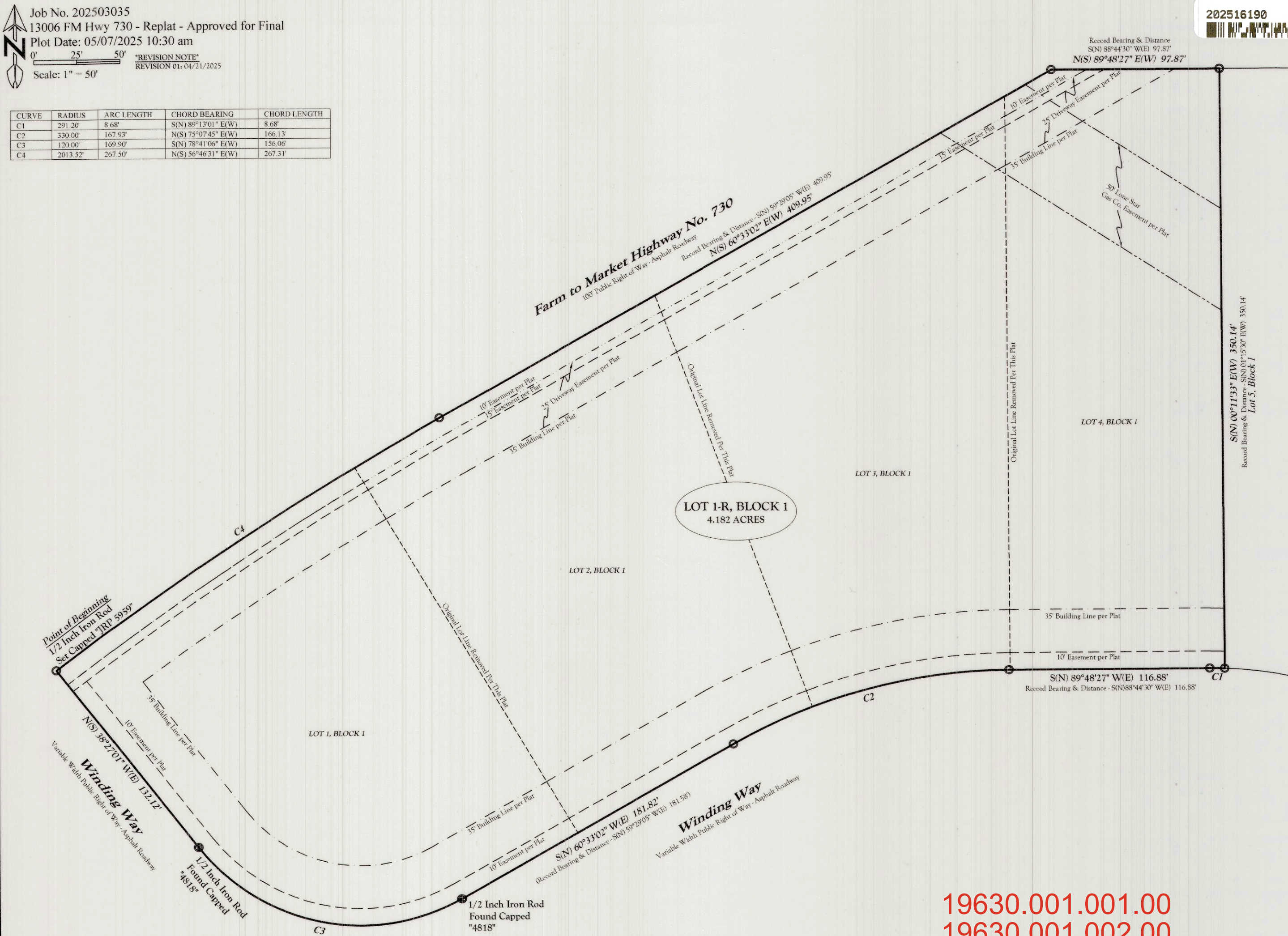


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	291.20'	8.68'	S(N) 89°13'01" E(W)	8.68'
C2	330.00'	167.93'	N(S) 75°07'45" E(W)	166.13'
C3	120.00'	169.90'	S(N) 78°41'06" E(W)	156.06'
C4	2013.52'	267.50'	N(S) 56°46'31" E(W)	267.31'



19630.001.001.00
19630.001.002.00
19630.001.003.00
19630.001.004.00

APPROVED BY THE CITY OF AZLE, PARKER COUNTY, TEXAS ON THIS 25 DAY OF April, 2025.
Assistant City Manager
DATE 06/19/2025
Secretary
DATE 6/17/2025

FILED AND RECORDED

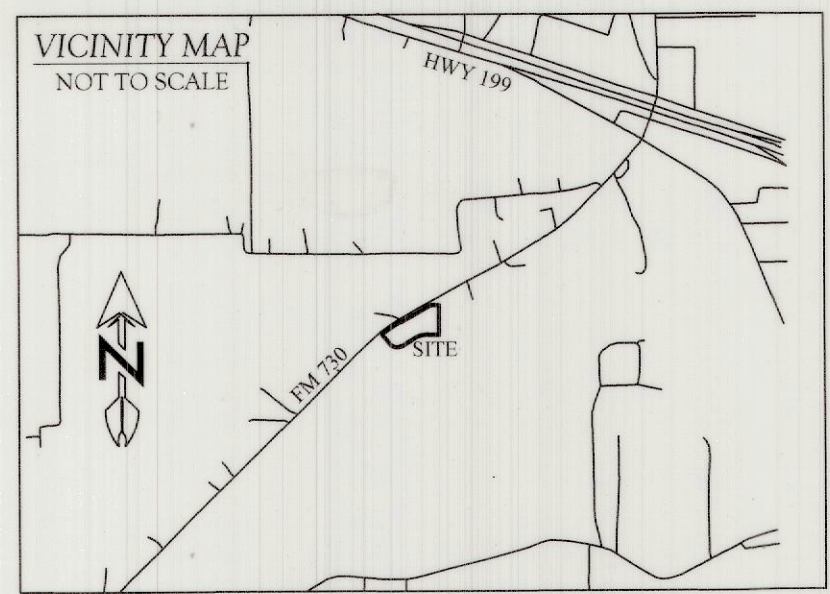
OFFICIAL PUBLIC RECORDS

Lila Deakle

202516190
06/18/2025 02:43 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

PLAT RECORDED IN D
CABINET _____, SLIDE _____

202516190 PLAT Total Pages: 1



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, 105 AUSTIN ST LLC IS THE OWNER OF 4.182 ACRES OF LAND BEING ALL OF LOTS 1-4, BLOCK 1, WINDING CREEK ESTATES, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 457, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DOCUMENTS 202320330, 202322151, & 202504252 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WINDING CREEK ESTATES, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET D, SLIDE 457, PLAT RECORDS, PARKER COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF FARM TO MARKET HIGHWAY No. 730 FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 2013.52 FEET AND A CHORD WHICH BEARS N 56°46'31" E - 267.31 FEET.

THENCE ALONG SAID CURVE TO THE RIGHT AND THE SOUTH LINE OF SAID FARM TO MARKET HIGHWAY No. 730 AN ARC DISTANCE OF 267.50 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID FARM TO MARKET HIGHWAY No. 730, N 60°33'02" E - 409.95 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING THE SOUTH LINE OF SAID FARM TO MARKET HIGHWAY No. 730, N 89°41'27" E - 97.87 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE WEST LINE OF LOT 5, BLOCK 1, OF SAID WINDING CREEK ESTATES FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE WEST LINE OF SAID LOT 5, BLOCK 1, S 00°11'33" E - 350.14 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE NORTH LINE OF WINDING WAY FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID SPIKE BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 291.20 FEET AND A CHORD WHICH BEARS N 89°13'01" W - 8.68 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID WINDING WAY AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 8.68 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WINDING WAY, S 89°48'27" W - 116.88 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID SPIKE BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS S 75°07'45" W - 166.13 FEET.

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WINDING WAY AND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 167.93 FEET TO A 3/8 INCH STEEL SPIKE SET WITH PLASTIC CAP MARKED "JRP 5959" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WINDING WAY, S 60°33'02" W - 181.82 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "4818" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID SPIKE BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS N 78°41'06" W - 156.06 FEET.

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WINDING WAY AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 169.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "4818" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WINDING WAY, N 38°27'01" W - 132.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.184 ACRES OF LAND.

THE STATE OF TEXAS
COUNTY OF PARKER

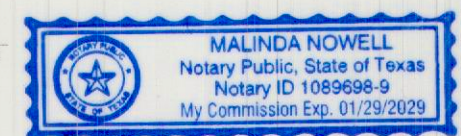
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

105 AUSTIN ST LLC - SIGNATURE
Tim Roe
DATE 6/17/2025
PRINTED

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tim Roe*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 17 DAY OF June, 2025.

Malinda Nowell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WINDING CREEK ESTATES

LOTS 1-R, BLOCK 1
BEING A REPLAT OF LOTS 1 - 4, BLOCK 1,
WINDING CREEK ESTATES, CABINET D, SLIDE 457
PLAT RECORDS, PARKER COUNTY, TEXAS

OWNER/DEVELOPER(S)
105 Austin St, LLC
2017 Floyd Road
Weatherford, Texas 76087
tim@cthomestx.com

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND March 25, 2025. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



GENERAL NOTE
PURPOSE OF THIS PLAT IS TO COMBINE 4 LOTS INTO 1.

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0200E, EFFECTIVE 09/26/2008. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS PROPERTY.

SURVEYOR'S NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(2011) EPOCH 2010.00, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) ANY STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Engineers and Land Surveyors
1917 S. Interstate 35 Austin, Texas 78741
Website: <http://pelc.texas.gov> Email: info@pelc.texas.gov Phone: 512-440-7723

G-131