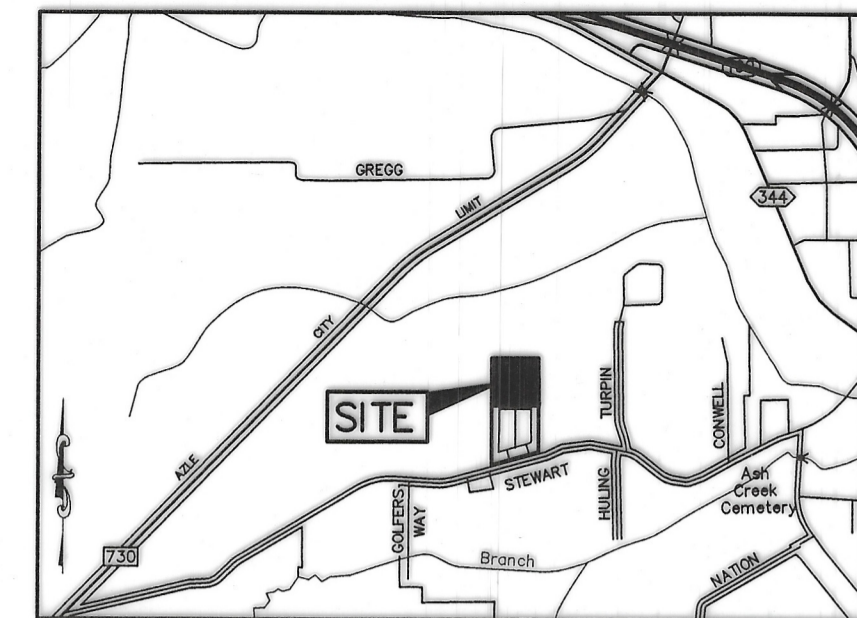


CHAD ERIC SHEARER
VOL. 1836, PG. 1263
D.R.P.C.T.

202115258 PLAT Total Pages: 2

HELEN BRISTER
VOL. 1433, PG. 1058
D.R.P.C.T.



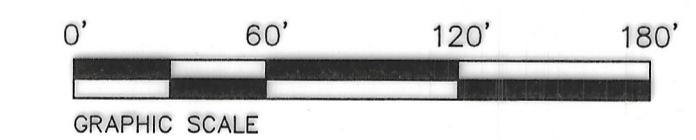
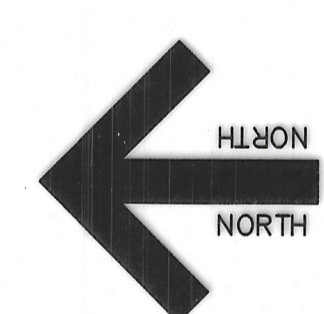
LOCATION MAP

N.T.S.

CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	157.83'	50.00'	180°51'40"	S45°02'51"W	100.00'
C2	157.59'	50.00'	180°34'56"	N45°22'37"W	100.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°20'28"W	165.50'
L2	S00°39'32"E	30.36'
L3	S44°20'28"W	14.14'
L4	S89°20'28"W	104.74'
L5	S89°44'44"W	104.74'
L6	N45°15'16"W	14.14'
L7	S89°44'44"W	50.00'
L8	S44°44'44"W	14.14'
L9	S89°44'44"W	104.59'
L10	N89°48'36"W	104.60'
L11	N44°48'36"W	14.14'
L12	N00°11'24"E	32.07'
L13	N89°48'36"W	165.50'
L14	S45°22'37"E	14.21'
L15	N44°49'31"E	14.12'
L16	S45°10'29"E	14.16'
L17	N45°02'51"E	14.18'
L18	S44°37'23"W	14.07'
L19	S44°57'09"E	14.11'

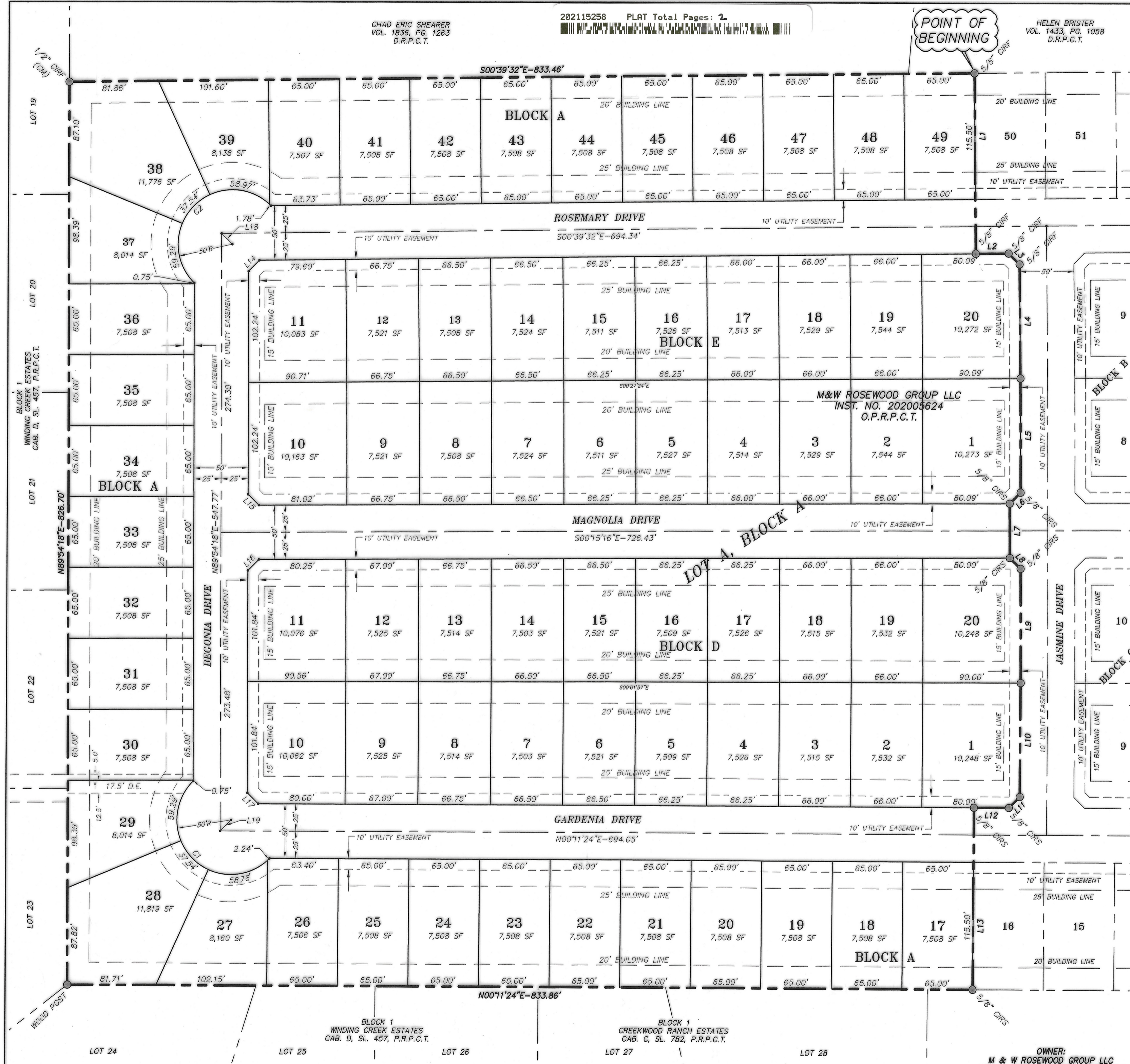
- LEGEND**
- CIRS 5/8" IRON ROD SET w/ CAP STAMPED "JDJR"
 - CIRF 5/8" IRON ROD FOUND w/ CAP STAMPED "JDJR"
 - IRF UNLESS OTHERWISE SHOWN IRON ROD FOUND
 - (CM) CONTROL MONUMENT
 - D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
 - M.R.P.C.T. MAP RECORDS, PARKER COUNTY, TEXAS
 - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS
 - INST. NO. COUNTY CLERK'S FILE NUMBER
 - VOL., PG. VOLUME, PAGE
 - CAB., SL. CABINET, SLIDE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT



CASE NUMBER PP2021-0X
REPLAT
ROSEWOOD ESTATES REVISED
BEING A REPLAT OF LOT A, BLOCK A, ROSEWOOD ESTATES AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS LOCATED IN THE J.G. REYNOLDS SURVEY, A-2052, THE J.G. REYNOLDS SURVEY, A-1127 & THE J. HAGGARD SURVEY, A- 593

54 RESIDENTIAL LOTS
MARCH 2021 SHEET 1 OF 2

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC.
	TBPLS Firm No. 100356-00
ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958	
DATE: OCT. 15, 2020	DRAWN BY: BJC
SCALE: 1" = 60'	CHECKED BY: KMH
JDJR PROJECT NO. 1258-1-19 © COPYRIGHT 2021	



ACCT NO: 17086
SCH DIST: AZ
CITY: CAZ

17086.00A.00A.00

E 723

OWNER:
M & W ROSEWOOD GROUP LLC
1000 N. BELT LINE ROAD, SUITE 204
IRVING, TEXAS 75061
CONTACT: MIKE NAWAR
972-333-0413

DESCRIPTION

BEING a 16.4308 acre tract or parcel of land situated in the J. G. REYNOLDS SURVEY, Abstract No. 2052, the J. G. REYNOLDS SURVEY, Abstract No. 1127 and the J. HAGGARD SURVEY, Abstract No. 593, City of Azle, Parker County, Texas, and being that certain tract of land known as Lot A, Block A, Rosewood Estates according to the plat recorded in Cabinet E, Page 572, Plat Records, Parker County, Texas, and also described in Special Warranty Deed to M&W Rosewood Group LLC, recorded in Instrument Number 202005624, Official Public Records, Parker County, Texas (O.P.R.P.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found at the southeast corner of said Lot A, also being the northeast corner of Lot 50, Block A, of said Rosewood Estates and also being located on the west line of that certain tract described in Warranty Deed to Helen Brister, recorded in Volume 1433, Page 1058, Deed Records, Parker County, Texas (D.R.P.C.T.);

THENCE along the said south line of Lot A the following courses:

South 89 degrees 20 minutes 28 seconds West, a distance of 165.50 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 00 degrees 39 minutes 32 seconds East, a distance of 30.36 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 44 degrees 20 minutes 28 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 89 degrees 20 minutes 28 seconds West, a distance of 104.74 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 89 degrees 44 minutes 44 seconds West, a distance of 104.74 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

North 45 degrees 15 minutes 16 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 89 degrees 44 minutes 44 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 44 degrees 44 minutes 44 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

South 89 degrees 44 minutes 44 seconds West, a distance of 104.59 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

North 89 degrees 48 minutes 36 seconds West, a distance of 104.60 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

North 44 degrees 48 minutes 36 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

North 00 degrees 11 minutes 24 seconds East, a distance of 32.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found;

North 89 degrees 48 minutes 36 seconds West, a distance of 165.50 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found in the east line of that certain tract described as Lot 29, Block 1, Creekwood Ranch Estates, recorded in Cabinet C, Page 782, P.R.P.C.T.;

THENCE North 00 degrees 11 minutes 24 seconds East, along the west line of said Lot A and the east line of said Creekwood Ranch Estates and the east line of WINDING CREEK ESTATES, recorded in Cabinet D, Page 457, P.R.P.C.T., a distance of 833.86 feet to a wood post found at the northwest corner of said Lot A;

THENCE North 89 degrees 54 minutes 18 seconds East, along the north line of said Lot A and the south line of said WINDING CREEK ESTATES, a distance of 826.70 feet to a 1/2 inch iron rod with cap found at the northeast corner of said Lot A; said iron rod also being the northwest corner of that certain tract described in Warranty Deed to Chad Eric Shearer recorded in Volume 1836, Page 1263, D.R.P.C.T.;

THENCE South 00 degrees 39 minutes 32 seconds East, along the east line of said Lot A and the west line of said Chad Eric Shearer Tract and the west line of the aforementioned Helen Brister Tract, a distance of 833.46 feet to the Point of Beginning, and containing 16.4308 Acres (715,725 square feet) of land.

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

M&W ROSEWOOD GROUP LLC

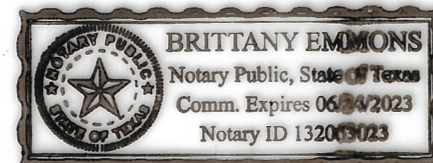
[Signature]
MAKRAM NAWAR

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Makram Nawar 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 and in the capacity therein stated.

Given under my hand and seal on this the 04th day of APRIL, 2021

[Signature]
Notary Public in and for The State of Texas



GENERAL NOTES

1. The bearings shown hereon are based on the found monumentation noted as (CM) (Central Monument) of the plat to ROSEWOOD ESTATES recorded in Instrument Number 202005624, O.P.R.P.C.T. as field-verified by autonomous GPS observation based upon the Leica SmartNet, GEOID12A, Texas North Central zone, NAD83.

2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48367C0200E; Map Revised: September 26, 2008 for Parker County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

3. Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.

4. All drainage easements, open space lots and screening walls shall be maintained by the Homeowners Association.

ROSEMARY DRIVE - 694 feet
MAGNOLIA DRIVE - 726 feet
GARDENIA DRIVE - 694 feet
BEGONIA DRIVE - 548 feet

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section § 232.0032. Buyer is advised to question seller as to the groundwater availability.

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby 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.

[Signature]
Kerry M. Hoefner - RPLS 4562
Registered Professional Land Surveyor
2713 Cantrell Street
Irving, Texas 75062



THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Kerry M Hoefner 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 and in the capacity therein stated.

Given under my hand and seal on this the 31st day of March, 2021

[Signature]
Notary Public in and for The State of Texas



APPROVED this the 5th day of November, 2020 by the Planning and Zoning Commission of the City of Azle, Texas.

BY:
[Signature] CHAIRMAN
[Signature] PLANNING AND ZONING SECRETARY

CASE NUMBER PP2021-0X
REPLAT
ROSEWOOD ESTATES REVISED

BEING A REPLAT OF LOT A, BLOCK A, ROSEWOOD ESTATES AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS LOCATED IN THE J.G. REYNOLDS SURVEY, A-2052, THE J.G. REYNOLDS SURVEY, A-1127 & THE J. HAGGARD SURVEY, A- 593

54 RESIDENTIAL LOTS
MARCH 2021 SHEET 2 OF 2

PREPARED BY: JDJR ENGINEERS AND CONSULTANTS, INC. TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958	
DATE: OCT. 15, 2020	DRAWN BY: BJC
SCALE: N/A	CHECKED BY: KMH
JDJR PROJECT NO. 1258-1-19 © COPYRIGHT 2021	

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202115258
04/19/2021 03:33 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER:
M & W ROSEWOOD GROUP LLC
1000 N. BELT LINE ROAD, SUITE 204
IRVING, TEXAS 75061
CONTACT: MIKE NAWAR
972-333-0413

E 723