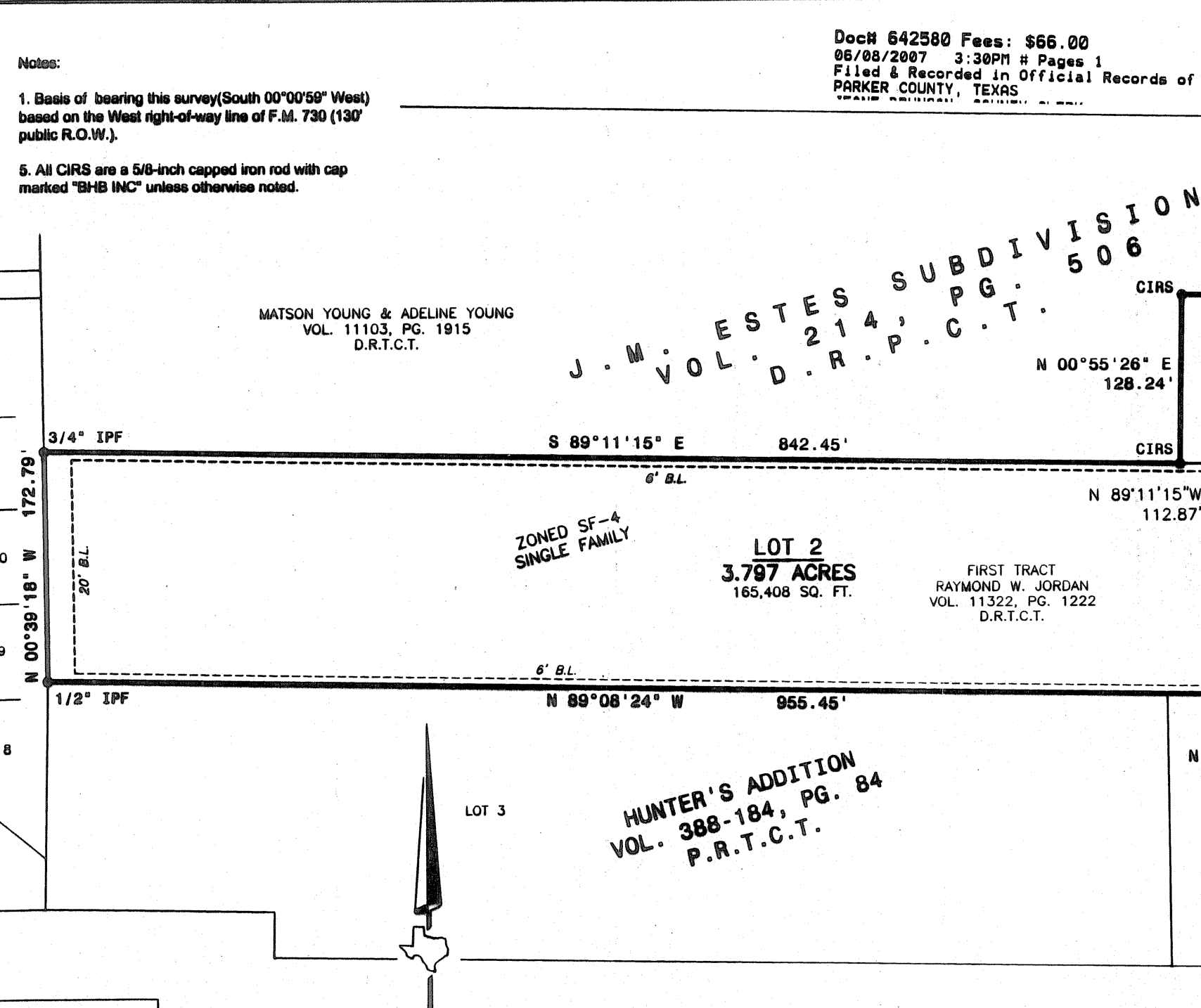
THENCE North 00°39'18" West, with said West line of said Subdivision and the West line of said First Tract, a distance of 172.79 feet to a 3/4-inch iron pipe found for the Southwest corner of said Block 3 and the Northwest corner of said First Tract and the Southwest corner of said Young tract;

THENCE South 89°11'15" East, with the South line of said Block 3 and the most Westerly North line of said First Tract and the most Westerly South line of said Young tract, a distance of 842.45 feet to a 5/8-inch capped iron rod (stamped "BHB INC.") set for the Southwest corner of said 2.0 acre tract and the most Southerly Southeast corner of said Young tract;

THENCE North 00°55'26" East, with the West line of said 2.0 acre tract and the most Southerly East line of said Young tract, a distance of 128.24 feet to a 5/8-inch capped iron rod (stamped "BHB INC.") set for the Northwest corner of said 2.0 acre tract and an all corner of said Young tract;

THENCE South 89°04'34" East, with the North line of said 2.0 acre tract and the South line of said Young tract, a distance of 605.04 feet to the POINT OF BEGINNING and CONTAINING 8.503 acres or 370,380 sq. ft. of land more or less.

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@bhbinc.com



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Mary A. Ellis, acting by and through the undersigned, does hereby adopt this plat designating the herein above described real property as RaceTrac Addition, Lots 1 and 2, 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.

Mary A. Ellis
Owner: Mary A. Ellis

BEFORE ME, the undersigned authority, on this day personally appeared, Mary A. Ellis, 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 24 day of May, 2007.

Misty Taylor
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kelly W. Taylor, does hereby adopt this plat designating the herein above described real property as RaceTrac Addition, Lots 1 and 2, 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.

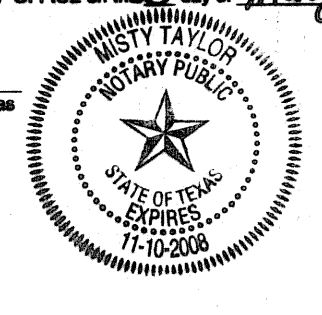
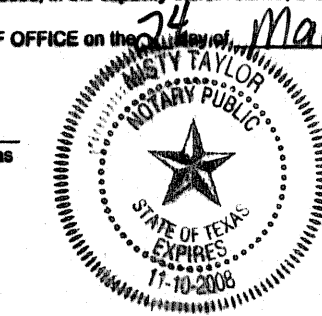
This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Kelly W. Taylor
Owner: Kelly W. Taylor

BEFORE ME, the undersigned authority, on this day personally appeared, Kelly W. Taylor, 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 23 day of May, 2007.

Misty Taylor
Notary Public in and for the State of Texas



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Raymond Jordan does hereby adopt this plat designating the herein above described real property as RaceTrac Addition, Lots 1 and 2, 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.

Raymond Jordan
Owner: Raymond Jordan

BEFORE ME, the undersigned authority, on this day personally appeared, Raymond Jordan, 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 3 day of May, 2007.

Misty Taylor
Notary Public in and for the State of Texas

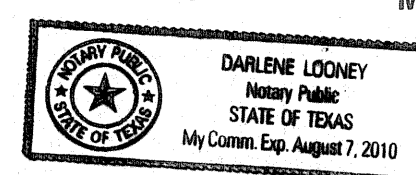
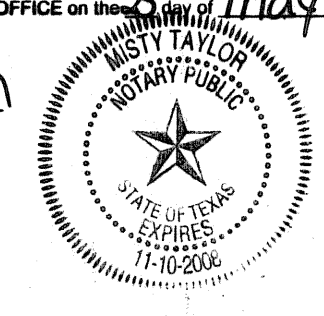
herby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Doug McKoy
Date: 05.23.07
P.L.S. No. 5799

BEFORE ME, the undersigned authority, on this day personally appeared, Doug McKoy, 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 23 day of May, 2007.

Darlene Looney
Notary Public in and for the State of Texas



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

Doc# 642580 Fees: \$66.00
05/08/2007 3:38PM Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

C 574

CERTIFICATE OF APPROVAL
APPROVED on this 1 day of June, 2007, by the Planning & Zoning Commission, City of Azle, Texas.

James DeOtte
Chairman, Planning & Zoning Commission

James DeOtte
Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Raymond Jordan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 1st DAY OF June, 2007.

Dana McLaughlin
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 said county and state, on this day personally appeared Dana McLaughlin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 8th DAY OF June, 2007.

Luann M. Satchell
Notary Public in and for the State of Texas

REPLAT OF
A PART OF BLOCKS 1, 2 & 3 OF THE
J.M. ESTES SUBDIVISION
AS
LOT 1 AND 2, BLOCK 1
RACETRAC ADDITION
BEING 8.503 ACRES IN THE
J.W. SMOCK SURVEY AB-2267
COUNTY OF TARRANT - COUNTY OF PARKER
CITY OF AZLE, TEXAS
MAY, 2007

