SHEET 1 OF 1

BONFIELD KIMBROUGH

LEGEND fron rod found 5/8 INCH IRON ROD WITH

Tarrant County, Texa

Right Of Wa

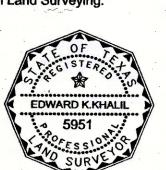
**NOTES** 

1. Water/Wastewater Impact Fees:
The City of Azle has an ordinance implementing the assessment and collection of water and wastewater impact fees.

No building permits shall be issued for any lot in this subdivision until the construction of water, sewer, storm drains, streets, street lights, and required subdivision screening fencing has been installed and accepted by the City of Azle

The survey shown hereon was made on the ground under my direction and supervision in June, 2016 and meets all of the minimum professional and technical standards of practice established by the Texas Board of Professional Land Surveying.

Edward K. Khalil Registered Professional Land Surveyor Texas Registration No. 5951 Date signed: /-10-18



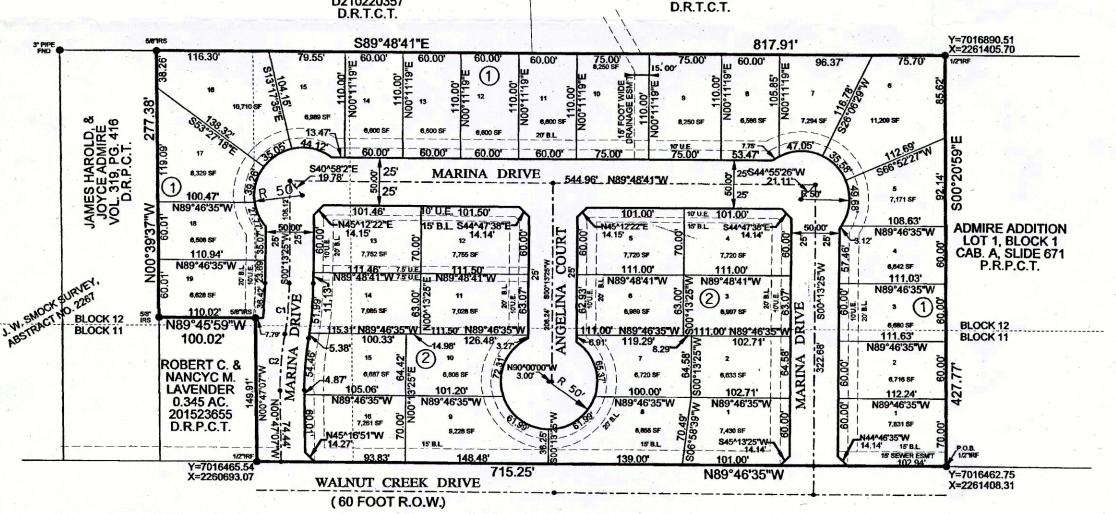
200 GRAPHIC SCALE IN FEET

SCALE: | = 100'

300

QUATTRICI LLC, PHASE 2 TRACT 1, 6.97 AC D210220357

QUATTRICI LLC TRACT 1, 10.97 AC D210220357



R. W. LOOPER ADDITION VOL. 306, PG. 67 P.R.P.C.T.

LOT 8

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8 INCH IRON RODS WITH CAPS STAMPED "ANA" SHALL BE SET AT ALL LOT AND BLOCK CORNERS, ANGLE POINT AND POINTS OF CURVE.

LOT 12

Note: Surveyed on the ground June 2016. Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD 83), Texas State Plane Coordinate System, North Central Zone.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area of minimal flood hazard) according to the FEMA Flood Insurance Rate Map for Parker County, Texas, Panel No. 48367C0200E, Eff. Sept 26, 2008, and not in a Special Flood Hazard Area.

PLANNING AND ZONING COMMISSION

LOT 9

**CURVE TABLE** DELTA TANGENT CH. BEARING CH. LENGTH FILED AND RECORDED CURVE # RADIUS LENGTH 325.00' 53.27' 325.00' 58.99' 10°24'02" 29.58' S 04°24'53" W 58.91'

LOT 5

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_ DATE\_\_\_\_

**ENGINEER / SURVEYOR** ANA CONSULTANTS, L.L.C. 5000 THOMPSON TERRACE COLLEYVILLE, TX. 76034 TEL.: (817) 335-9900 FAX: (817) 335-9955

LOT 6

LOT 7

OWNER / DEVELOPER BENCHMARK AMERICAN HOMES, LLC 9001 GLENDARA DRIVE NRH, TX. 7182 TEL.: (817) 875-8631

01/16/2018 03:55 PM Fee: 76.00 Jeane Brunson, County Clerk Parker County, Texas PLAT

My Comm. Expires 03-16-2020

DEBRAK, CLAYTON

NOTARY PUBLIC

STATE OF TEXAS

ID# 1146024-3

OFFICIAL PUBLIC RECORDS

STATE OF TEXAS

COUNTY OF PARKER

ADMIRE ADDITION;

STATE OF TEXAS

COUNTY OF PARKER

January

MY COMMISSION EXPIRES

7.671 ACRES OF LAND MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

BENCHMARK AMERICAN HOMES .L.C. REPRESENTATIVE

cane Drunson 201801055

PARKER COUNTY, TEXAS

22267.005,000-00

Copyright 2016 by A. N. A. Consultants, L. L. C.

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FORE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REPRESENTATIVE FOR BENCHMARK AMERICAN HOMES, L.L.C., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \ \ Delrak Clayton

201801055 PLAT Total Pages: 1

WHEREAS WE, BENCHMARK AMERICAN HOMES, L.L.C., BEING THE SOLE OWNER OF A 7.671 ACRE TRACT OF LAND, BEING A PORTION OF BLOCK 11 AND 12 OF J.M. ESTES SUBDIVISION SITUATED IN THE J. W. SMOCK SURVEY, ABSTRACT NUMBER 2267, CITY OF AZLE, PARKER COUNTY, TEXAS AND BEING ALL THAT 7.671 TRACT RECORDED IN INSTRUMENT 201616565, DEED RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ADMIRE ADDITION, AN ADDITION TO THE CITY OF AZLE, AS RECORDED IN CABINET A, SLIDE 671, PLAT RECORDS OF PARKER COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF SAID 7.671 ACRE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF WALNUT CREEK DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS WEST, 715.25 FEET WITH THE NORTH LINE OF SAID WALNUT CREEK DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST MOST SOUTHERLY CORNER OF SAID 7.671 ACRE TRACT AND THE SOUTHEAST CORNER OF A 0.345 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 201523655 OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 47 MINUTES 07 SECONDS WEST, 149.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA"SET FOR THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT;

THENCE NORTH 89 DEGREES 45 MINUTES 59 SECONDS WEST, 100.02 FEET WITH THE NORTH LINE OF SAID 0.345 ACRE TRACT TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA"SET FOR THE NORTHWEST CORNER OF SAID 0.345 ACRE TRACT IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES AND JOYCE ADMIRE AS RECORDED IN VOLUME 319, PAGE 416, OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS WEST, 277.38 FEET WITH THE EAST LINE OF SAID JAMES AND JOYCE ADMIRE TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA"SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS PHASE 2, TRACT 1, IN DEED TO QUATTRICI LLC, AS RECORDED IN DOCUMENT NUMBER D210220357, DEED RECORDS TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS EAST, 817.91 FEET WITH THE SOUTH LINE OF SAID QUATTRICI LLC TRACT TO 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1,

THENCE SOUTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 427.77 FEET WITH THE WEST LINE OF SAID LOT 1, ADMIRE ADDITION TO THE POINT OF BEGINNING AND CONTAINING 334,147 SQUARE FEET OR

THAT WE, BENCHMARK AMERICAN HOMES, L.L.C., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOTS 1 - 19, BLOCK 1 AND LOTS 1 - 16, BLOCK 2, FOREST GLEN ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND STREETS SHOWN HEREON.

WITNESS OUR HANDS IN PARKER COUNTY, TEXAS, THE \ DAY OF

ACCT. NO .: 121L SCH. DIST .: PL MAP NO.

FINAL PLAT FOR

FOREST GLEN ADDITION

BLOCK 1 . LOTS 1-19 BLOCK 2 .LOTS 1-16

35 RESIDENTIAL LOTS AN ADDITION TO THE CITY OF AZLE BEING 7.671 ACRES OUT OF THE JW SMOCK SURVEY, ABSTRACT NO. 2267 CITY OF AZLE,

PREPARED: NOVEMBER, 2016