

State of Texas
County of Parker

Whereas Jose Villalobos, being the sole owner of that certain 0.410 acre tract, situated in the J. G. REYNOLDS SURVEY, ABSTRACT No. 1127, City of Azle, Parker County, Texas, and being that same called 0.410 acre tract described in instrument to Jose Villalobos, recorded under Clerk's File Number 201825826, of the Official Public Records of Parker County, Texas, (O.P.R.C.T.), being further described as a portion of that certain called 4 acre tract described in Volume 1678, Page 1772, of the Deed Records of Parker County, Texas, (D.R.P.C.T.), said 0.410 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

COMMENCING at a 1/2" iron rod found for the intersection of the southerly right-of-way of S. Stewart Street, (variable width right-of-way), with the west right-of-way of Huling Drive, (50' right-of-way), being the northeast corner of Lot 1, M.G. Huling Addition, being an addition to the City of Azle, Parker County, Texas, as shown on plat recorded in Volume 248, Page 641, D.R.P.C.T.;

THENCE S 79°14'33" E, with the southerly right-of-way of said S. Stewart Street, at 50.00 feet pass the east right-of-way of said Huling Drive, being northwest corner of Lot 21 of said M.G. Huling Addition, in all a total distance of 150.00 feet, to a point for the northeast corner of said Lot 21, being the northwest corner of that certain called 0.46 acre tract described in instrument to Jose Martinez, recorded under Clerk's File Number 201725030, O.P.R.C.T.;

THENCE S 73°54'06" E, 95.24 feet, continuing with the southerly right-of-way of said S. Stewart Street, to a 1/2" iron rod found for POINT OF BEGINNING, being the northeast corner of said 0.46 acre tract, and the northwest corner of said 4 acre tract and the herein described tract;

THENCE S 71°27'44" E, continuing with the southerly right-of-way of said S. Stewart Street, at 7.70 feet pass a 3/8" iron rod found for reference, in all a total distance of 25.02 feet, to a 1/2" iron rod found for a northerly corner of said 4 acre tract and the herein described tract;

THENCE S 54°06'53" E, 116.23 feet, continuing with the southerly right-of-way of said S. Stewart Street, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northwest corner of that certain called 5.0 acre tract described in instrument to Jonathan Laxton, recorded in Volume 2310, Page 1727, of the Official Records of Parker County, Texas, (O.P.R.C.T.), being the northeast corner of said 4 acre tract and the herein described tract;

THENCE S 00°20'31" W, 118.44 feet, with the west line of said 5.0 acre tract, the east line of said 4 acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of that certain tract described in instrument to Ashley Hicks, recorded in Volume 2639, Page 1138, O.P.R.C.T., being the southeast corner of the herein described tract, from which a 1/2" capped iron rod found for reference bears N 45°45'37" W, 2.51 feet;

THENCE N 67°37'39" W, 154.18 feet, with the easterly north line of said Hicks tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the west line of said 4 acre tract, being the east line of said 0.46 acre tract, for the northerly northwest corner of said Hicks tract, being the southwest corner of the herein described tract, from which a 1/2" capped iron rod found for reference bears N 74°30'26" West, 7.35 feet, and a 1/2" iron rod found in the north line of Lot 20 of said M.G. Huling Addition, for the southeast corner of said Lot 21 bears S 10°35'12" W, 45.47 feet and S 89°09'27" W, 110.00 feet, respectively;

THENCE N 10°35'12" E, 138.19 feet, with the west line of said 4 acre tract, the east line of said 0.46 acre tract, to the POINT OF BEGINNING, and containing 0.410 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263
ANO5733-P
Field Date: July 20, 2023
Preparation Date: September 19, 2023



Now, Therefore, Know All Men By These Presents:

That Jose Villalobos, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Villalobos Addition, an addition to the City of Azle, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Azle, Parker County, Texas.

Witness, my hand, this the 29th day of November, 2023.

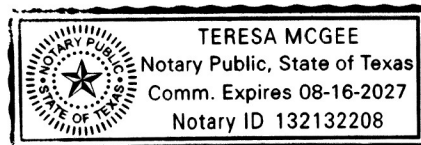
By: *[Signature]*
Jose Villalobos

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jose Villalobos, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 29th day of November, 2023.

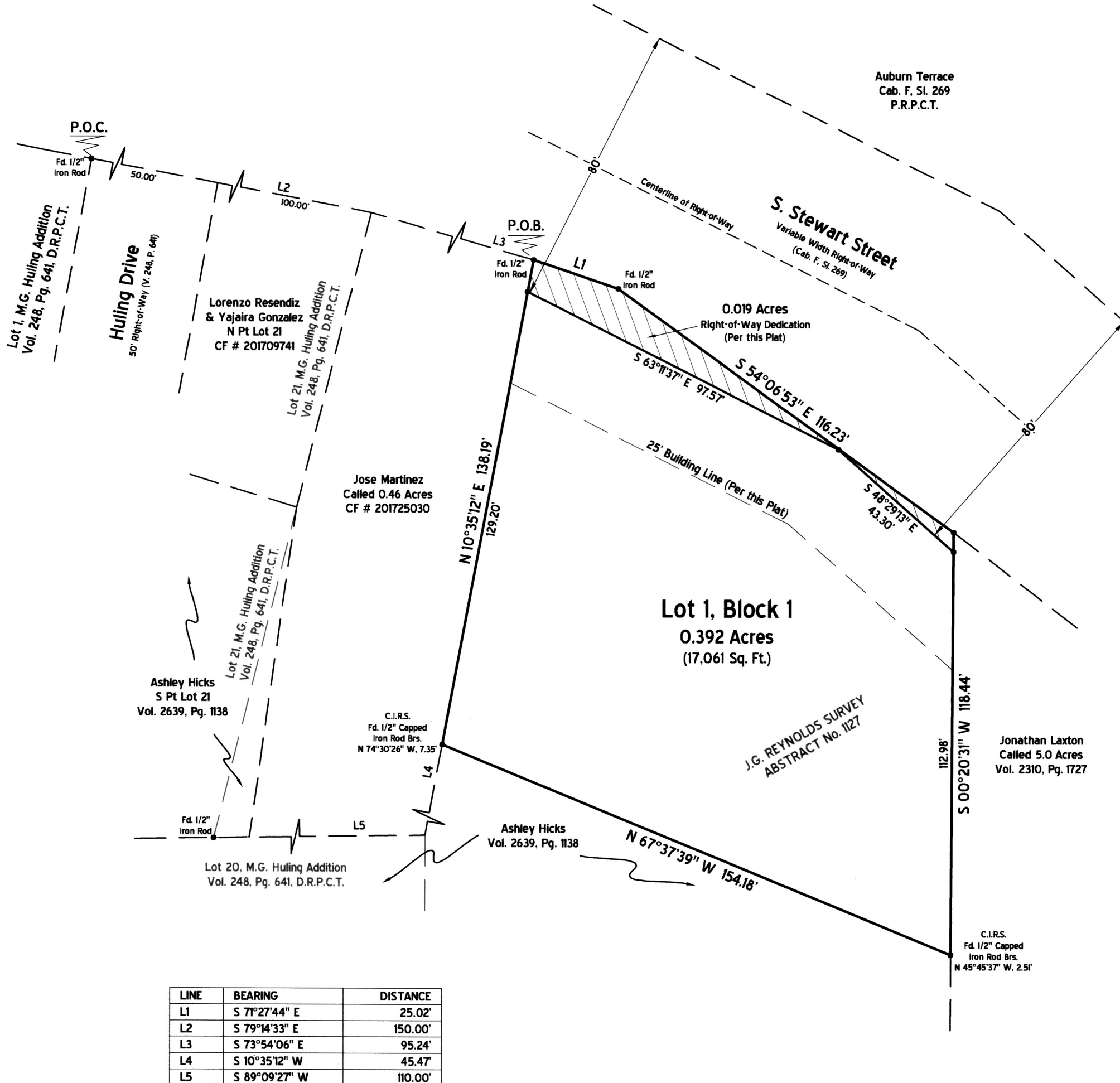
Teresa McGee
Notary Public in and for the State of Texas



Surveyor:
Zachariah Savory, R.P.L.S.
208 S. Front St.
Aledo, TX 76008
817-441-5263

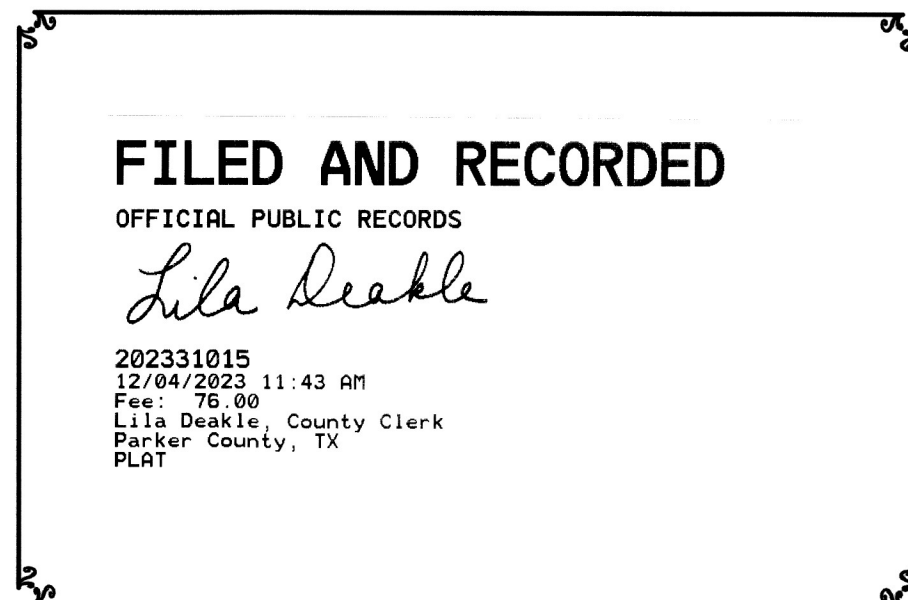
Owner:
Jose Villalobos
539 S. Stewart St.
Azle, TX 76020

1" = 30'

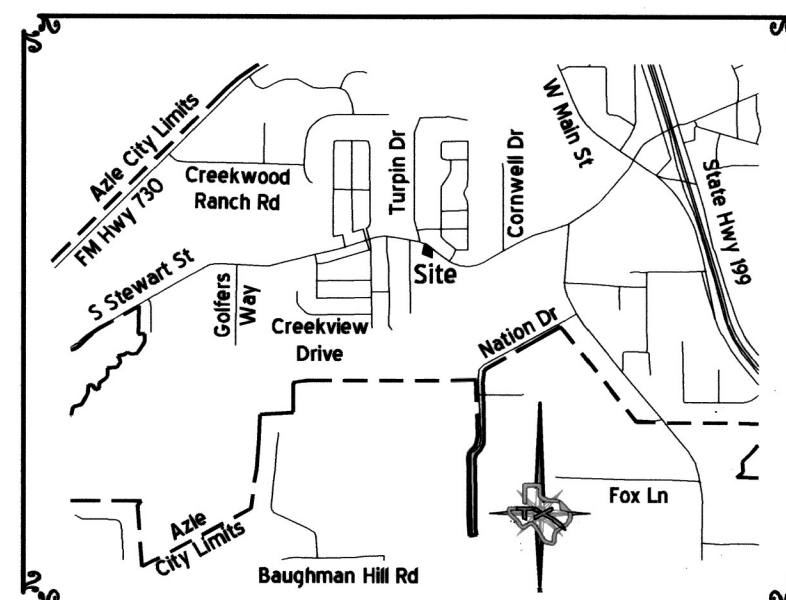


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CAZ
N-9



Plat Cabinet F Slide 622



Vicinity Map (not to scale)

202331015 PLAT Total Pages: 1



Sheet 1 of 1

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - set 1/2" capped iron rods with orange plastic caps stamped "Texas Surveying" unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

5) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

City of Azle Notes:

7) Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

8) Water and sanitary sewer services to be provided by the City of Azle.

9) This property lies within the city limits of Azle, Texas. At the time of plat, this property is located in Zone SF-3 (Single Family) according to the City of Azle zoning map.

Approved by the City of Azle, Parker County, Texas

on this the 19 day of September, 2023.

[Signature]
Assistant City Manager

Malinda Nowell
Planning and Zoning Secretary

Final Plat
Lot 1, Block 1
Villalobos Addition
an addition to the City of Azle,
Parker County, Texas

Being a 0.410 acre tract, situated in the
J. G. REYNOLDS SURVEY, ABSTRACT No. 1127,
City of Azle, Parker County, Texas,

September 2023

**TEXAS
SURVEYING** INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM