

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD LIMITS SHOWN HEREON. FLOOD LIMITS SHOWN BY SCALE ONLY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

THE CITY OF AZLE HAS RELEASED SUBJECT PROPERTY FROM THE EXTRA-TERRITORIAL JURISDICTION.

WATER SUPPLIED BY PRIVATE WATER WELL.

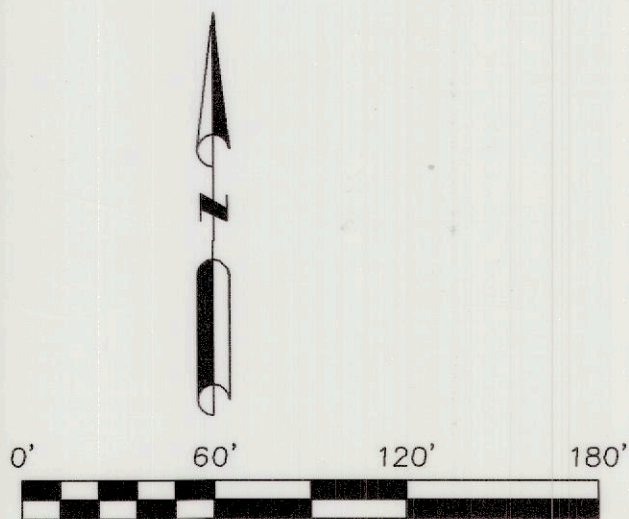
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

LANDOWNERS MUST DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND LEGIBLE DAY AND NIGHT FROM THE PUBLIC ROAD.

WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT ON JULY 08, 2024.

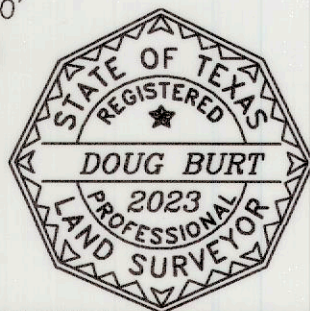
EXISTING CULVERT INSTALLED BY TXDOT. NO NEW CULVERTS TO BE INSTALLED ON THIS ADDITION.

ACCT. NO: 19052
SCH. DIST: AZ
CITY:
MAP NO: N-9



SCALE 1"= 60'
HORIZON LAND SURVEYING

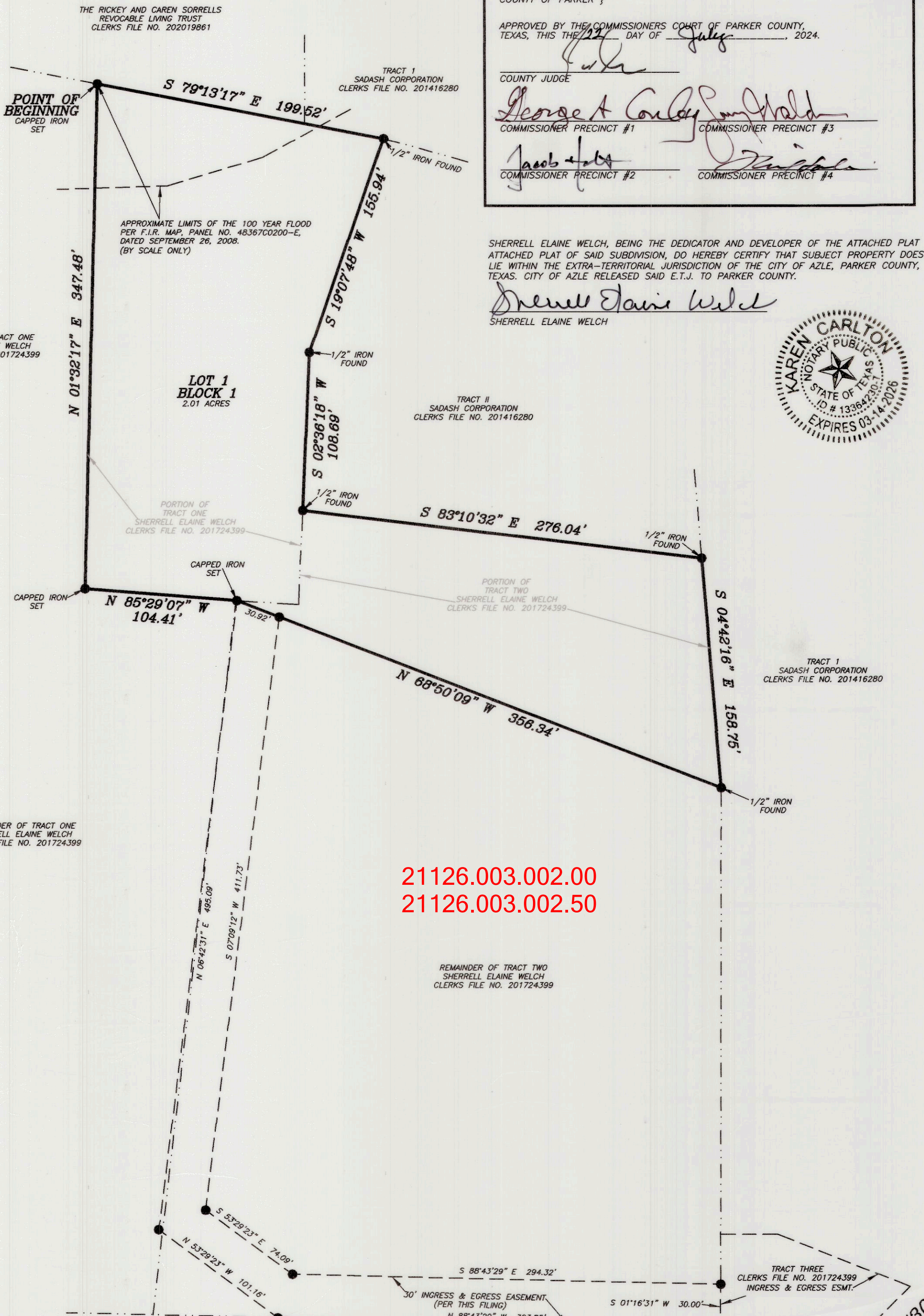
P.O. Box 1935
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 09, 2024

F-751

SHERRELL ELAINE WELCH HARTWIG
VOLUME 2217, PAGE 79



THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 10th DAY OF July, 2024.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

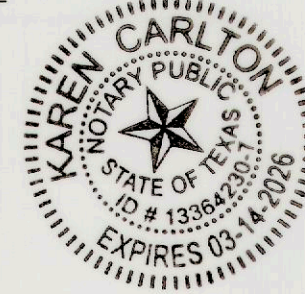
COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4

SHERRELL ELAINE WELCH, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, PARKER COUNTY, TEXAS. CITY OF AZLE RELEASED SAID E.T.J. TO PARKER COUNTY.

Sherrell Elaine Welch
SHERRELL ELAINE WELCH



TRACT I
SADASH CORPORATION
CLERKS FILE NO. 201416280

TRACT THREE
CLERKS FILE NO. 201724399
INGRESS & EGRESS ESMT.

OWNER/DEVELOPER
SHERRELL ELAINE WELCH
12421 S. FM. 730
AZLE, TEXAS 76020

STATE OF TEXAS }
COUNTY OF PARKER }

202418810 PLAT Total Pages: 1



WHEREAS Sherrell Elaine Welch, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the JOHN N. RASH SURVEY, Abstract No. 1126, Parker County, Texas, said tract being a portion of Tract One and Tract Two, in deed to Sherrell Elaine Welch, recorded in Clerks File No. 201724399, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING by deed call from a 1" axle found, said axle being by deed call, N 89°16'39" W, 1071.12 feet from the Southeast corner of said JOHN N. RASH SURVEY;

thence N 89°16'12" W, 166.94 feet;

thence N 18°21'48" E, 40.46 feet;

thence N 01°05'55" E, 207.04 feet;

thence N 22°00'38" E, 285.67 feet;

thence N 19°11'59" E, 130.49 feet;

thence N 65°10'36" E, 43.34 feet;

thence N 30°08'21" E, 178.35 feet;

thence N 70°17'18" E, 129.33 feet;

thence N 12°33'57" E, 157.28 feet;

thence S 83°54'19" E, 244.23 feet;

thence S 00°38'33" E, 128.18 feet;

thence S 79°45'27" E, 77.09 feet to a capped iron set for the POINT OF BEGINNING and being in the North line of said Tract One and in the South line of that certain tract of land described in deed to The Rickey and Caren Sorrells Revocable Living Trust, recorded in Clerks File No. 202019861, Real Records, Parker County, Texas;

thence S 79°13'17" E, with the common line of said Tract One and said Clerks File No. 202019861, passing the Southeast corner of said Clerks File No. 202019861 and a Southwest corner of that certain tract of land described as Tract 1, in deed to Sadash Corporation, recorded in Clerks File No. 201416280, Real Records, Parker County, Texas, and continuing in all, a distance of 199.52 feet to a 1/2" iron found at the Northeast corner of said Tract One and being for the Northwest corner of that certain tract of land described as Tract II, in deed to Sadash Corporation, recorded in Clerks File No. 201416280, Real Records, Parker County, Texas;

thence S 19°07'48" W, with the common line of said Tract One and said Tract II, a distance of 155.94 feet to a 1/2" iron found;

thence S 02°36'18" W, with the common line of said Tract One and said Tract II, a distance of 108.69 feet to a 1/2" iron found, said iron being for a Northwest corner of said Tract Two, Clerks File No. 201724399 and for the Southwest corner of said Tract II, Clerks File No. 201416280;

thence S 83°10'32" E, with the common line of said Tract Two, Clerks File No. 201724399 and said Tract II, Clerks File No. 201416280, a distance of 276.04 feet to a 1/2" iron found at the Northeast corner of said Tract Two and the Southeast corner of said Tract II and being in the West line of said Tract I, Clerks File No. 201416280;

thence S 04°42'16" E, with the common line of said Tract Two, Clerks File No. 201724399 and said Tract I, Clerks File No. 201416280, a distance of 158.75 feet to a 1/2" iron found;

thence N 68°50'09" W a distance of 356.34 feet to a capped iron set;

thence N 85°29'07" W a distance of 104.41 feet to a capped iron set;

thence N 01°32'17" E a distance of 347.48 feet to the POINT OF BEGINNING and containing 2.01 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Sherrell Elaine Welch, acting by and thru her duly authorized agents does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1, Block 1,
WELCH PLACE, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 10th day of July, 2024.

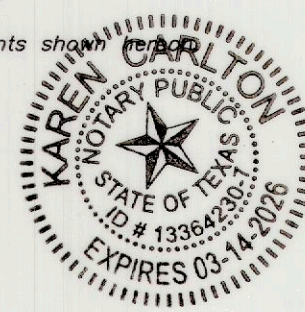
Sherrell Elaine Welch
Sherrell Elaine Welch

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Sherrell Elaine Welch, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of July, 2024.

Karen Carlton
Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202418810
07/23/2024 09:39 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat Showing
Lot 1, Block 1,
WELCH PLACE

an addition to Parker County, Texas and being 2.01 acres of land situated in the JOHN N. RASH SURVEY, Abstract No. 1126, Parker County, Texas.