



LEGEND
IRON PIPE FOUND
IRON ROD FOUND
5/8" IRON ROD SET
MARKED "A-WARD SURV RPLS 5606"
5/8" IRON ROD RECOVERED
MARKED "A-WARD SURV RPLS 5606"
CONTROL MONUMENT
BEARINGS OR DISTANCE SHOWN IN "1" ARE
PLAT OR DEED CALL

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §
Pete Grinder and Dee Dee Grinder are the owners of a Lot 66R-1 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas and as deed to Pete Grinder and Dee Dee Grinder as recorded in Document No. 201309934 of the Official Public Records of Parker County, Texas and Rockhill Custom Homes, LLC, acting by and through David Lunsford, manager is the owner of Lot 66R-2 as recorded in Document No. 202302653 of said Official Public Records and being more particularly described by metes and bounds as follows:
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.
BEGINNING at a 3/8" iron rod found (having a Northing is 7015691.109 and whose Easting is 2259221.864; for the southwest corner of said Lot 66 at the intersection of the north right-of-way line of Pecan Street, having a 60 foot right-of-way and the east right-of-way line of Rosebud Drive, having a 60 foot right-of-way;
THENCE North 0°44'06" West, along the common line of said Lot 66 and said Rosebud Drive, a distance of 99.74 feet to a 3/8" iron rod found for the common west corner of Lots 66 and 65 in said WALNUT CREEK ADDITION;

THENCE South 89°44'06" East, along the common line of said Lots 66 and 65, a distance of 205.57 feet to a 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the ostensible common corner of said Lots 66 and 65, Lots 70 and 71 in said WALNUT CREEK ADDITION;
THENCE South 0°10'19" West, along the corner of said Lots 66 and 71, a distance of 99.83 feet to a 5/8" iron rod set for the common south corner of Lots 66 and 71 and being in the north right-of-way line of Pecan Street;
THENCE North 89°42'34" West, along the common line of said Lot 66 and said Pecan Street, a distance of 206.55 feet to the POINT OF BEGINNING and containing 0.4720 of an acre or 20,562 square feet of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pete Grinder and Dee Dee Grinder do hereby adopt this plat designating the herein above described property as:

LOTS 66R-1 and 66R-2
WALNUT CREEK ADDITION

an addition to the City of Azle, Tarrant County, Texas and dedicate to the public the easement as shown on the plat.

Lot 66R-1
Pete Grinder
Dee Dee Grinder

Lot 66R-2
Rockhill Custom Homes, LLC
David Lunsford, manager

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

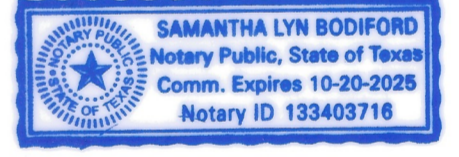
Lila Deakle
202305710
03/09/2023 09:08 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Pete Grinder, 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 and in the capacity therein stated.

Given under my hand and seal of office this 6 day of March, 2023

Notary Public [Signature]

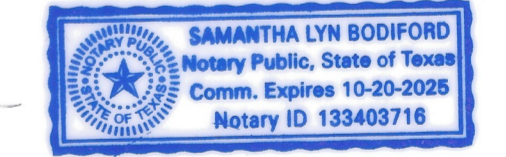


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Dee Dee Grinder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this 6 day of March, 2023

Notary Public [Signature]

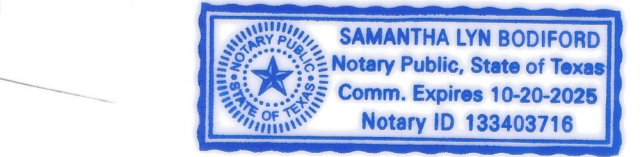


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared David Lunsford, 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 and in the capacity therein stated.

Given under my hand and seal of office this 2 day of March, 2023

Notary Public [Signature]

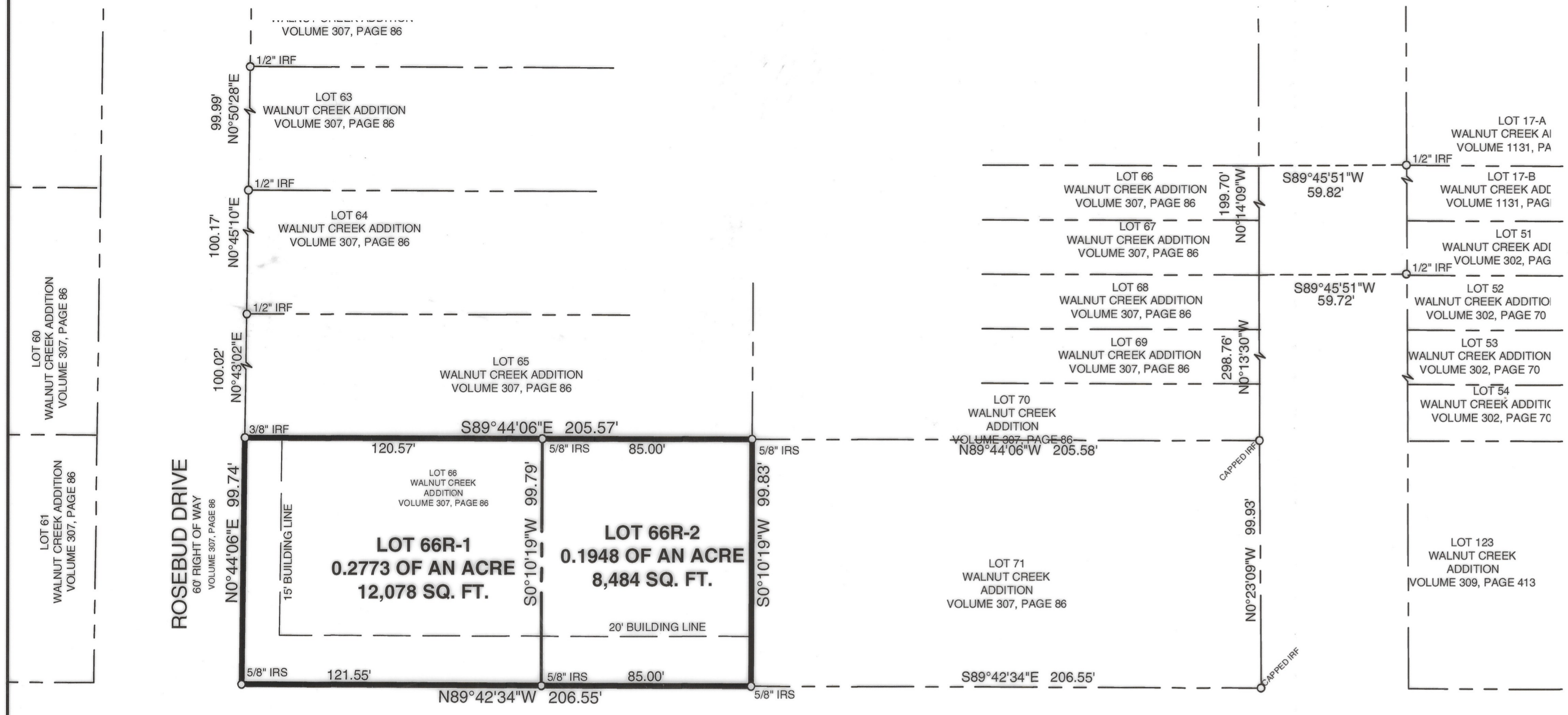


FINAL PLAT
Lots 66R-1 and 66R-2 of
WALNUT CREEK ADDITION

an addition to the City of Azle, Parker County, Texas and being a replat of Lot 66 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas

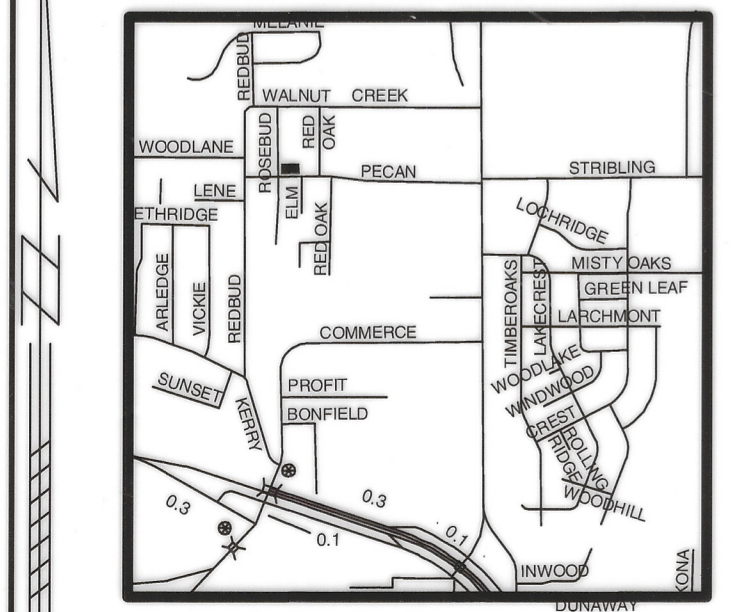
THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT THE BEARINGS AND DISTANCES AS ORIGINAL SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 202243554 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS.

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@awardsurveying.com TBPLS Firm No. 10194435



ROSEBUD DRIVE
60' RIGHT OF WAY
VOLUME 307, PAGE 86
PECAN STREET
60' RIGHT OF WAY
VOLUME 307, PAGE 86

LOT 1-R, BLOCK 2 WALNUT CREEK ADDITION VOLUME 361-A, PAGE 55
LOT 26, BLOCK 2 WALNUT CREEK ADDITION VOLUME 361-A, PAGE 55
LOT 19-R, BLOCK 2 WALNUT CREEK ADDITION VOLUME 361-A, PAGE 55



LOCATION MAP
SCALE 1"=2000'

GRAPHIC SCALE SCALE IN FEET 1"=20'
A-WARD PROJECT NO: 2022-1552 ROSEBUD DRIVE PLAT

19005.001.066.00
19005.001.066.10

SURVEYORS CERTIFICATE
I, James Paul Ward, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby state that this Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

James Paul Ward
Registered Professional Land Surveyor No. 5606
day of MARCH 2, 2023



City of Azle
Approved on 7th day of MARCH, 2023
Assistant City Manager [Signature]

OWNER/DEVELOPER:
Lot 66R-1
Pete Grinder and Dee Dee Grinder
1132 Boling Ranch Road North
Azle, TX 76020
Lot 66R-2
Rockhill Custom Homes, LLC
3005 Alta Mere Drive
Fort Worth, TX
David Lunsford
Manager

SURVEYOR:
AWARD SURVEYING COMPANY, INC
252 WEST MAIN STREET
SUITE F
AZLE, TX 76020
ATTN: PAUL WARD
817-332-9273
paul.a-wardsurveying.com

THIS PLAT RECORDED IN CABINET F SLIDE 443

March 2023