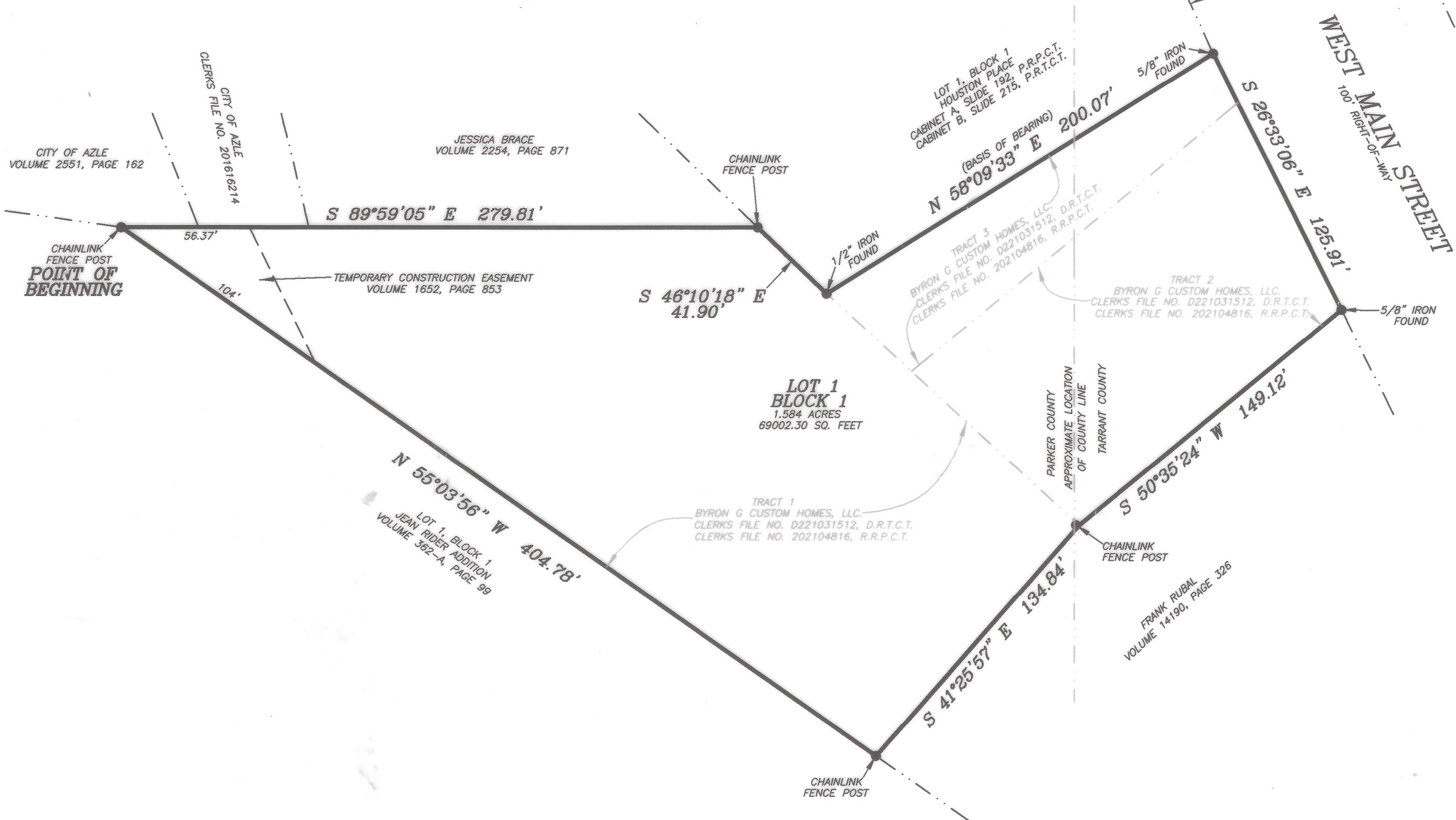


SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382001089, DATED JANUARY 20, 2021.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

THE EASEMENT RECORDED IN VOLUME 286, PAGE 282, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4838700200-E, AND SEPTEMBER 26, 2008, AND PANEL NO. 4843900020-K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.



22834.001.000.00

WHEREAS Byron G Custom Homes, LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the B.F. CURTIS SURVEY, Abstract No. 2834, Parker County, Texas, said tract being all of those certain tracts of land described as Tract 1, Tract 2 and Tract 3, in deed to Byron G Custom Homes, LLC, recorded in Clerks File No. D221031512, Deed Records, Tarrant County, Texas and Clerks File No. 202104816, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a chainlink fence post in the called South line of the LEAH LEE SURVEY, Abstract No. 805 and the North line of the said B.F. CURTIS SURVEY, and being by deed call, 1172.40 feet East of the Southwest corner of said Leah Lee Survey, said post being for the Northwest corner of said Volume 1945, Page 1850 and the Northeast corner of Lot 1, Block 1, Jean Rider Addition, recorded in Volume 362-A, Page 99, Plat Records, Parker County, Texas and being in the South line of that certain tract of land described in deed to the City of Azle, recorded in Volume 2551, Page 162, Real Records, Parker County, Texas;

THENCE S 89°59'05" E, with the common line of said Volume 1945, Page 1850 and said Volume 2551, Page 162, passing the Southeast corner of said Volume 2551, Page 162 and the Southwest corner of that certain tract of land described in deed to the City of Azle, recorded in Clerks File No. 201616214, Real Records, Parker County, Texas, continuing with the common line of said Volume 1945, Page 1850 and said Clerks File No. 201616214, passing the Southeast corner of said Clerks File No. 201616214 and the Southwest corner of that certain tract of land described in deed to Jessica Brace, recorded in Volume 2254, Page 871, Real Records, Parker County, Texas, continuing with the common line of said Volume 1945, Page 1850 and said Volume 2254, Page 871, in all, 279.81 feet to a chainlink fence post at the Northeast corner of said Volume 1945, Page 1850 and being in the West line of Lot 1, Block 1, Houston Place, recorded in Cabinet A, Slide 192, Plat Records, Parker County, Texas and Plat Cabinet B, Slide 215, Plat Records, Tarrant County, Texas;

THENCE S 46°10'18" E, with the common line of said Volume 1945, Page 1850 and said Lot 1, Block 1, Houston Place, 41.90 feet to a 1/2" iron found at the Southwest corner of said Houston Place and being at the Northwest corner of that certain tract of land described in deed to Doris Jean Phillips Jennings and James Douglas Jennings, recorded in Clerks File No. D202327254, Deed Records, Tarrant County, Texas;

THENCE N 58°09'33" E, with the common line of said Clerks File No. D202327254 and said Lot 1, Block 1, Houston Place, 200.07 feet to a 1/2" iron found in the West line of Main Street and being for the Northeast corner of said Clerks File No. D202327254 and the Southeast corner of said Lot 1, Block 1, Houston Place;

THENCE S 26°33'06" E, with the West line of said Main Street, 125.91 feet to a 5/8" iron found at the Northeast corner of said Clerks File No. D202327254 and the Northwest corner of that certain tract of land described in deed to Frank Rubal, recorded in Volume 14190, Page 326, Deed Records, Tarrant County, Texas;

THENCE S 50°35'24" W, with the common line of said Clerks File No. D202327254 and said Volume 14190, Page 326, 149.12 feet to a chainlink fence post at the Southeast corner of said Clerks File No. D202327254 and the Northeast corner of said Volume 1945, Page 1850;

THENCE S 41°25'57" W, with the common line of said Volume 1945, Page 1850 and said Volume 14190, Page 326, 134.84 feet to a chainlink fence post at the Southwest corner of said Volume 1945, Page 1850 and the Northwest corner of said Volume 14190, Page 326 and being in the Northeasterly line of said Lot 1, Block 1, Jean Rider Addition;

THENCE N 55°03'56" W, with the common line of said Volume 1945, Page 1850 and said Lot 1, Block 1, Jean Rider Addition, 404.78 feet to the POINT OF BEGINNING and containing 1.584 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Byron G. Custom Homes, LLC., acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1, Block 1
 BENSON G ADDITION
 City of Azle, Parker & Tarrant County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 14th day of September, 2023.

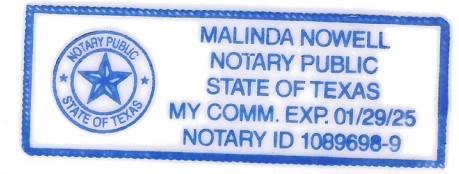
Hector Garcia
 (Byron G Custom Homes)

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Hector Garcia, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of September, 2023.

Malinda Nowell
 Notary Public State of Texas



10467
 AZ
 CAZ
 N-9

City of Azle

Approved on 8th day of April, 2024

Assistant City Manager

Planning and Zoning Secretary

FILED AND RECORDED

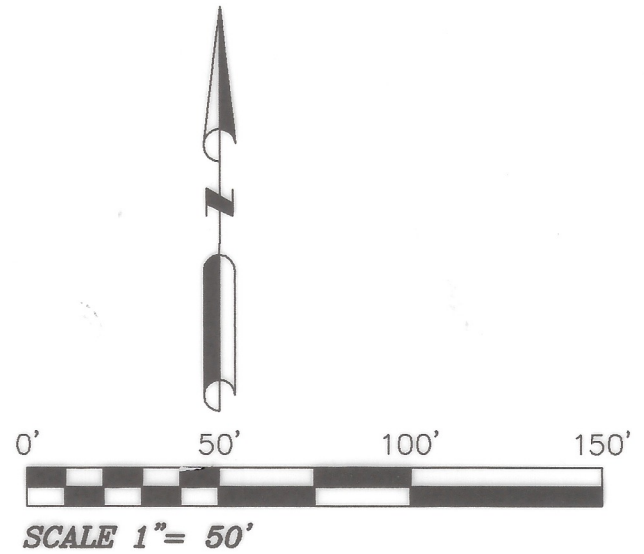
OFFICIAL PUBLIC RECORDS

Lila Deakle

202324791
 09/20/2023 03:24 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

OWNER/DEVELOPER
 BYRON G. CUSTOM HOMES, LLC
 P.O. BOX 146
 AZLE, TEXAS 76098

F 576



HORIZON LAND SURVEYING
 582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 JANUARY 28, 2022

Final Plat Showing
 Lot 1, Block 1,
 BENSON G ADDITION
 an Addition to the City of Azle, Parker and Tarrant Counties, Texas, and being 1.584 acres of land situated in the B.F. CURTIS SURVEY, Abstract No. 2834, Parker County, Texas and the B.F. CURTIS SURVEY, Abstract No. 344, and the LEAH LEE SURVEY, Abstract No. 805, Tarrant County, Texas.