

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-44122-9001222100647-NJ, DATED MARCH 10, 2021.

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.

THE EASEMENT RECORDED IN VOLUME 2145, PAGE 1872, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN ZONE A WHICH IS IN THE 100 YEAR FLOOD HAZARD AREA.

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

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.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

21884.008.002.50

ACCT. NO: 15021

SCH. DIST: AZ

CITY:

MAP NO: N-9

STATE OF TEXAS }
COUNTY OF PARKER }

202420935 PLAT Total Pages: 1

WHEREAS Merge Community Church, Inc., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the E. ROWDEN SURVEY, ABSTRACT NO. 1884, Parker County, Texas and being the same tract of land described in deed to Merge Community Church, Inc., recorded in Clerks File No. 202113506, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a point in a creek at the Northwest corner of said Clerks File No. 202113506 and being in the South line of that certain tract of land described in deed to James H. Kays and Debra Kays, recorded in Volume 1821, Page 1505, Real Records, Parker County, Texas and being for the Northeast corner of that certain tract of land described in deed to Michael T. O'Rear, Paula Wyvonne Jeter, Pamula J. Fuhrman and Rhonda G. Mahan Coontz, recorded in Clerks File No. 202236677, Real Records, Parker County, Texas and being by deed call, WEST, 1005.40 feet from the Northeast corner of said ROWDEN SURVEY;

THENCE S 89°02'28" E, with the common line of said Clerks File No. 202113506 and said Volume 1821, Page 1505, 222.99 feet to a point in a creek at the Southeast corner of said Volume 1821, Page 1505 and the Southwest corner of that certain tract of land described in deed to Sherrell Elaine Welch, recorded in Clerks File No. 201724399, Real Records, Parker County, Texas;

THENCE S 89°16'12" E, with the common line of said Clerks File No. 202113506 and said Clerks File No. 201724399, at 166.68 feet passing an axle found, continuing in all, 786.45 feet to a wood post found at the Northeast corner of said Clerks File No. 202113506 and the Northwest corner of that certain tract of land described in deed to Sherrell Elaine Welch Hartwig, recorded in Volume 2217, Page 79, Real Records, Parker County, Texas;

THENCE S 00°05'34" W, with the East line of said Clerks File No. 202113506, 530.87 feet to a 1/2" iron found in the North line of Farm to Market Highway No. 730;

THENCE S 44°20'26" W, along the North line of said Farm to Market Highway No. 730, 128.11 feet to a metal post found at the Southwest corner of said Clerks File No. 202113506 and the Southeast corner of that certain tract of land described in deed to Joseph N. Null and Amanda J. Null, recorded in Clerks File No. 201700998, Real Records, Parker County, Texas;

THENCE with the common line of said Clerks File No. 202113506 and said Clerks File No. 201700998, the following calls:

N 56°59'17" W, 57.52 feet to a metal post found;

N 70°08'01" W, 124.99 feet to a metal post found;

N 49°49'35" W, 154.52 feet to a metal post found;

N 57°27'36" E, 30.95 feet to a 1/2" iron found;

N 45°20'03" W, 63.06 feet to a metal post found;

N 58°10'06" W, 140.49 feet to a metal post found;

N 61°39'36" W, 184.55 feet to a metal post found;

S 67°10'08" W, 130.53 feet to a metal post found at a Southwest corner of said Clerks File No. 202113506 and at the Northwest corner of said Clerks File No. 201700998 and being in the East line of said Clerks File No. 202236677;

THENCE N 36°23'16" W, with the common line of said Clerks File No. 202113506 and said Clerks File No. 202236677, 361.12 feet to the POINT OF BEGINNING and containing 8.373 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Merge Community Church, Inc., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1
MERGE COMMUNITY CHURCH ADDITION,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

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

Executed this the 6th day of August, 2024.

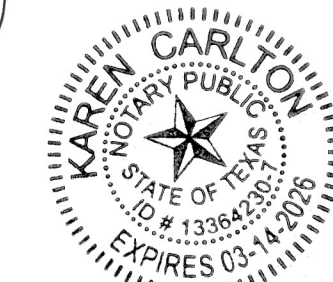
Brandon Geary

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Geary, 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 6th day of August, 2024.

Notary Public State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

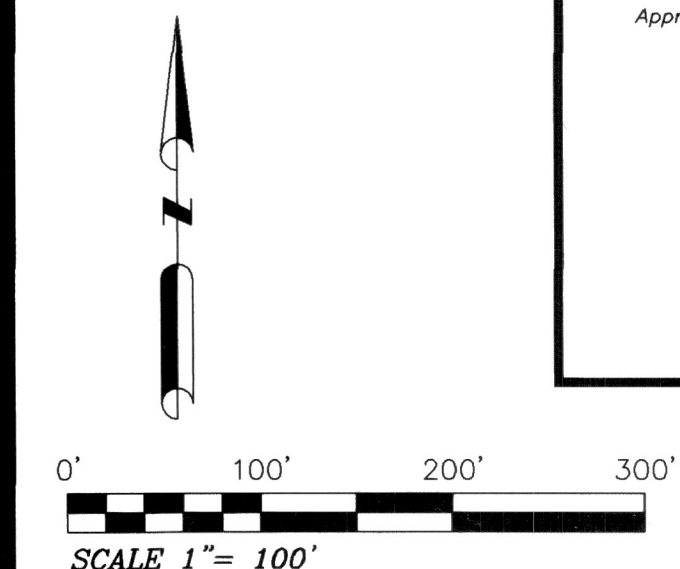
202420935
08/13/2024 09:35 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat Showing

Lot 1,

MERGE COMMUNITY CHURCH ADDITION
an addition in the Extra Territorial Jurisdiction of the City of
Azle, Parker County, Texas and being 8.373 acres of land
situated in the E. ROWDEN SURVEY, Abstract No. 1884, Parker
County, Texas.

2023312 RSB



HORIZON LAND SURVEYING

582 Balboa Trail
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 LAND PLATTED
PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 13, 2023

OWNER/DEVELOPER
MERGE COMMUNITY CHURCH, INC.
8220 FM 1886
AZLE, TEXAS 76020