

CHARLES PATRICK DOUGHERTY
MARY DONOHUE DOUGHERTY
CLERKS FILE NO. 201829981

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATIONS.

ALL CORNERS ARE CAPPED IRONS SET UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE CITY OF AZLE'S EXTRA TERRITORIAL JURISDICTION.

**CITY OF AZLE, PARKER COUNTY, TEXAS.
PLANNING & ZONING COMMISSION**

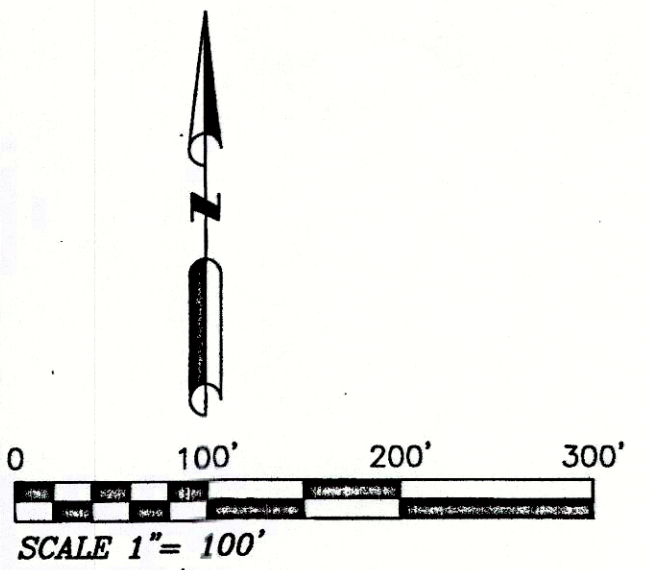
WHEREAS The City of Azle

Approved on this the 21 day of June, 2019.

[Signature]
Chairman

[Signature]
Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.



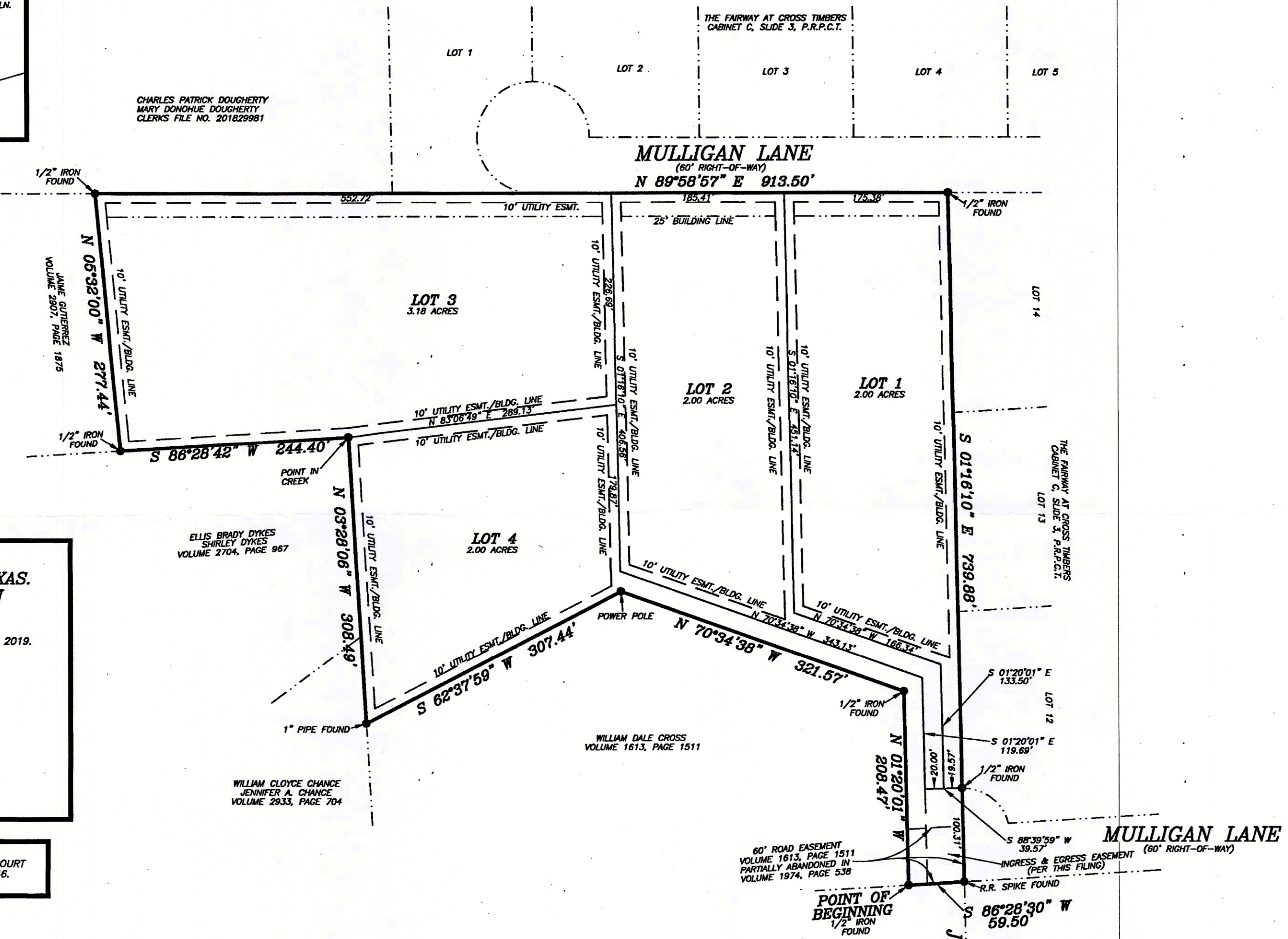
NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE REALTY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 11, 2019

OWNER:
JR TRITTON PROPERTIES, LLC
1657 SOUTHEAST PARKWAY
AZLE, TEXAS 76020



OWNER'S DEDICATION

Whereas JR Tritton Properties, LLC, being the sole owner of the following described property.

Description for a 9.19 acre tract of land situated in the G.W. DODSON SURVEY, Abstract No. 2443, Parker County, Texas, and being the same tract of land described in deed to JR Tritton Properties, LLC, recorded in Clerks File No. 201907449, Official Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call from the called Southwest corner of the J.J. CHAMBERLESS SURVEY, Abstract No. 314;

THENCE by deed call, N 88°00'00" W, 2555.50 feet;

THENCE by deed call, North, 883.60 feet;

THENCE by deed call, West, 869.02 feet;

THENCE by deed call, North, 930.00 feet;

THENCE by deed call, East, 569.58 feet to a 1/2" iron found for the POINT OF BEGINNING and being for the Southeast corner of that certain tract of land described in deed to William Dale Cross, recorded in Volume 1613, Page 1511, Real Records, Parker County, Texas;

THENCE N 01°20'01" W, with the East line of said Volume 1613, Page 1511, 208.47 feet to a 1/2" iron found at the Northeast corner of said Volume 1613, Page 1511;

THENCE N 70°34'38" W, with the North line of said Volume 1613, Page 1511, 321.57 feet to a power pole;

THENCE S 62°37'59" W, with the North line of said Volume 1613, Page 1511, 307.44 feet to a 1" pipe found at the Northwest corner of said Volume 1613, Page 1511 and being in the East line of that certain tract of land described in deed to William Cloyce Chance and Jennifer A. Chance, recorded in Volume 2933, Page 704, Real Records, Parker County, Texas;

THENCE N 03°28'06" W, with the East line of said Volume 2933, Page 704, passing the Northeast corner of said Volume 2933, Page 704 and the Southeast corner of that certain tract of land described in deed to Ellis Brady Dykes and Shirley Dykes, recorded in Volume 2704, Page 967, Real Records, Parker County, Texas, continuing with the East line of said Volume 2704, Page 967, in all, 308.49 feet to a point in a creek and being for the Northeast corner of said Volume 2704, Page 967;

THENCE S 86°28'42" W, with the North line of said Volume 2704, Page 967, 244.40 feet to a 1/2" iron found at the Southeast corner of that certain tract of land described in deed to Jaime Gutierrez, recorded in Volume 2907, Page 1875, Real Records, Parker County, Texas;

THENCE N 05°32'00" W, with the East line of said Volume 2907, Page 1875, 277.44 feet to a 1/2" iron found at the Northeast corner of said Volume 2907, Page 1875 and being in the South line of that certain tract of land described in deed to Charles Patrick Dougherty and Mary Donohue Dougherty, recorded in Clerks File No. 201829981, Real Records, Parker County, Texas;

THENCE N 89°58'57" E, with the South line of said Clerks File No. 201829981, passing the Southeast corner of said Clerks File No. 201829981 and the South line of Mulligan Lane and continuing with the South line of said Mulligan Lane, in all, 913.50 feet to a 1/2" iron found at the Northwest corner of Lot 14, THE FAIRWAY AT CROSS TIMBERS, recorded in Cabinet C, Slide 03, Plat Records, Parker County, Texas;

THENCE S 01°16'10" E, with the West line of said THE FAIRWAY AT CROSS TIMBERS, at 639.56 feet passing a 1/2" iron found at the Southwest corner of Lot 12 of said THE FAIRWAY AT CROSS TIMBERS and being in the North line of said Mulligan Lane, and continuing in all, 739.88 feet to a railroad spike found in asphalt;

THENCE S 86°28'30" W, 59.50 feet to the POINT OF BEGINNING and containing 9.19 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That JR TRITTON PROPERTIES, LLC, does hereby adopt this plat designating the hereinabove described property as.....

Lots 1-4, Block 1
TRITTON ESTATES
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 21 day of JUNE, 2019.

[Signature]
Albert E. Tritton, Jr.
(JR TRITTON PROPERTIES, LLC)

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert E. Tritton, Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of JUNE, 2019.

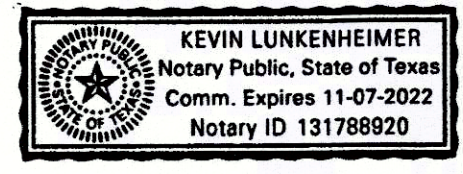
[Signature]
Kevin Lunkenheimer
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

201915442
06/21/2019 03:29 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



FINAL PLAT
Lots 1-4, Block 1
TRITTON ESTATES
City of Azle Extra Territorial Jurisdiction, Parker County, Texas
and being 9.19 acres of land situated in the G.W. DODSON SURVEY, Abstract No. 2443, Parker County, Texas.