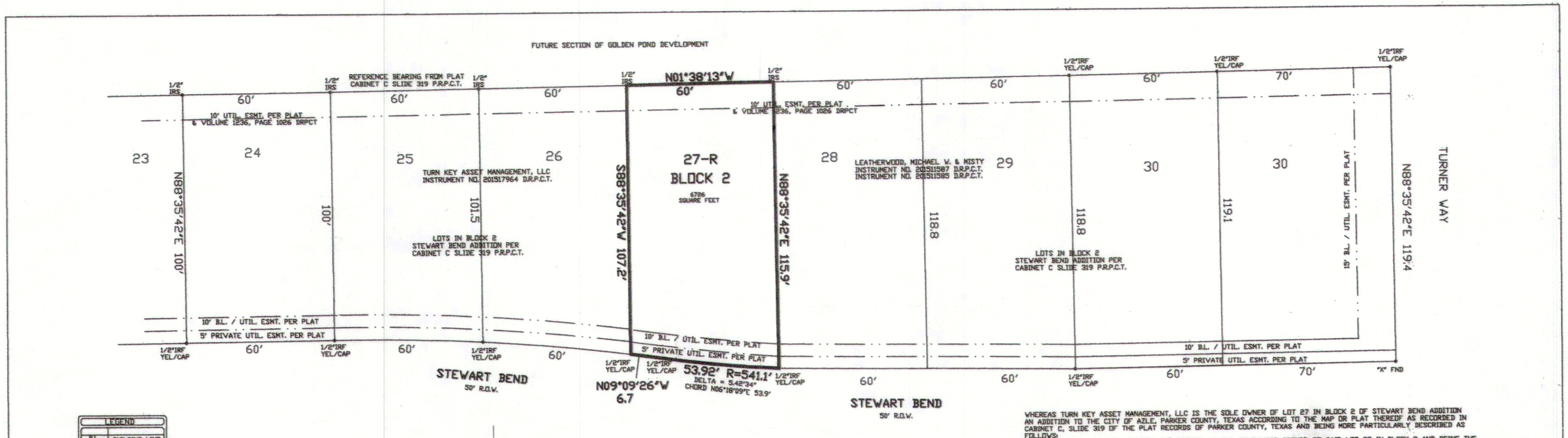
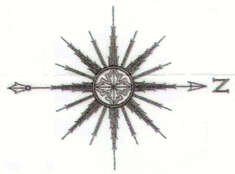
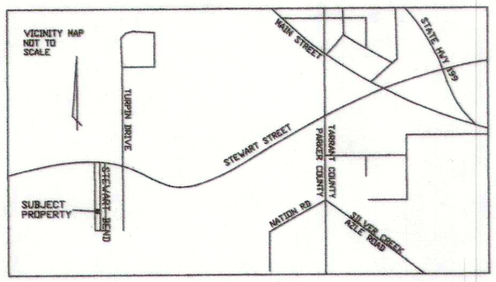
201526497 PLAT Total Pages: 1



LEGEND	
B.L.	BUILDING LINE
----------	EASEMENT LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
●	IRON ROD FOUND
○	IRON ROD SET





NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CORRECT THE DIMENSIONS OF LOT NUMBER 27 IN BLOCK NUMBER 2.
2. 35' SANITARY SEWER EASEMENT RECORDED IN VOLUME 1630, PAGE 1617 D.R.P.C.T. HAS BEEN RELOCATED AND THIS EASEMENT ABANDONED. SEE NOTE ON FINAL PLAT OF STEWARAT BEND ADDITION RECORDED IN CABINET C SLIDE 319 P.R.P.C.T.

WHEREAS TURN KEY ASSET MANAGEMENT, LLC IS THE SOLE OWNER OF LOT 27 IN BLOCK 2 OF STEWART BEND ADDITION AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET C, SLIDE 319 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 27 IN BLOCK 2 AND BEING THE NORTHWEST CORNER OF LOT 26 IN BLOCK 2 OF SAID ADDITION AND BEING IN THE WEST LINE OF SAID STEWART BEND ADDITION;
THENCE NORTH 01 DEGREES 38 MINUTES 13 SECONDS WEST, WITH THE WEST LINE OF SAID ADDITION AND THE WEST LINE OF SAID LOT 27 A DISTANCE OF 60.0 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF LOT 28 OF SAID BLOCK AND ADDITION;
THENCE NORTH 88 DEGREES 35 MINUTES 42 SECONDS EAST, WITH THE COMMON LINE OF LOTS 27 AND 28 IN SAID BLOCK 2, A DISTANCE OF 115.9 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE NORTHEAST CORNER OF SAID LOT 27 AND BEING THE SOUTHEAST CORNER OF SAID LOT 28 AND BEING IN THE WEST RIGHT OF WAY LINE OF STEWART BEND, A 50 FOOT RIGHT OF WAY, ALSO BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 541.1 FEET;
THENCE WITH SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID LOT 27 AND THE WEST RIGHT OF WAY LINE OF SAID STEWART BEND, AN ARC DISTANCE OF 53.92 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW CAP AND WHOSE CHORD BEARS SOUTH 06 DEGREES 18 MINUTES 09 SECONDS WEST, 53.9 FEET;
THENCE CONTINUING WITH THE EAST LINE OF SAID LOT 27 AND THE WEST RIGHT OF WAY OF STEWART BEND, SOUTH 09 DEGREES 09 MINUTES 26 SECONDS WEST, 6.7 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP AT THE SOUTHEAST CORNER OF SAID LOT 27 AND BEING THE NORTHEAST CORNER OF SAID LOT 26;
THENCE SOUTH 88 DEGREES 35 MINTUES 42 SECONDS WEST, WITH THE COMMON LINE OF LOTS 27 AND 26, A DISTANCE OF 107.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 6726 SQUARE FEET OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT TURN KEY ASSET MANAGEMENT, LLC , ACTING BY AND THROUGH DAVID WOLFORD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERE ABOVE DESCRIBED PROPERTY AS THE AMENDED PLAT OF LOT 27-R IN BLOCK 2 OF STEWART BEND ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN THEREON.
WITNESS MY HAND AT AZLE, PARKER COUNTY, TEXAS, THIS THE 14 DAY OF December, 2015

David Wolford
DAVID WOLFORD

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED David Wolford KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR AND AS THE ACT OF TURN KEY REAL ESTATE MANAGEMENT AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACIT THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF December, 2015

Susan Weaver
NOTARY PUBLIC IN AND FOR State of Texas TARRANT COUNTY
Susan Weaver
NAME PRINTED
MY COMMISSION EXPIRES: November 23, 2017

SUSAN WEAVER
Notary Public, State of Texas
My Commission Expires
November 23, 2017

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201526497
12/18/2015 02:06 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

APPROVAL BLOCK

12-16-2015
APPROVAL DATE
CITY MANAGER

12-16-2015
APPROVAL DATE
Debbie Clayton
PLANNING & ZONING SECRETARY

ACCT. NO: 17935
SCH. DIST.: AZ
CITY: CAZ
MAP NO.: N-9

THIS PLAT IS FILED IN CABINET D SLIDE 492 DATED

OWNER:
TURN KEY REAL ESTATE MANAGEMENT
1500 N. MAIN STREET, SUITE 140
FORT WORTH, TX 76164
817-727-4767

JIMMY V. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 10059-00
3310 Harvin D. Love Freeway (214) 371-5666 Voice
Dallas, Texas 75224 (214) 371-9908 Fax
Jimmy V. Pogue R.P.L.S. No. 5398

Job Number: 119182 Date: 9-3-2015
"A professional company operating in your best interest"

THIS IS TO CERTIFY THAT I, JIMMILYN DENISE WOODARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE LOT FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.

JIMMILYN DENISE WOODARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5398

STATE OF TEXAS
REGISTERED
JIMMILYN D. WOODARD
5398
PROFESSIONAL
LAND SURVEYOR

AMENDED PLAT
OF
LOT 27-R BLOCK 2
STEWART BEND ADDITION

CITY OF AZLE, PARKER COUNTY, TEXAS
CORRECTION OF LOT 27 IN BLOCK 2 OF
STEWART BEND ADDITION
BEING 6726 SQUARE FOOT LOT OUT OF THE J.G. REYNOLDS SURVEY, ABSTRACT NO. 1127 , PLAT RECORDED IN CABINET C, SLIDE 319 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.
OCTOBER 2015

17935.002 027.00