

18361.001.008.00

OWNERS CERTIFICATE

202313482 PLAT Total Pages: 1

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS FRANCISCO DELGADO IS THE SOLE OWNER OF LOT 8, BLOCK 1 OF THE WOODLANDS ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF FILED AND RECORDED IN CABINET F, SLIDE 414 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, FRANCISCO DELGADO, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 8R, BLOCK 1, THE WOODLANDS ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.

BY: J. Francisco Delgado
FRANCISCO DELGADO

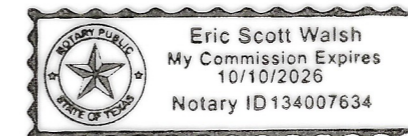
BY: OWNER
TITLE

STATE OF TEXAS)
COUNTY OF TARRANT)

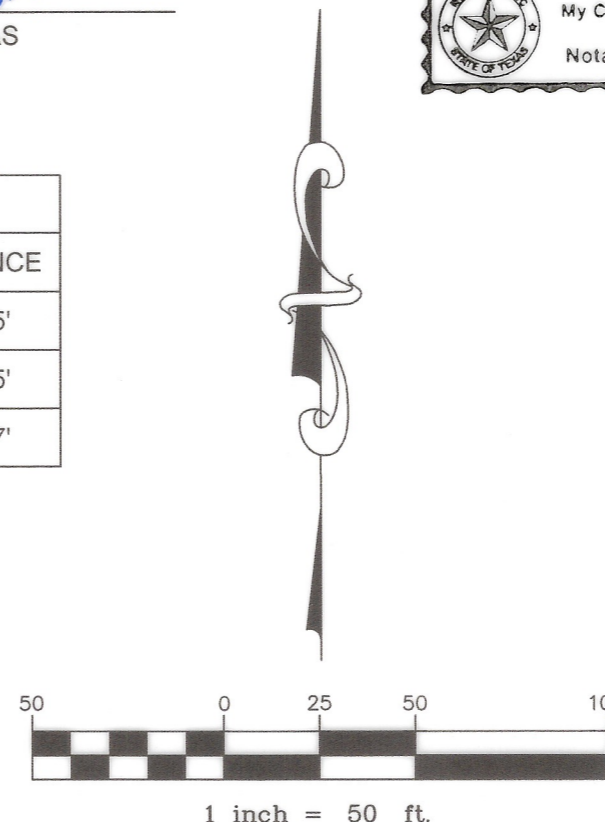
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANCISCO DELGADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF MAY, 2023.

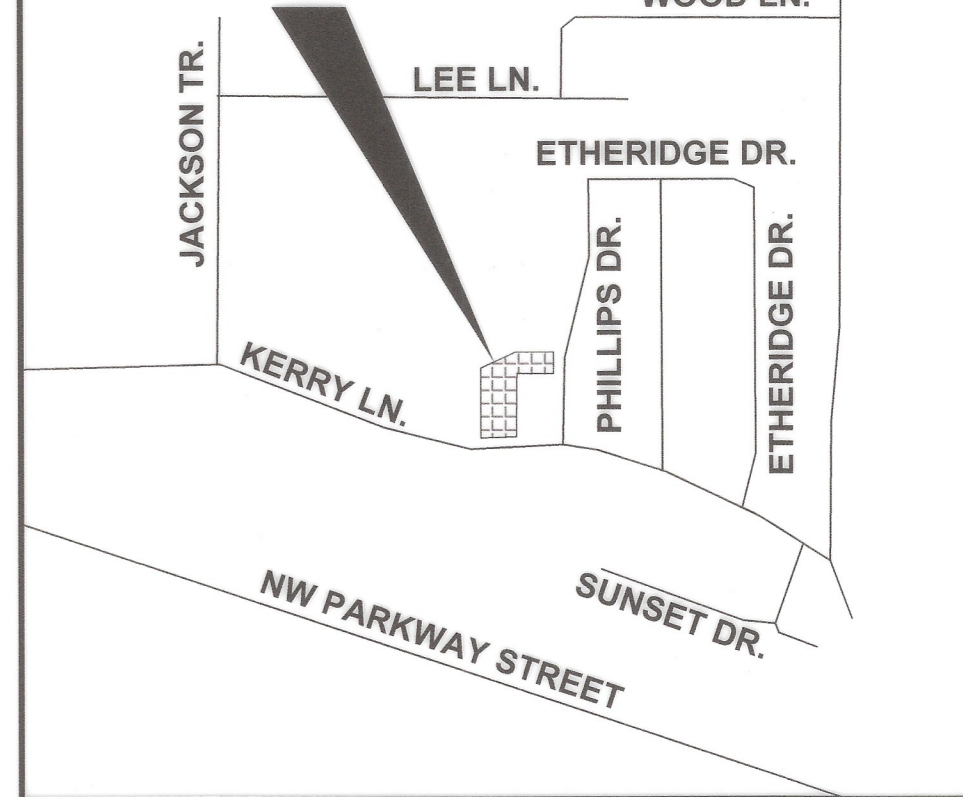
Eric S. Walsh
NOTARY PUBLIC, STATE OF TEXAS



LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S02°01'00"W	50.05'
L2	S02°01'00"W	50.05'
L3	N02°01'00"E	75.07'



1.380 ACRE SITE LOCATION



VICINITY MAP NTS

CITY OF AZLE
APPROVED ON 16th DAY OF May, 2023.
Jamie B...
ASSISTANT CITY MANAGER
Melinda Newell
PLANNING AND ZONING SECRETARY

ABBREVIATIONS

OPRPCT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
DRPCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRPCT = PLAT RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS FINAL PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER DATE: MAY 22 2023
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

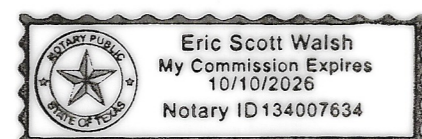


STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF MAY, 2023.

Eric S. Walsh
NOTARY PUBLIC, STATE OF TEXAS

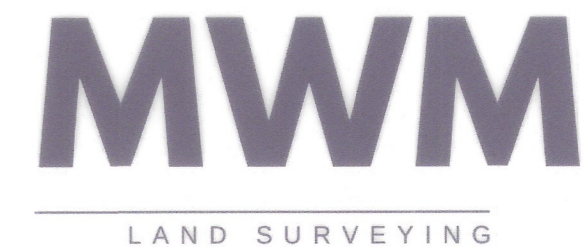


GENERAL NOTES

- ALL LOTS MUST HAVE A CONCRETE DRIVEWAY APPROACH TO PUBLIC ROADWAYS. GRAVEL DRIVEWAYS ARE ALLOWED FROM THE END OF THE CONCRETE APPROACH IF THE OVERALL DRIVEWAY LENGTH IS GREATER THAN 150'.
- A SCREENING WALL IS NOT REQUIRED ALONG KERRY LANE.
- RIGHT-OF-WAY IS DEDICATED FOR KERRY LANE, A 60' COLLECTOR ROADWAY PER THE MASTER THOROUGHFARE PLAN.
- HOMEOWNERS WILL MAINTAIN EXISTING DRAINAGE PATTERNS.
- THE USE OF AN OSSF (ON SITE SEWAGE FACILITY) IS ALLOWED IN CONJUNCTION WITH SERVICE CONNECTIONS TO THE CITY'S WATER SYSTEM.
- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM RPLS 5438".
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48367C0200E, MAP REVISED SEPTEMBER 26, 2008.
- SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS AMENDING PLAT IS TO RELOCATE THE BUILDING LINE FROM THE ORIGINAL PLAT FOR LOT 8, BLOCK 1.

**AMENDED PLAT
LOT 8R, BLOCK 1
THE WOODLANDS ADDITION**
BEING AN AMENDING PLAT OF LOT 8, BLOCK 1
THE WOODLANDS ADDITION, ACCORDING TO THE PLAT
RECORDED IN CABINET F, SLIDE 414, PLAT RECORDS OF PARKER
COUNTY, TEXAS

SURVEYOR:



MERLE W. MILLER LAND SURVEYING
5049 EDWARDS RANCH ROAD, STE 400
FORT WORTH, TX 76109
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM

MAY ~ 2023

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202313482
05/25/2023 11:28 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER:

FRANCISCO DELGADO
PHONE: 817-707-1412
2700 REFUGIO AVENUE
FORT WORTH, TX 76164

THIS PLAT RECORDED IN CABINET F, SLIDE 490