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 - See Sheet No. 2 for line and curve tables.
 - See Sheet No. 5 for Lot Area Table

18550.001.023.00
 21127.009.000.00
 21127.009.000.50
 21127.009.000.60
 21127.009.001.00
 21127.009.002.00
 22052.003.000.00
 22052.003.001.00
 22052.003.002.00
 22052.003.003.00

10274
 AZ
 CAZ
 N-9

**FINAL PLAT
 AUBURN TERRACE
 143 RESIDENTIAL LOTS
 6 OPEN SPACE LOTS**

BEING 34.267 ACRES SITUATED IN
 J. G. REYNOLDS SURVEY, A-1127
 & THE J.G. REYNOLDS SURVEY, A-2052
 CITY OF AZLE, PARKER COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND	
O.P.R.T.C.T.	OFFICIAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	5/8" IRON ROD SET W/ "KHA" CAP
P.O.B.	POINT OF BEGINNING
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	STREET NAME CHANGE

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	JMH	KHA	01/17/2022	068517108	1 OF 5

202209158 PLAT Total Pages: 5

OWNER/DEVELOPER:
 D.R. Horton - Texas, Ltd.
 6751 N. Freeway
 Ft. Worth, Texas 76131
 P (817) 230-0805
 Contact: Justin Bosworth, P.E.

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
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F 179

DWG NAME: K:\FRL\SURVEY\068517108-AARON ESTATES-AZLE\DWG\068517108 FINAL PLAT 18X24_V18.DWG PLOTTED BY: MARX, MICHAEL 2/16/2022 10:08 AM LAST SAVED 2/17/2022 9:44 AM

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	163°44'23"	50.00'	142.89'	N45°10'12"W	98.99'
C2	38°29'39"	200.00'	134.37'	N19°04'38"E	131.86'
C3	147°34'21"	50.00'	128.78'	S18°28'53"E	96.02'
C4	51°30'21"	200.00'	179.79'	N25°55'22"W	173.80'
C5	90°00'00"	35.50'	55.76'	N44°49'48"E	50.20'
C6	41°40'59"	200.00'	145.50'	S69°19'43"E	142.31'
C7	13°31'57"	300.00'	70.86'	N26°51'01"E	70.69'
C8	11°13'20"	255.00'	49.95'	N25°41'43"E	49.87'
C9	122°03'25"	50.00'	106.51'	S24°19'43"E	87.49'
C10	13°59'21"	200.00'	48.83'	S82°50'07"W	48.71'
C11	38°29'39"	250.00'	167.96'	S19°04'38"W	164.82'
C12	38°29'39"	200.00'	134.37'	N19°04'38"E	131.86'
C13	90°00'00"	35.50'	55.76'	S45°10'12"E	50.20'
C14	163°44'23"	50.00'	142.89'	S44°49'48"W	98.99'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N44°49'48"E	21.21'	L21	S24°19'43"E	18.25'	L41	N49°01'34"E	20.00'
L2	N45°10'12"W	14.14'	L22	S44°49'48"W	14.14'	L42	N87°30'28"E	10.33'
L3	N44°49'48"E	14.14'	L23	S45°10'12"E	14.14'	L43	S00°10'12"E	34.80'
L4	N45°10'12"W	14.14'	L24	N44°49'48"E	14.14'	L44	S04°10'54"E	7.14'
L5	S38°19'27"W	64.61'	L25	N45°10'12"W	14.14'	L45	S00°10'12"E	69.02'
L6	S83°19'27"W	14.14'	L26	S65°40'17"W	16.44'	L46	S17°15'05"W	71.45'
L7	N44°49'48"E	14.14'	L27	S59°09'33"E	21.21'	L47	N00°10'12"W	50.00'
L8	N45°10'12"W	14.14'	L28	S30°50'27"W	21.21'	L48	N00°10'12"W	55.60'
L9	N44°49'48"E	14.14'	L29	N75°50'27"E	46.50'	L49	S14°09'33"E	32.04'
L10	N45°10'12"W	14.14'	L30	S70°38'21"E	5.83'	L50	S14°09'33"E	31.82'
L11	N44°49'48"E	14.14'	L31	S44°49'48"W	14.14'	L51	N11°54'55"E	10.00'
L12	S52°07'17"E	31.67'	L32	S45°10'12"E	14.14'	L52	N78°05'05"W	14.89'
L13	N20°05'03"E	78.32'	L33	N09°48'28"E	51.42'	L53	N14°54'30"W	10.01'
L14	N33°36'59"E	37.80'	L34	S44°49'48"W	14.14'	L54	N75°07'02"E	12.63'
L15	S60°36'58"W	15.20'	L35	N45°10'12"W	14.14'	L55	N89°49'48"E	19.95'
L16	S11°23'01"E	21.21'	L36	S45°10'12"E	14.14'	L56	S53°05'04"W	10.00'
L17	N78°36'59"E	21.21'	L37	S44°49'48"W	14.14'	L59	S38°19'27"W	95.92'
L18	N20°26'53"W	15.20'	L38	N45°10'12"W	21.21'			
L19	S20°05'03"W	57.86'	L39	S52°00'59"E	38.28'			
L20	N78°36'59"E	11.42'	L40	N65°52'14"E	50.01'			

LINE TYPE LEGEND

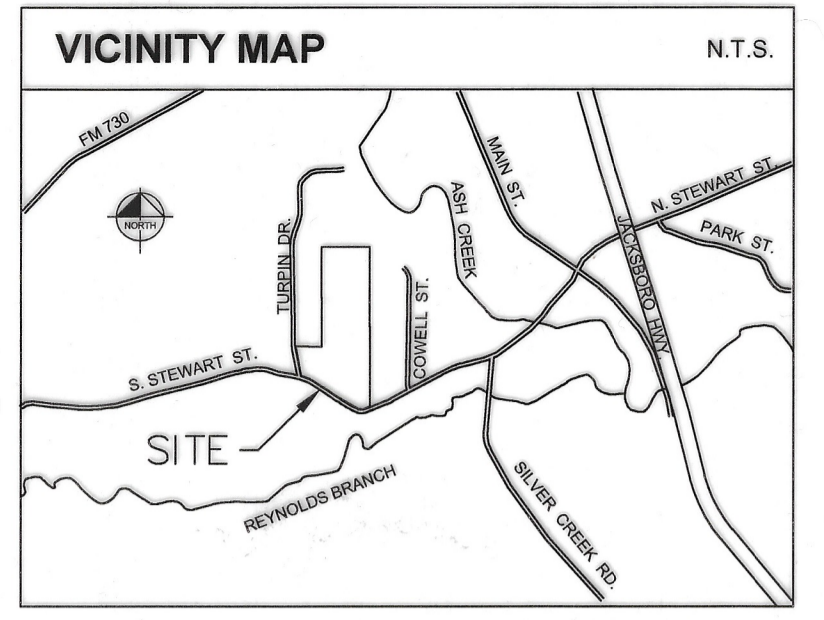
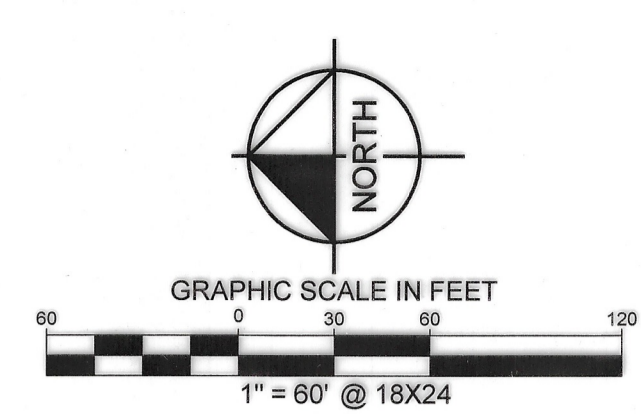
BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

LEGEND

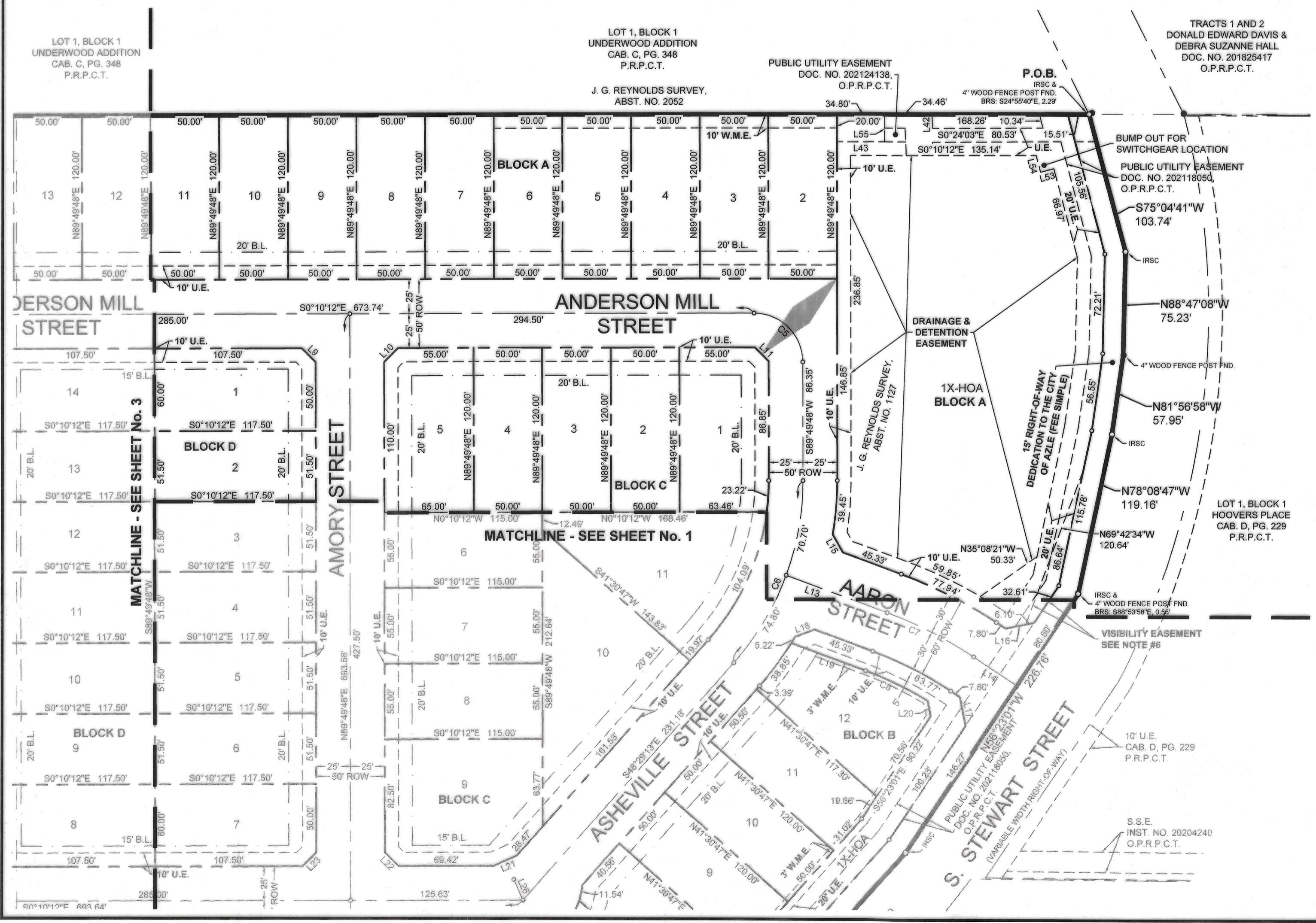
O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS

IRF IRON ROD FOUND
IRFC IRON ROD FOUND W/ CAP
IRSC 5/8" IRON ROD SET W/ "KHA" CAP
P.O.B. POINT OF BEGINNING
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.W.M.E. PRIVATE WALL MAINTENANCE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
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W.E. WATER EASEMENT
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STREET NAME CHANGE



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AUBURN TERRACE
143 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

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& THE J.G. REYNOLDS SURVEY, A-2052
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Kimley»Horn

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Fax No. (972) 335-3779

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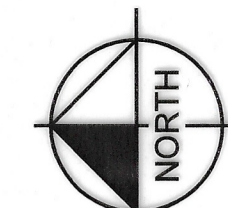
DWG NAME: K:\P\SURVEY\068517108-AARON ESTATES-AZLE\DWG\068517108 FINAL PLAT 18X24_V18.DWG PLOTTED BY: MARX, MICHAEL 2/18/2022 10:06 AM LAST SAVED 2/17/2022 8:44 AM

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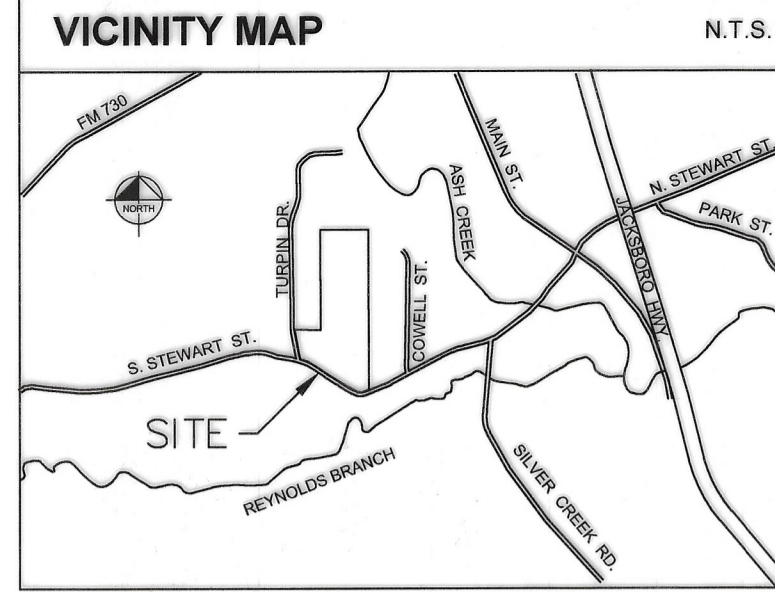
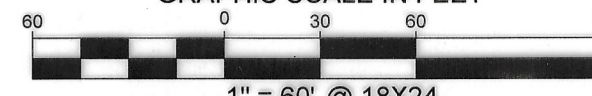
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HOA	HOMEOWNER'S ASSOCIATION	S.W.E.	SIDEWALK EASEMENT
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GRAPHIC SCALE IN FEET



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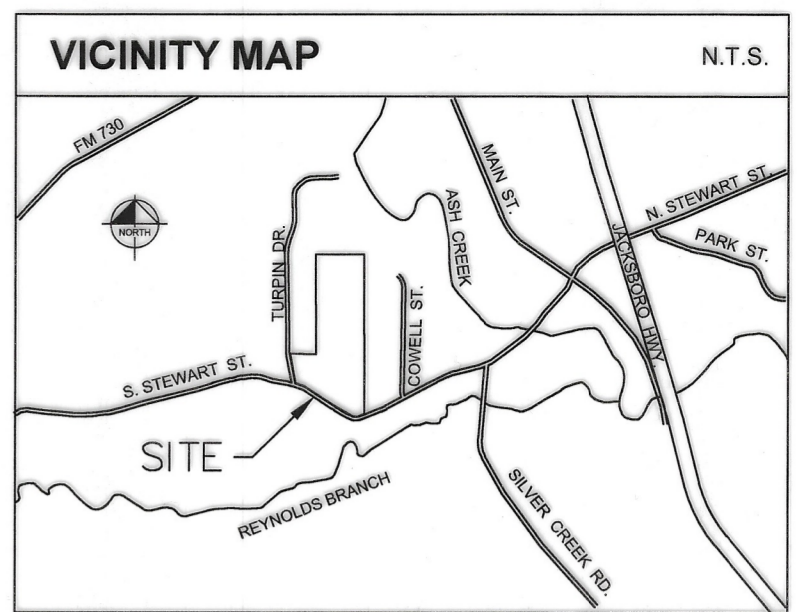
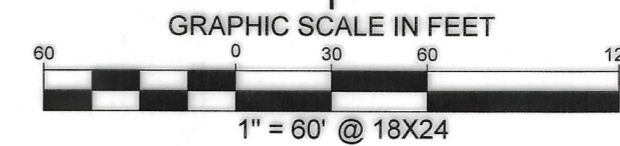
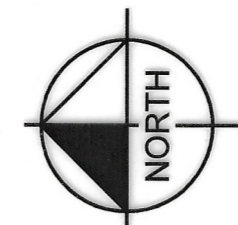


LEGEND

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F179

LOT 1, BLOCK 1
UNDERWOOD ADDITION
CAB. C, PG. 348
P.R.P.C.T.

D.E.
INST. NO. 202042399
O.P.R.P.C.T.

CALLED 7.8514 ACRES
JAMES JOSEPH EWING
VOL. 2645, PG. 1806
D.R.P.C.T.

CALLED 0.37 ACRE
JIMMY DENTON, et ux
VOL. 1550, PG. 414
D.R.P.C.T.

JAVIER GONZALEZ
VOL. 1521, PG. 197
D.R.P.C.T.

CALLED 0.32 ACRE
DOMINGA DURAN
VOL. 1926, PG. 1418
D.R.P.C.T.

CALLED 0.34 ACRE
DOMINGA DURAN
VOL. 1714, PG. 324
D.R.P.C.T.

CALLED 0.46 ACRE
LESLIE CANADY AND
DIANA L. CANADY
VOL. 1655, PG. 623
D.R.P.C.T.

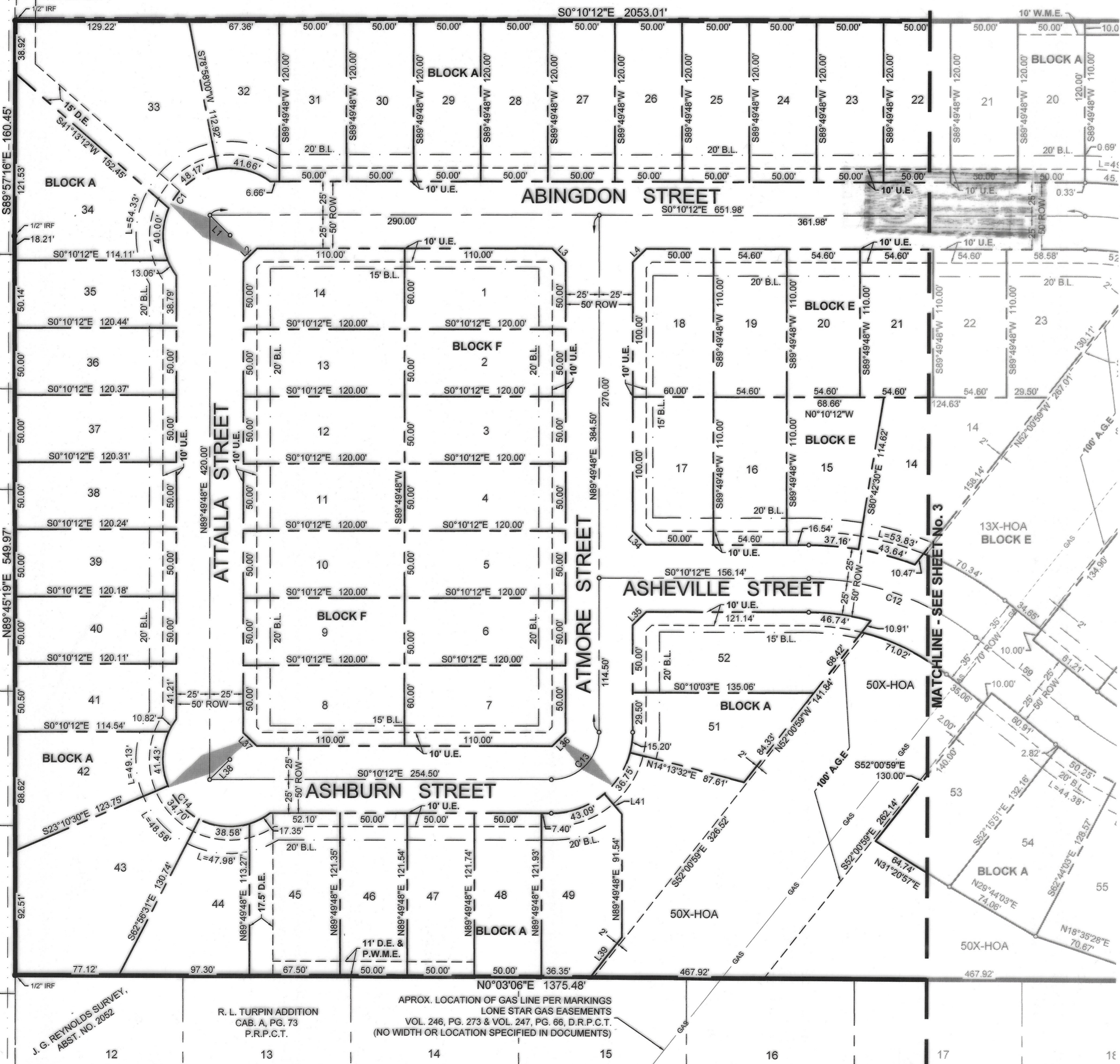
CALLED 0.57 ACRE
LOIS A. RIPPETOE
DOC. NO. 201817342
O.P.R.P.C.T.

DIANNA BOBYNS
DOC. NO. 202011094
O.P.R.P.C.T.

J. G. REYNOLDS SURVEY,
ABST. NO. 2052

R. L. TURPIN ADDITION
CAB. A, PG. 73
P.R.P.C.T.

APROX. LOCATION OF GAS LINE PER MARKINGS
LONE STAR GAS EASEMENTS
VOL. 246, PG. 273 & VOL. 247, PG. 66, D.R.P.C.T.
(NO WIDTH OR LOCATION SPECIFIED IN DOCUMENTS)



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF PARKER §

WHEREAS D.R. Horton - Texas, Ltd., is the sole owner of the following described tract of land:

BEING a tract of land situated in the J.G. Reynolds Survey, Abstract No. 1127, and the J.G. Reynolds Survey, Abstract No. 2052, City of Azle, Parker County, Texas and being all of a called 8.0-acre tract of land described in a deed to David A. Thomason and wife, Nolia Jeannette Thomason, recorded in Volume 1679, Page 894, Deed Records, Parker County, Texas, and being all of a called 8.871-acre tract of land described in a deed to David L. Aaron, recorded in Document No. 20191270, Official Public Records, Parker County, Texas, and being all of a called 17.562-acre tract of land described in a deed to Delvin E. Aaron, recorded in Document No. 201912769, said Official Public Records, and being all of Lots 23 and 24 of the R.L. Turpin Addition, an Addition to the City of Azle, Texas, according to the plat thereof recorded in Cabinet A, Page 73, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 8.0-acre tract, common to the southwest corner of Lot 1, Block 1, Underwood Addition, an Addition to the City of Azle, Texas, according to the plat thereof recorded in Cabinet A, Page 348, said Plat Records, same being on the northerly right-of-way line of S. Stewart Street (variable width right-of-way), from which a 4-inch Wood Fence Post found for witness bears South 24°55'40" East, 2.29 feet;

THENCE South 75°04'41" West, along the common line of said 8.0-acre tract and said S. Stewart Street, a distance of 103.74 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°47'08" West, continuing along said common line, a distance of 75.23 feet to a 4-inch Wood Fence Post found for the southwest corner of said 8.0-acre tract, common to the southeast corner of said 8.871-acre tract;

THENCE North 81°56'58" West, along the common line of said 8.871-acre tract and said S. Stewart Street, a distance of 57.95 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 78°08'47" West, continuing along said common line, a distance of 119.16 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 4-inch Wood Fence Post found for witness bears South 88°53'58" East, 0.55 feet;

THENCE North 56°23'01" West, continuing along said common line and along the southerly line of said 17.562-acre tract, a distance of 226.76 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 48°29'13" West, along the common line of

said 17.562-acre tract and said S. Stewart Street, a distance of 232.25 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 63°11'37" West, continuing along said common line, a distance of 123.94 feet to a 2-inch Metal Fence Post found for corner;

THENCE North 78°05'05" West, continuing along said common line, a distance of 71.76 feet to a 3-inch Metal Fence Post found for the westernmost southwest corner of said 17.562-acre tract, common to the southwest corner of the aforementioned Lot 23, same also being the intersection of the northerly right-of-way line of said S. Stewart Street and the easterly right-of-way line of Turpin Drive (50-foot wide right-of-way);

THENCE North 14°09'33" West, along the common line of said 17.562-acre tract and said Turpin Drive, a distance of 326.45 feet to a 1/2-inch iron rod with plastic cap stamped "HARLAN TX 2074" found for corner the westernmost northwest corner of said 17.562-acre tract, common to the northwest corner of said Lot 23, same also being the southwest corner of Lot 22, said Turpin Addition;

THENCE North 89°44'58" East, departing the easterly right-of-way line of said Turpin Drive and along the common line of said Lot 22, a distance of 255.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 22, common to the northeast corner of the aforementioned Lot 24;

THENCE North 0°03'06" East, along the common line of said 17.562-acre tract and said Turpin Addition, a distance of 1375.48 feet to a 1/2-inch iron rod found for the northernmost northwest corner of said 17.562-acre tract, common to the northeast corner of said Turpin Addition;

THENCE North 89°45'19" East, along the northerly line of said 17.562-acre tract and said 8.871-acre tract, a distance of 549.97 feet to a 1/2-inch iron rod found for the northeast corner of said 8.871-acre tract, common to the northwest corner of said 8.0-acre tract;

THENCE South 89°57'16" East, along the northerly line of said 8.0-acre tract, a distance of 160.45 feet to a 1/2-inch iron rod found for the northeast corner of said 8.0-acre tract, common to the northwest corner of the aforementioned Lot 1 (Underwood Addition);

THENCE South 0°10'12" East, along the common line of said 8.0-acre tract and said Lot 1, a distance of 2053.01 feet to the POINT OF BEGINNING and containing 34.267 acres (1,492,655 sq. ft.) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Azle, Texas.

Michael Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



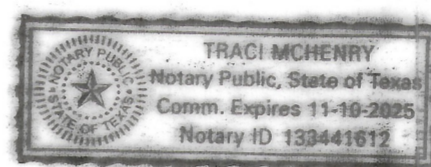
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 23rd day of February, 2022.

Traci Mchenry Notary Public, State of Texas Comm. Expires 11-10-2025 Notary ID 133441612



OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. Horton - Texas, Ltd., ("Owner") does hereby adopt this plat designating the herein described real property as AUBURN TERRACE an addition to the City of Azle, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness, my hand this the 23rd day of February, 2022.

D.R. HORTON - TEXAS, LTD., a Texas limited partnership

BY: D.R. HORTON, INC., a Delaware corporation, its authorized agent

Benjamin Clark, Assistant Vice President

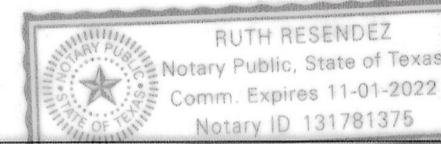
STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Benjamin Clark, Assistant Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this 23rd day of February, 2022.

Ruth Resendez Notary Public, State of Texas



CITY OF AZLE, TEXAS PLANNING & ZONING COMMISSION:

March 4, 2021 DATE APPROVED

CHAIRPERSON

SECRETARY

FINAL PLAT AUBURN TERRACE 143 RESIDENTIAL LOTS 6 OPEN SPACE LOTS

BEING 34.267 ACRES SITUATED IN J. G. REYNOLDS SURVEY, A-1127 & THE J.G. REYNOLDS SURVEY, A-2052 CITY OF AZLE, PARKER COUNTY, TEXAS

Kimley >>> Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 FIRM # 10193822

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet. Values: N/A, JMH, KHA, 01/17/2022, 068517108, 5 OF 5

OWNER/DEVELOPER: D.R. Horton - Texas, Ltd. 6751 N. Freeway Ft. Worth, Texas 76131 P (817) 230-0805 Contact: Justin Bosworth, P.E.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202209158 03/10/2022 08:27 AM Fee: 92.00 Lila Deakle, County Clerk Parker County, Texas PLAT

ENGINEER / SURVEYOR: Kimley-Horn and Associates 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 P (972) 335-3580 Contact: Thomas L. Fletcher, P.E.

F 179

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK A LOT 1X-HOA, BLOCK A LOT 2 through 25.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK A LOT 26 through 50-X.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK A LOT 51 through 72X-HOA, BLOCK B LOT 1X-HOA, BLOCK B LOT 2 through 3.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK B LOT 4 through 12, BLOCK C LOT 1 through 11, BLOCK D LOT 1 through 5.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK D LOT 6 through 16, BLOCK E LOT 1 through 16.

Table with 3 columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK E LOT 17 through 26, BLOCK F LOT 1 through 14, ROW DEDICATION.

DWG NAME: K:\FRL_SURVEY\068517108-AARON ESTABATES - AZLE\DWG\068517108_FINAL PLAT_18X24_V16.DWG PLOTTED BY: MARX, MICHAEL 2/18/2022 10:06 AM LAST SAVED 2/17/2022 9:44 AM