



FOUR LOTS IN ONE PHASE MINIMUM LOT SIZE IS 1.0995 ACRES, MAXIMUM LOT SIZE IS 1.1196 ACRES.  
WATER IS PROVIDED BY AQUA LINE.

INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF AZLE UTILITY EASEMENTS.  
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UNLESS NOTED OTHERWISE ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR PERS 5606"

BEGINNING at a point (whose Northing is 7000911.61 and whose Easting is 2251079.00) for the southeast corner of 5.27 acre tract and being in Baughman Hill Road;

THENCE South 86°23'24" West, along the south line of 5.27 acre tract and said Baughman Hill Road, a distance of 230.01 feet to a railroad spike found for the southwest corner of 5.27 acre tract, the southeast corner of a called 0.79 of an acre tract of land described in the deed to Gary S. Miller as referenced in Volume 2022, Page 444 of the of the Deed Records of Parker County, Texas and being described in Volume 1216, Page 1327 of said Deed Records at the centerline intersection of said Baughman Hill Road and Jeremiah Trail;

THENCE North 3°18'34" West, along the west line of 5.27 acre tract and said 0.79 of an acre tract, said Jeremiah Trail to and along the east line of a called 1.37 acre tract of land described in the deed to Cecil L. Williams as recorded in Volume 1885, Page 560 of said Deed Records to and along the east line of a called 1.37 acre tract of land described in the deed to David Kofford as recorded in Volume 1867, Page 1379 of said Deed Records, a distance of 590.00 feet to a railroad spike found for the northwest corner of 5.27 acre tract, the northeast corner of said David Kofford tract and being the southeast corner of Mulligan Lane as dedicated in the plat for "THE FAIRWAY AT CROSS TIMBERS", an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C, Slide 3 of the Plat Records of Parker County, Texas;

THENCE North 86°28'35" East, along the common line of 5.27 acre tract and said Mulligan Lane, to and along a south line of Lot 11 in said Plat Cabinet C, Slide 3, a distance of 220.22 feet to a 1/2" iron rod found for the northeast corner of 5.27 acre tract and a re-entrant corner of said Lot 11;

THENCE South 3°34'41" East, along the common line of 5.27 acre tract and said Lot 11, a distance of 129.57 feet to a 1/2" iron rod found for an angle point in the eastern line of 5.27 acre tract for the south corner of said Lot 11 and the northwest corner of a called 1.00 acre tract of land described in the deed to The Dorothy M. Bradford Revocable Living Trust as recorded in Document No. 202303158 of said Official Public Records;

THENCE southerly along the common line of 5.27 acre tract and said 1.00 acre tract the following:  
South 28°54'39" East, a distance of 122.97 feet to a 1/2" iron rod found;  
South 0°35'6" West, a distance of 200.03 feet to a 1/2" iron rod found for the southwest corner of said 1.00 acre tract and the northeast corner of a called 2.78 acre tract of land described in the deed to Gene D. Bradford and Dorothy M. Bradford as recorded in Volume 1188, Page 151 of said Deed Records;

THENCE South 0°14'25" West, along the common line of 5.27 acre tract and said 2.78 acre tract, a distance of 490.53 feet to a POINT OF BEGINNING and containing 5.2667 acres or 229,416 square feet of land.  
Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and areas are surface.  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jose J. Garcia and Maria Silvia Garcia do hereby adopt this plat designating the herein above described real property as:

LOTS 1 through 4  
VISTA HERMOSA

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
file deale  
202328747  
11/03/2023 08:35 AM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.  
Executed this the 30 day of October 2023.  
By: *Jose J. Garcia*  
*Maria Silvia Garcia*  
Jose J. Garcia  
Maria Silvia Garcia

STATES OF TEXAS §  
COUNTY OF PARKER §  
BEFORE ME, the undersigned authority, on this day personally appeared Jose J. Garcia known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30 day of October 2023.



Notary Public State of Texas §  
STATES OF TEXAS §  
COUNTY OF PARKER §  
BEFORE ME, the undersigned authority, on this day personally appeared Maria Silvia Garcia known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30 day of October 2023.



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and provisions. Surveyed on the ground in the month of August, 2023.

*James Paul Ward*  
James Paul Ward  
Registered Professional Land Surveyor  
Texas Registration No. 5606



FINAL PLAT  
LOTS 1 through 4  
VISTA HERMOSA

an addition to Parker County, Texas being a part of the G.W. DODSON SURVEY, Abstract No. 2443 and the J.J. CHAMBERLESS SURVEY, Abstract No. 314 and being about 15.4 miles North 59° East of the courthouse in Weatherford, the county seat for Parker County, Texas and being located within the ETJ of the City of Azle, Texas

5.2667 ACRES

AWARD SURVEYING COMPANY  
252 WEST MAIN STREET, SUITE F, AZLE, TX 76020  
817-334-AMARD (839-9273)  
survey@a-wardsurveying.com TBP's Firm No. 10194435

APPROVED BY THE CITY OF AZLE, TEXAS THIS THE 16 DAY OF October 2023.  
Assistant City Manager  
*Maria Silva Garcia*  
SECRETARY

GRAPHIC SCALE SCALE IN FEET 1" = 1'  
A-WARD PROJECT NO. 2023-1809, JEREMIAH TRAIL (2)