

BASIS OF BEARING ALONG THE NORTH LINE OF VOLUME 1697, PAGE 789, R.R.P.C.T.

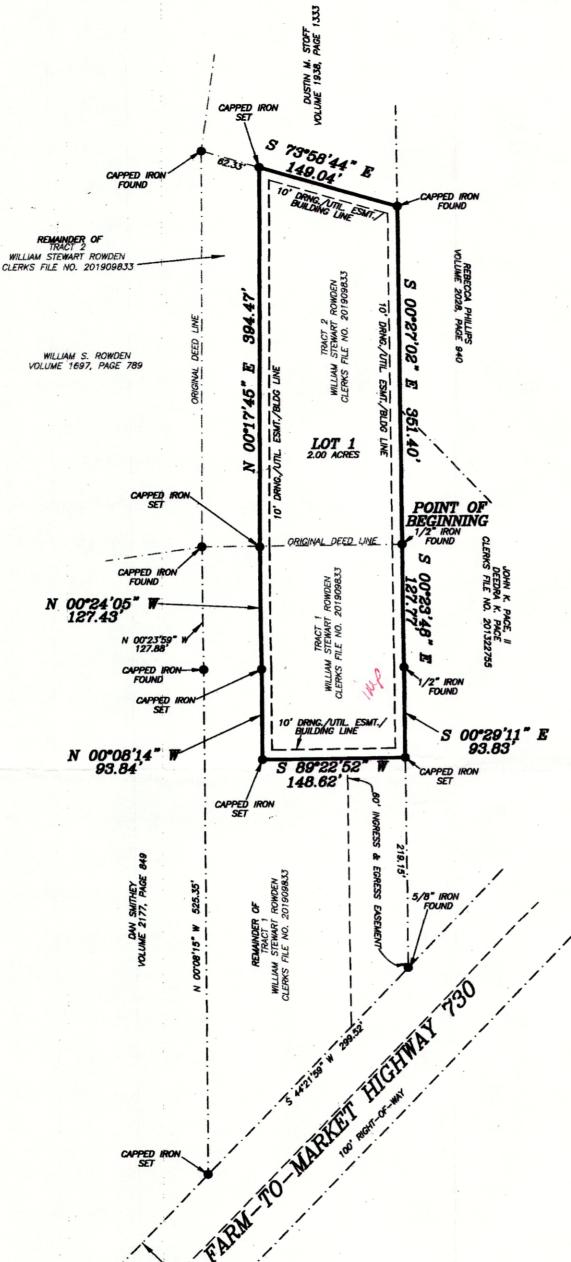
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200—E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF GAS PIPELINES OR UNDERGROUND UTILITIES, CONTACT 811 FOR LOCATIONS BEFORE DIGGING, TRENCHING, EXACAVATING OR BUILDING.

SUBJECT PROPERTY LIES WITHIN THE CITY OF AZLE'S EXTRA TERRITORIAL JURISDICTION.

ALL CORNERS ARE CAPPED IRONS SET UNLESS OTHERWISE NOTED.



202021900 PLAT Total Pages: 1

OWNER'S DEDICATION

Whereas William Rowden, being the sole owner of that certain tract of land being more particularly described by

Description for a 2.00 acre tract of land situated in the E. ROWDEN SURVEY, ABSTRACT NO. 1884, Parker County, Texas and being all of Tract 1 and a portion of Tract 2, as described in deed to William Stewart Rowden, recorded in Clerks File No. 201909833, Real Records, Parker County, Texas and being more particularly

BEGINNING at a ½" iron found, said iron being by deed call to be 1008.00 feet East and 1292.57 feet South of the Southwest corner of the R.N. RASH SURVEY, Abstract No. 1126, Parkler County, Texas, said iron being for the Northeast corner of said Tract 1 and the Southeast corner of said Tract 2 and being in the West line of that certain tract of land described in deed to John K. Pace II, and Deedra K. Pace, recorded in Clerks File No. 201322755, Real Records, Parker County, Texas;

THENCE S 00°23'48" E, with the common line of said Tract 1 and said Clerks File No. 201322755, 127.77 feet to a 1/2" iron found;

THENCE S 00°29'11" E, with the common line of said Tract 1 and said Clerks File No. 201322755, 93.83 feet to a capped iron set;

THENCE S 89°22'52" W, 148.62 feet to a capped iron set;

THENCE N 00°08'14" W, 93.84 feet to a capped iron set;

THENCE N 00°24'05" W, 127.43 feet to a capped iron set;

THENCE N 00°17'45" E, 394.47 feet to a capped iron set in the South line of that certain tract of land described in deed to Dustin M. Stoff, recorded in Volume 1938, Page 1333, Real Records, Parker County, Texas;

THENCE S 73"58"44" E, with the South line of said Volume 1938, Page 1333, 149.04 feet to a capped iron found in the East line of said Tract 2, and at the Southeast corner of said Volume 1938, Page 1333 and being in the West line of that certain tract of land described in deed to Rebecca Phillips, recorded in Volume 2028, Page 940, Real Records, Parker County, Texas;

THENCE S 00°27'02" E, with the East line of said Tract 2 and the West line of said Volume 2028, Page 940 and with the West line of said Clerks File No. 201322755, Real Records, Parker County, Texas, 351.40 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That William S. Rowden, does hereby adopt this plat designating the hereinabove described property

ROWDEN ADDITION City of Azle, Extra Territorial Jurisdiction, Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown thereon

QUINN BREZINA Notary Public, State of Texas Comm. Expires 09-15-2023 Notary ID 130371532

NOTARY PUBLIC! STATE OF TEXAS!

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared William S. Rowden, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

CITY OF AZLE. PARKER COUNTY. TEXAS. PLANNING & ZONING COMMISSION WHEREAS The City of Azle

ACCT. NO .: SCH. DIST .: dITY:

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

DOUG BURT

OWNER: WILLIAM S. ROWDEN 12123 S. F.M. 730 AZLE, TEXAS 76020

FILED AND RECORDED

Lila Deable

202021900 07/21/2020 03:33 PM Fee: 76.00 Lila Deakle, County Clerk Parker County, Texas PLAT

21884. 035.000.00-1.50 pms Minor Plat 21884. 016. 003.00 - 5 house Lot 1, ROWDEN ADDITION

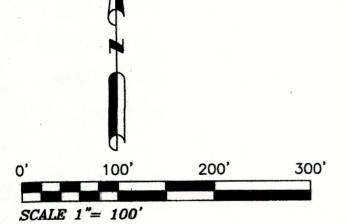
Ciyt of Azle Extra Territorial Jurisdiction, Parker County, Texas Being 2.00 acres of land situated in the E. ROWDEN SURVEY, Abstract No. 1884, Parker County, Texas.

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THIS PLAT FILED IN CABINET E

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082

2019434 R



RSB# 817-584-9027 NLR# 817-406-6439 FIRM NO. 10186800