

STATE OF TEXAS
PARKER COUNTY

WHEREAS I, Ashley Hicks, being the owners of a 0.464 of an acre tract of land being comprised of a portion of Lot 20 and Lot 21, M.G. HULING ADDITION recorded in Volume 248, Page 641, Deed Records, Parker County, Texas and a 0.277 of an acre tract of land situated in the J.G. Reynolds Survey, Abstract Number 1127, Parker County, Texas and being more particularly described in a deed recorded in Volume 2639, Page 1138, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found (Control Monument) in the east line of Huling Drive, an existing 50 feet wide right of way for the southwest corner of the Hicks Tract, same being the northwest corner of a tract of land described in a deed to Harry Dekin and wife, Gay Dekin recorded in Volume 1614, Page 218, Official Records, Parker County, Texas and being located NORTH., 34.92 feet from the southwest corner of Lot 20;

THENCE NORTH. (BASIS FOR DIRECTIONAL CONTROL), at 65.08 feet passing the common west corner of Lots 20 and 21, in all, 180.48 feet along the east line of Huling Drive to a 1/2" rebar rod found;

THENCE N10°46'52"E. (PLAT=N11°12"E), 4.43 feet along the east line of Huling Drive to a 1/2" rebar rod found for the northwest corner of the Hicks Tract, same being the southwest corner of a tract of land described in a deed to Lorenzo Resendiz and Yajaira Gonzalez recorded in Document Number 201709741, Official Records, Parker County, Texas;

THENCE S72°49'14"E, 92.37 feet through Lot 21, same being the common line of the Hicks Tract and the Resendiz/Gonzalez Tract to a 1/2" rebar rod found in the east line of Lot 21, same being the west line of a tract of land described in a deed to Jose Julian Muniz Martinez recorded in Document Number 201725030, Official Records, Parker County, Texas and from which a 1/2" rebar rod found (Control Monument) for the northeast corner of Lot 21 bears N14°43'31"E., 119.28 feet;

THENCE S08°39'24"W., 93.53 feet along a common line of the Hicks Tract and the Martinez Tract to a 1/2" capped T.C.S. RPLS 4277" rebar rod set in the north line of Lot 20 and from which a 1/2" rebar rod found for the southeast corner of Lot 21 bears WEST., 10.00 feet;

THENCE EAST., 100.00 feet along a common line of the Hicks Tract and the Martinez Tract, same being the north line of Lot 20 to a 1/2" rebar rod found for the northeast corner of Lot 20;

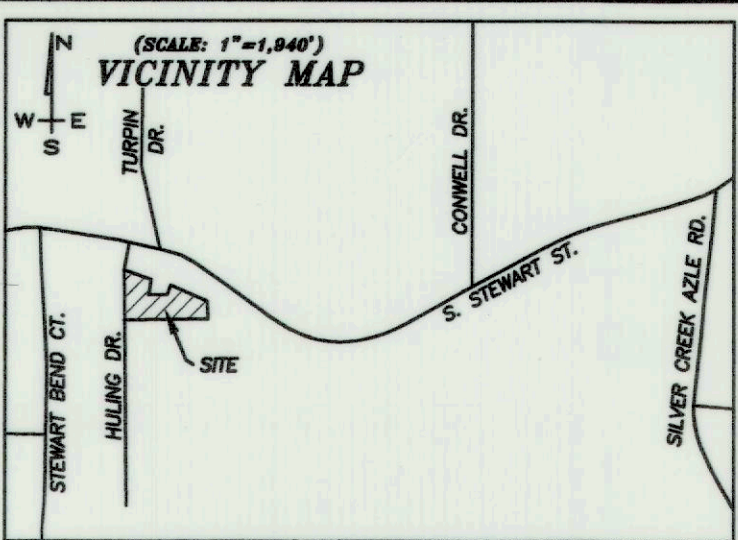
THENCE N11°55'31"E., 45.39 feet along a common line of the Hicks Tract and the Martinez Tract to a 1/2" rebar rod found for an "ell" corner of the Hicks Tract, same being an apparent "ell" corner of a tract of land described in a deed to Jose Luis Villalobos recorded in Document Number 201825826, Official Records, Parker County, Texas;

THENCE S66°47'15"E., 153.79 feet along the common line of the Hicks Tract and the Villalobos Tract to a 1/2" rebar rod found for the northeast corner of the Hicks Tract and being in the west line of a tract of land described in a deed to Jonathan I. Laxton recorded in Volume 2310, Page 1727, Official Records, Parker County, Texas;

THENCE S01°19'12"W., 49.51 feet along the common line of the Hicks Tract and the Laxton Tract to a 1/2" rebar rod found for the southeast corner of the Hicks Tract, same being the northeast corner of the Dekin Tract;

THENCE N89°53'27"W., 324.58 feet along the common line of the Hicks Tract and the Dekin Tract to the POINT OF BEGINNING.

APPROVED BY THE
CITY OF AZLE,
PARKER COUNTY, TEXAS
ON THIS THE 10th DAY
OF October 2023
Assistant City Manager
Planning & Zoning Secretary



NOTE:
PROPERTY IS CURRENTLY ZONED
RESIDENTIAL (SF-3) SINGLE
FAMILY.



202329562 PLAT Total Pages: 1

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That I, Ashley Hicks, do hereby adopt this plat designating the herein described real property as Lots 20R1 and 21R1, M.G. Huling Addition, an addition in 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 hand in Parker County, Texas, the 14 day of November, 2023

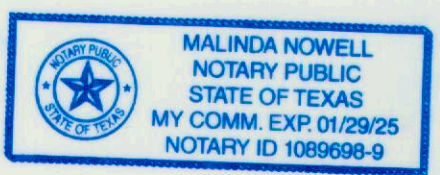
Ashley Hicks
Ashley Hicks

STATE OF Texas
COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ashley Hicks, known to me to be the entity whose name is 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.

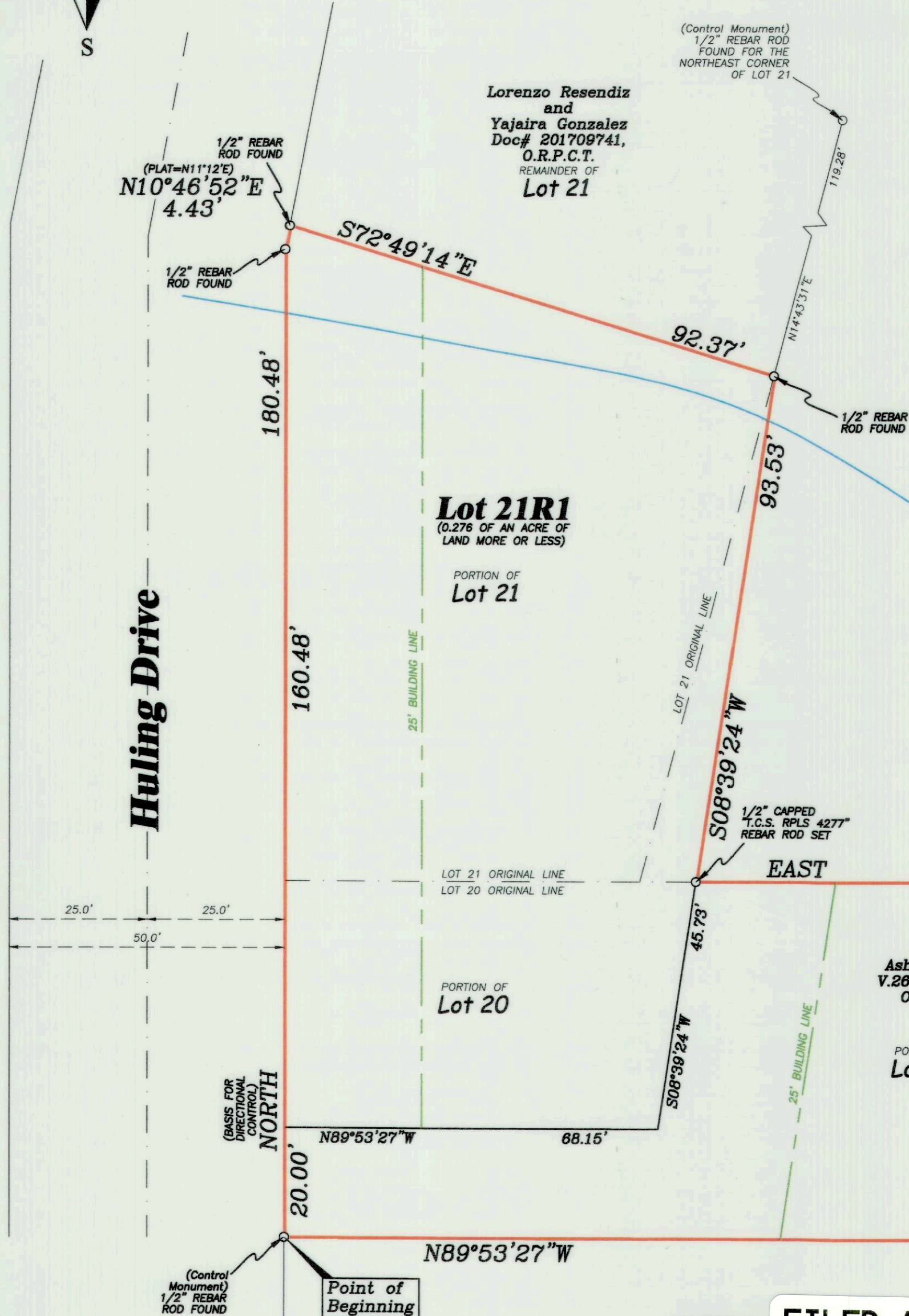
Given under my hand and seal of office this 14 day of November, 2023

Malinda Nowell
Malinda Nowell
Notary Public
01/29/25
My Commission Expires



Jose Luis Villalobos
Doc# 201825826,
O.R.P.C.T.

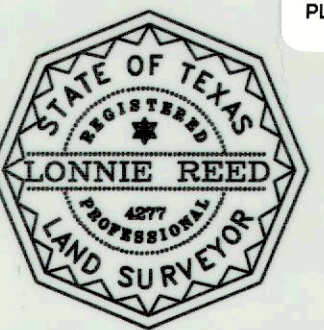
Jose Julian
Muniz Martinez
Doc# 201725030,
O.R.P.C.T.



Ownership:
Ashley Hicks
6309 Silver Creek Azle Rd.
Azle, TX 76020-4303

TRI
COUNTIES
SURVEYING
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@tricotiesurveying.com
FIRM REGISTRATION: 10194647
JOB# 20090329

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.
Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
04-01-2021



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202329562
11/14/2023 11:44 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Harry Dekin
and wife,
Gay Dekin
V.1614, P.218,
O.R.P.C.T.

J.G. Reynolds Survey,
Abstract# 1127,
Parker County, Texas

13850.001.021.10

FINAL PLAT SHOWING
Lots 20R1 and 21R1,
M.G. Huling Addition

AN ADDITION IN THE CITY OF AZLE, PARKER COUNTY, TEXAS, BEING A
RE-PLAT OF A PORTION OF LOTS 20 AND 21, M.G. HULING ADDITION
RECORDED IN VOLUME 248, PAGE 641, DEED RECORDS, PARKER COUNTY,
TEXAS AND INCLUDING A 0.277 OF AN ACRE OF LAND SITUATED IN THE
J.G. REYNOLDS SURVEY, ABSTRACT NUMBER 1127, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET# F SLIDE# 610, DATE 11/14/23