

STATE OF TEXAS  
OWNER'S ACKNOWLEDGEMENT AND DEDICATION  
COUNTY OF PARKER

We the undersigned, owners of the land shown on this plat, via deed instrument Volume 1183, Page 222, Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description: Lots 3 and 4, Block 2 of "Ash Creek Estates", Azle, Parker County, Texas, being that land as conveyed to Rufus and Linda Coomer via Deed Volume 1183, Page 222, Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" capped IR (set) for the NW corner of this property, being the NW corner of said Lot 4, being in the East line of Ash Creek Drive (60' r.o.w.) and in the South line of Highway 199 (100' r.o.w.);

Thence S 58°17'00" E, along the South line of Highway 199 a distance of 300.00' to a 1/2" capped IR (set);

Thence S 31°43'00" W, along the East line of aforesaid Lot 3 and the West line of Lot 2, Block 2, a distance of 219.00' to a 4" metal post (fnd);

Thence N 56°23'47" W, along the North lines of Lots 7, 6; and 5, Block 2, a distance of 336.08' to a 3" metal post (fnd) in the East line of Ask Creek Drive;

Thence N 41°30'42" E, along the East line of Ash Creek Drive, passing a Texas Highway Monument at a distance of 186.65', and continuing for a total distance of 211.00' to the 1/2" capped IR at the Point of Beginning, said parcel being 67970 Sq Ft or 1.561 Acres.

and designated herein as "Lots 3R and 4R, Block 2, Ash Creek Estates", and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-ways, and public places shown thereon for the purpose and consideration therein expressed.

*Rufus Coomer* *Linda Coomer* 1-17-20  
Rufus Coomer Date Linda Coomer Date

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Rufus Coomer, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 17th day of January, 2020

Notary Public in and for the State of Texas  
KATHY LOCKHART  
Notary Public  
STATE OF TEXAS  
COUNTY OF PARKER, Comm. Exp. October 25, 2024

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Linda Coomer, Owner, 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 purpose and considerations therein expressed.

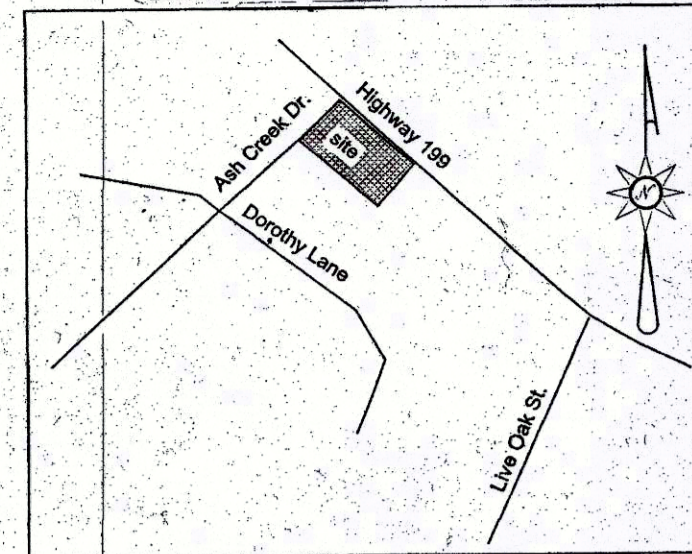
Given under my hand and seal of office, this 17th day of January, 2020

Notary Public in and for the State of Texas  
KATHY LOCKHART  
Notary Public  
STATE OF TEXAS  
COUNTY OF PARKER, Comm. Exp. October 25, 2024

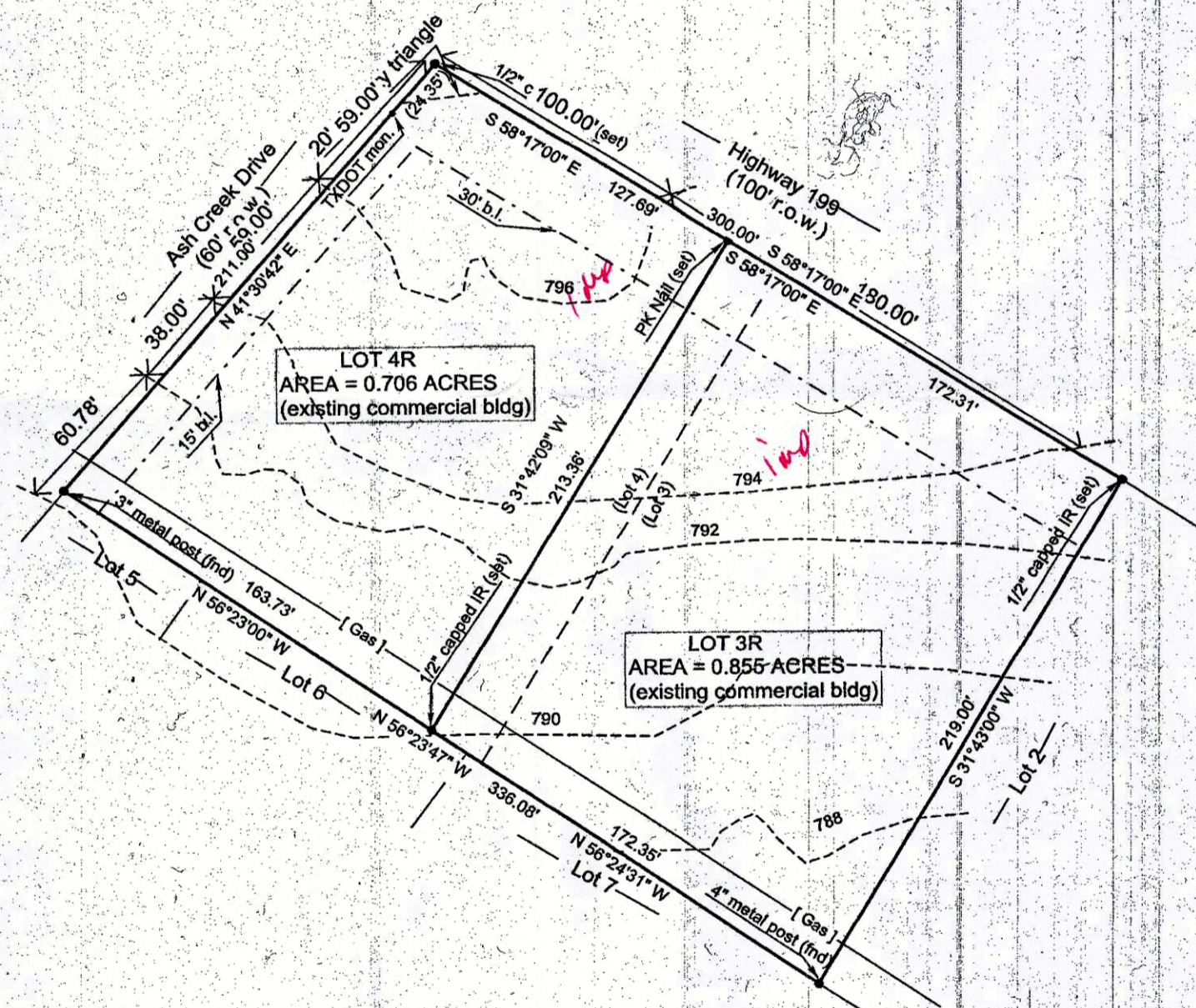
STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
THIS 20 DAY OF JANUARY, 2020  
Pat Deen, County Judge  
George A Conley, Commissioner, Precinct 1  
Craig Peacock, Commissioner, Precinct 2  
Larry Walden, Commissioner, Precinct 3  
Steve Dugan, Commissioner, Precinct 4

APPROVED BY A VARIANCE ON February 24, 2020 BY COMMISSIONER'S COURT FROM THE SUBDIVISION RULES AND REGULATIONS FOR REVISION OF LOTS 3F AND 4R OF ASH CREEK ESTATES.

APPROVED BY A VARIANCE ON FEBRUARY 24, 2020 BY COMMISSIONER'S COURT FROM THE PARKER COUNTY PERMITTING PROCEDURES FOR ON-SITE SEWAGE FACILITIES FOR THE REVISION OF LOTS 3R AND 4R OF ASH CREEK ESTATES



Vicinity Map (not to scale)



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:  
"There shall be provided at the intersections of all public streets visibility triangles as required by County Statutes."

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours to the grades established in the subdivision.

Selling a portion of this subdivision by metes and bounds is a violation of County regulations and state law and is subject to fines and other penalties.

No new roads established by this plat.  
This property does not lie within the ETJ of Azle, TX.

Total area = 1.561 acres  
Lot 3R = 0.855 acres  
Lot 4R = 0.706 acres

ACCT. NO.: 10270  
SCH. DIST.: AZ  
CITY:  
MAR. NO.: M-8

Contours copied from NCTCOG database

STATE OF TEXAS  
CERTIFICATE OF SURVEYOR  
COUNTY OF PARKER  
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

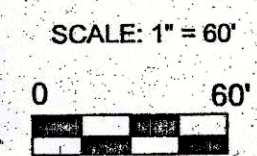
*Richard DeFalco* 01/05/2020  
Richard DeFalco RPLS #6014 Date



Rick DeFalco - Surveyor  
201 Carolyn Drive  
Hurst, TX 76054  
817-428-0155  
Date: 04/11/2019  
Updated: 12/13/2019

OWNERS:  
Rufus & Linda Coomer  
3009 Veal Station Rd  
Weatherford, TX 76085  
817-269-4669

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202004819  
02/24/2020 02:12 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



Recorded in Cabinet E, Page 473

According to the FIRM map #48367C0200E, dated 09/26/2008, this property is not located in a special flood hazard area. It is located in zone "x".

10270.002.003.00 10270.002.004.00 Commercial  
FINAL PLAT  
Lots 3R and 4R, Block 2, Ash Creek Estates, being a Replat of Lots 3 and 4, Ash Creek Estates, as recorded in Volume 258, Page 644, Deed Records of Parker County, Texas