



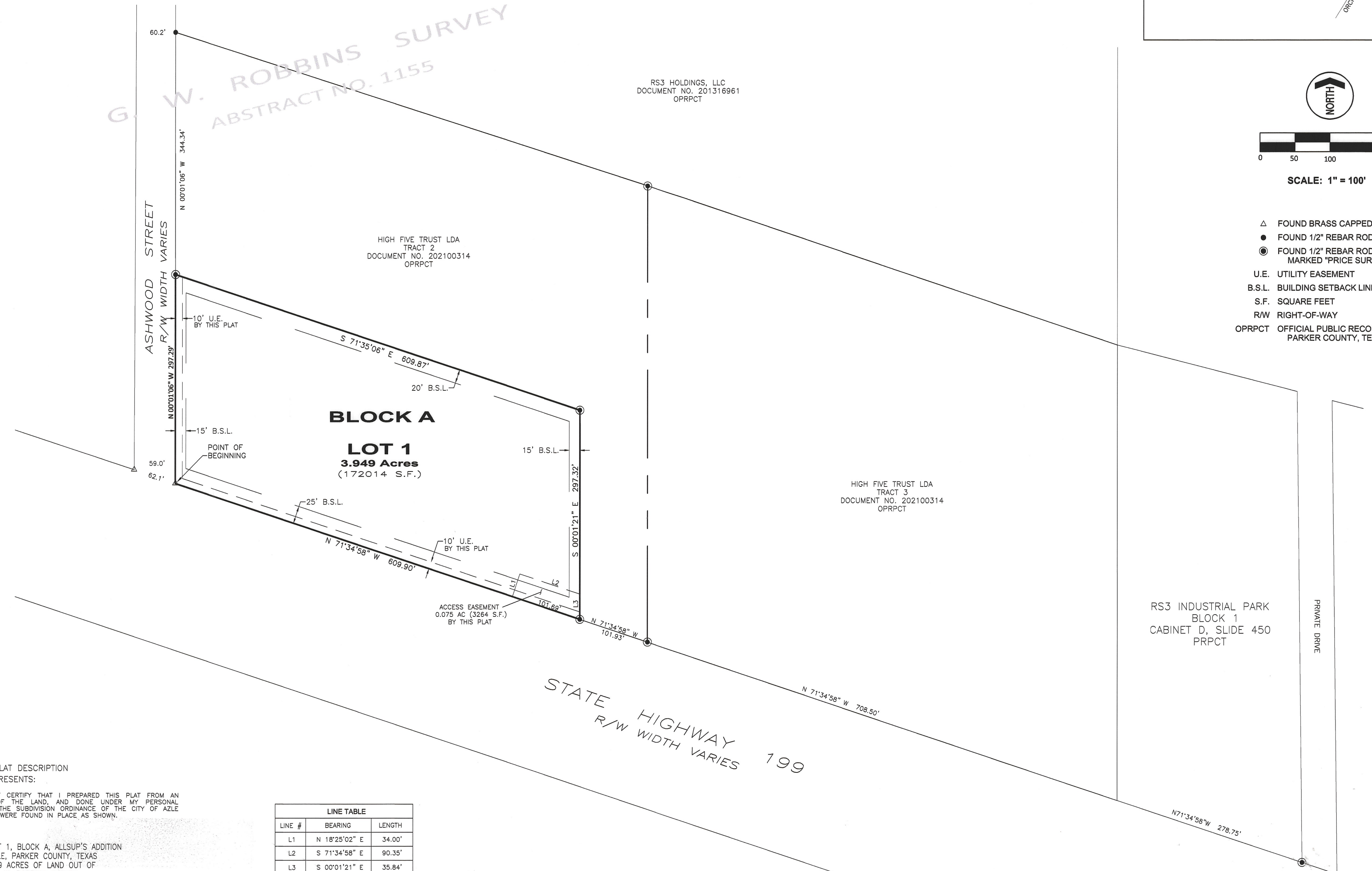
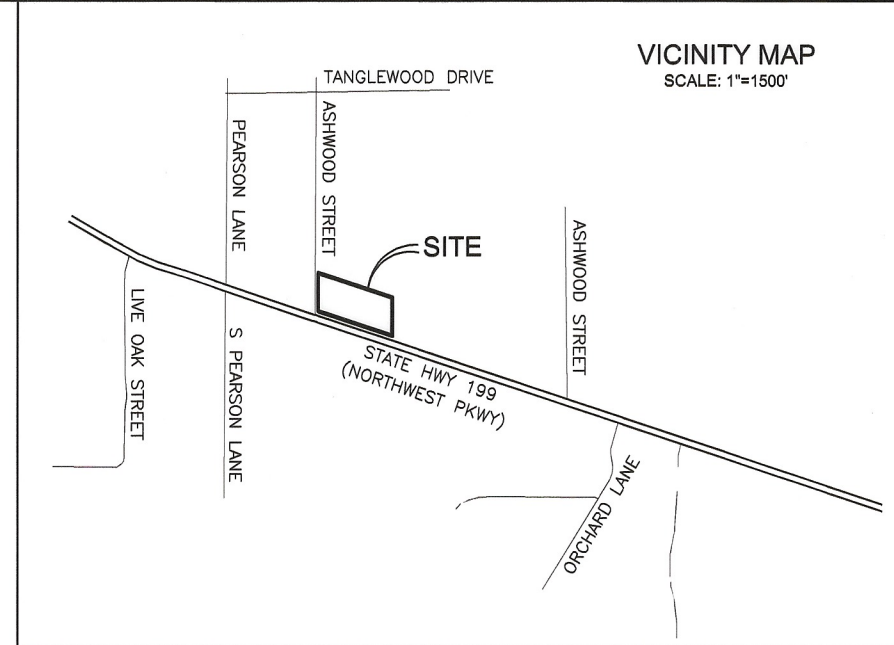
3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070

1508 SANTA FE DR, STE 204  
WEATHERFORD, TX 76086  
817-594-9880

TBPLS FIRM# 10194493

PROPERTY OWNER:  
BW GAS & CONVENIENCE REAL ESTATE, LLC  
138 CONANT STREET,  
BEVERLY, MASSACHUSETTS 01915  
INSTRUMENT NO. 202100334  
OFFICIAL PUBLIC RECORDS,  
PARKER COUNTY, TX

202126212 PLAT Total Pages: 2



- SCALE: 1" = 100'**
- △ FOUND BRASS CAPPED MONUMENT
  - FOUND 1/2" REBAR ROD
  - ⊙ FOUND 1/2" REBAR ROD WITH CAP MARKED "PRICE SURVEYING"
  - U.E. UTILITY EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - S.F. SQUARE FEET
  - R/W RIGHT-OF-WAY
  - OPRPCT OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION  
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND DONE UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF AZLE AND THAT THE CORNER MONUMENTS WERE FOUND IN PLACE AS SHOWN.

FINAL PLAT OF LOT 1, BLOCK A, ALLSUP'S ADDITION  
CITY OF AZLE, PARKER COUNTY, TEXAS  
BEING 3.949 ACRES OF LAND OUT OF  
THE G. W. ROBBINS SURVEY,  
ABSTRACT NO. 1155,  
CITY OF AZLE, PARKER COUNTY, TEXAS

*Mark T. Brown*  
SIGNATURE

MARK T. BROWN  
(PRINT)  
REGISTERED PROFESSIONAL LAND SURVEYOR  
6-10-2021  
DATE



LINE #	BEARING	LENGTH
L1	N 18°25'02" E	34.00'
L2	S 71°34'58" E	90.35'
L3	S 00°01'21" E	35.84'

FINAL PLAT OF  
LOT 1, BLOCK A  
**ALLSUP'S ADDITION**  
CITY OF AZLE, PARKER COUNTY, TEXAS  
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F3





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INSTRUMENT NO. 202100334  
OFFICIAL PUBLIC RECORDS,  
PARKER COUNTY, TX

City of Azle

Approved on 8 day of June, 2021

*[Signature]*  
Assistant City Manager

*[Signature]*  
Planning and Zoning Secretary

**OWNER'S DEDICATION**

Whereas BW Gas & Convenience Real Estate, LLC, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

BEING a 3.949 acre tract of land out of the G. W. Robbins Survey, Abstract No. 1155, Parker County, Texas; being part of a certain 11.93 acre tract (Tract D) described in Volume 1431, Page 384, Real Records of Parker County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a found brass capped monument (N=7,014,938.50' and E=2,252,045.69') in the north right-of-way line of State Highway 199 and in the east right-of-way line of Ashwood Street (paved) for the southwest and beginning corner of this tract. Whence the southwest corner of said G. W. Robbins Survey is called to bear S 29°31'27" W 1375.82 feet;

THENCE N 00°01'06" W 297.29 feet along the east right-of-way line of Ashwood Street to a found 1/2 inch rebar rod with cap marked "PRICE SURVEYING" at the northwest corner of this tract, same being the most westerly southwest corner of a tract of land called "TRACT 2" in a conveyance to Mark Allsup, as Trustee of the High Five Trust LDA in a Special Warranty Deed recorded in Clerk Document No. 202100314, Official Public Records, Parker County, Texas, for the northwest corner of this tract;

THENCE S 71°35'06"E 609.87 feet along the northerly line of this tract and the most westerly southerly line of said "TRACT 2" to a found 1/2 inch rebar rod with cap marked "PRICE SURVEYING" for the northeasterly corner of this tract and an interior corner of said "TRACT 2";

THENCE S 00°01'21" E 297.32 feet, along the east line of this tract and the most southerly west line of said "TRACT 2" to a found 1/2 inch rebar rod with cap marked "PRICE SURVEYING" in said northerly right-of-way line of State Highway 199, at the southeast corner of this tract and the most southerly southeasterly corner of said "TRACT 2";

THENCE N 71°34'58" W 609.90 feet along said northerly right-of-way line of State Highway 199 to the point of beginning and containing 3.949 acres or 172014 square feet of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That BW Gas & Convenience Real Estate, LLC, does hereby adopt this plat designating the hereinabove described property as:

FINAL PLAT OF LOT 1, BLOCK A, ALLSUP'S ADDITION  
CITY OF AZLE, PARKER COUNTY, TEXAS  
BEING 3.949 ACRES OF LAND OUT OF  
THE G. W. ROBBINS SURVEY,  
ABSTRACT NO. 1155,  
CITY OF AZLE, PARKER COUNTY, TEXAS

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

witness my hand this the 21 day of JUNE, 2021.

*[Signature]*  
Signature  
MASSACHUSETTS

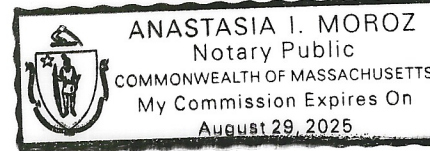
ESSEX }  
STATE OF TEXAS }  
COUNTY OF PARKER }

Before me, the undersigned authority, on this day personally appeared Thomas W. Brown of BW Gas & Convenience Real Estate, LLC, 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 the 21 day of June, 2021.

*[Signature]*  
Notary Public in and for the State of Texas Commonwealth of Massachusetts

08/29/2025  
My Board Expires On:



SURVEYOR CERTIFICATE AND PLAT DESCRIPTION  
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARK BROWN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND DONE UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF AZLE AND THAT THE CORNER MONUMENTS WERE FOUND IN PLACE AS SHOWN.

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*[Signature]*  
SIGNATURE

MARK T. BROWN  
(PRINT)  
REGISTERED PROFESSIONAL LAND SURVEYOR

6-10-2021  
DATE

1. **NOTICE:** Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

2. **BUILDING SETBACK:**  
All building setback lines within this subdivision shall conform to the current Zoning Ordinances of the City of Azle, Parker County, Texas.

3. **FLOODPLAIN INFORMATION:**  
This tract is not in a flood zone according to F.I.R.M. Map No. 48367C0200E, dated September 26, 2008.

4. **PROPERTY OWNERS:**  
BW Gas & Convenience Real Estate, LLC per Special Warranty Deed recorded in Instrument No. 202100334, Official Public Records, Parker County, Texas.

5. Bearings and distances shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone 4202, as derived by GPS observations. Distances shown hereon are surface distances and can be converted to grid distances by dividing each distance by the project combined scale factor of 1.000157157.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*[Signature]*

202126212  
07/02/2021 10:30 AM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

This plat filed under  
Cabinet F Slide 3

FINAL PLAT OF  
LOT 1, BLOCK A  
**ALLSUP'S ADDITION**  
CITY OF AZLE, PARKER COUNTY, TEXAS  
BEING 3.949 ACRES OF LAND OUT OF  
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