

STATE OF TEXAS
COUNTY OF PARKER

Whereas, Jason Matthew Evans & Christine Michelle Evans, being the sole owners of LOT 45 & LOT 46, BLOCK 4, PARTAGAS ADDITION, PHASE FOUR, an addition in Parker County, according to the plat as recorded in Plat Cabinet C, Slide 556, Plat Records, Parker County, Texas; same being LOT 45 & LOT 46, BLOCK 4, PARTAGAS ADDITION, PHASE FOUR, as conveyed by Warranty Deed with Vendor's Lien in Clerk File No. 201200946, Official Public Records, Parker County, Texas; Being further described by metes and bounds as follows:

BEGINNING, at a found 1/2" iron rod at the southeast corner of said Lot 45 and in the north right of way line of Rey Del Mar Circle East (a paved surface) for the southeast and beginning corner of this tract.

THENCE N 87°03'24" W 125.22 feet along the north right of way line of said Rey Del Mar Circle East to a found 1/2" iron rod for a corner of this tract.

THENCE S 88°28'11" W 189.21 feet along the north right of way line of said Rey Del Mar Circle East to a found 1/2" iron rod at the beginning of a curve to the left having a radius of 628.57 feet for a corner of this tract.

THENCE along the north right of way line of said Rey Del Mar Circle East and said curve to the left having a chord of S 83°35'32" W 103.81 feet, an arc length of 103.92 feet to a found 1/2" iron rod at the southwest corner of said Lot 46 for the southwest corner of this tract.

THENCE N 00°03'16" W 307.55 feet to a point at the northwest corner of said Lot 46 for the northwest corner of this tract.

THENCE N 89°56'43" E at 126.94 feet passing a found 1/2" iron rod and in all 417.46 feet to a found 1/2" iron rod at the northeast corner of said Lot 45 for the northeast corner of this tract.

THENCE S 00°02'12" E 297.75 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

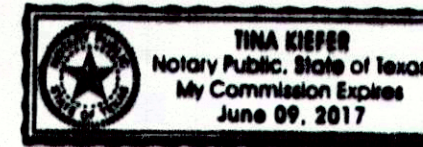
That Jason Matthews Evans & Christine Michelle Evans, OWNERS, do hereby adopt this plat designating the herein above described property as LOT 45-R, BLOCK 4, PARTAGAS ADDITION, PHASE FOUR, an addition within the E.T.J. of the City of Azle, Parker County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Azle, Texas.

WITNESS, my hand, this the 18th day of June, 2014.

Jason Matthew Evans
Christine Michelle Evans

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this 18 day of June, 2014.

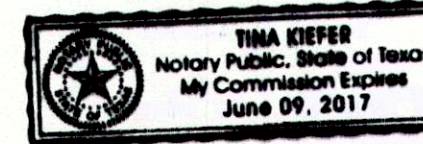
Notary Public in and for the State of Texas



My Board Expires On:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this 18 day of June, 2014.

Notary Public in and for the State of Texas



My Board Expires On:

Surveyor's Certification

That I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5691, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision.

Patrick Carter, Registered Professional Land Surveyor No. 5691
Carter Surveying & Mapping, Inc.
208 S. Front Street - Aledo, Texas 76008
AN01084-R2 - May 2014

AMENDED PLAT

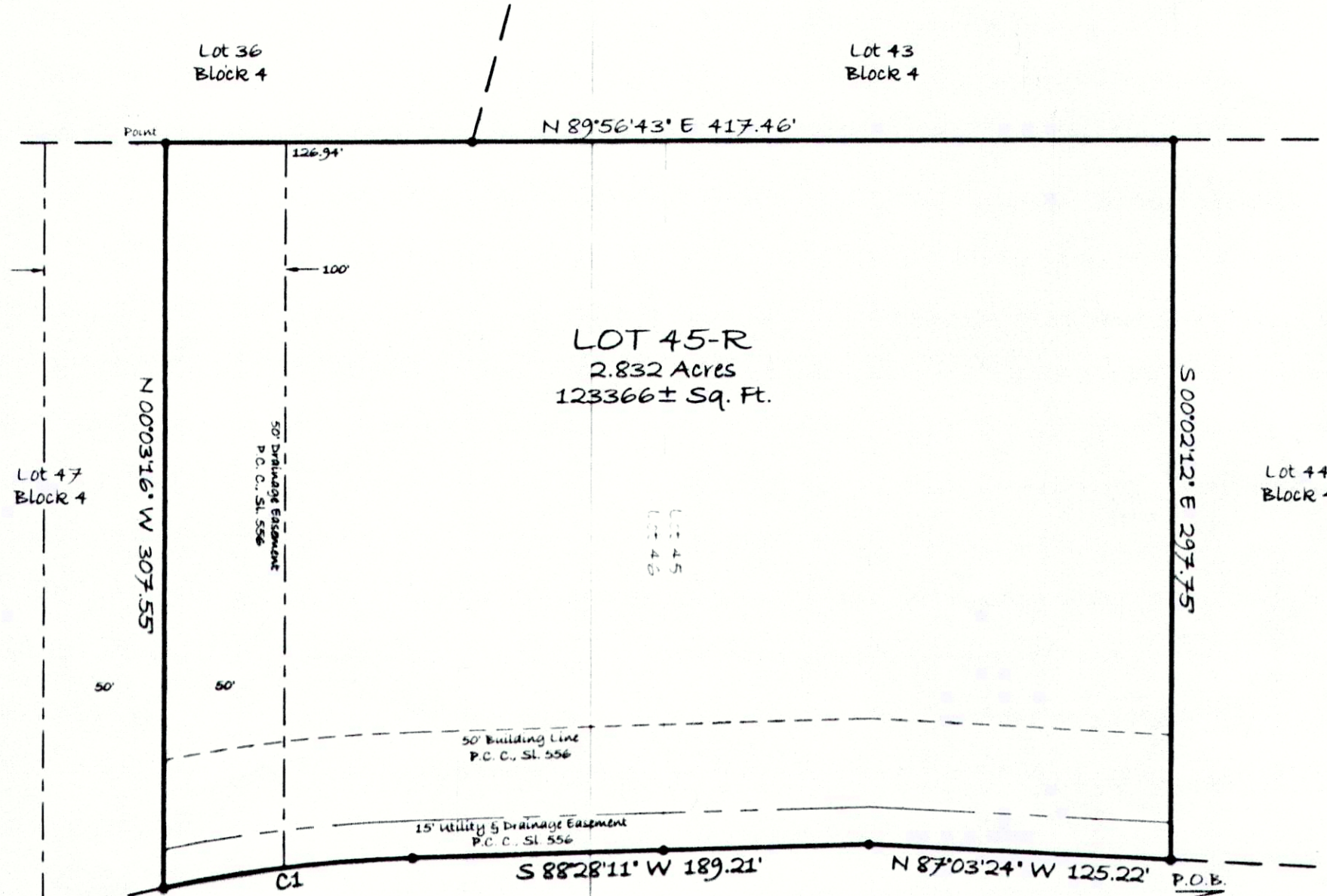
LOT 45-R, BLOCK 4, PARTAGAS ADDITION, PHASE FOUR, an addition within the E.T.J. of the City of Azle, Parker County, Texas

Being an Amending Plat of Lots 45 and 46, Block 4, Partagas Addition, Phase Four an addition in Parker County, Texas, as recorded in Plat Cabinet C, Slide 556, Plat Records, Parker County, Texas.

May 2014

CARTER SURVEYING & MAPPING, INC.

208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008
(P) 817-441-LAND (5263) - (F) 817-441-1033



E.T.J. AGREEMENT
This plat does not require Parker County Commissioner's Court signatures per E.T.J. agreement filed in Book 2800, Page 446, R.R.P.C.T..

GENERAL PLAT NOTES
Property Corners: All corners are found 1/2" iron rods, unless otherwise noted.
Surveyor's Notes: Readings derived from GPS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202.
Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown herein may exist & encumber this property.
Flood Hazard: This tract appears to be located within other Areas, Zone 'X', areas determined to be located outside the 0.2% annual chance flood plain. According to the F.E.M.A. Community Flood Hazard Information, dated September 26, 2008. For up to date Flood Hazard information, please visit the official F.E.M.A. website at (www.fema.gov).

Special Notice: Selling a portion of this addition by metes and bounds is a violation of local and state law, and is subject to fines, withholding of utilities and/or building permits.
Before Construction: Before construction please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.
Water & Sewer Services: Water is provided by Walnut Creek Special Utility District and/or Private On-Site Water Well. Sewer is provided by Private On-Site Facilities.
Groundwater Certification: This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is to question the seller as to the availability.

Utility Easements: Any franchised Public utility including the City of Azle shall have the right to move and keep moved, all or part of any building, fence, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat. Any franchised Public utility including the City of Azle, shall have the right at all times of ingress & egress to & from upon said easements for the purpose of construction, reconstruction, inspection, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

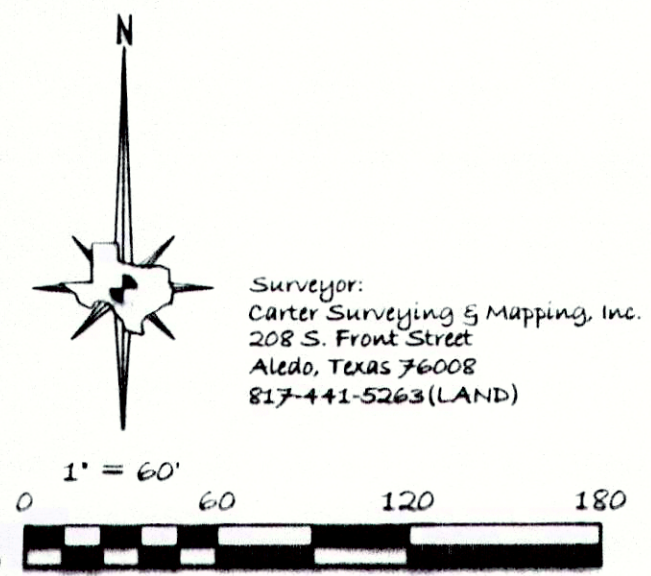
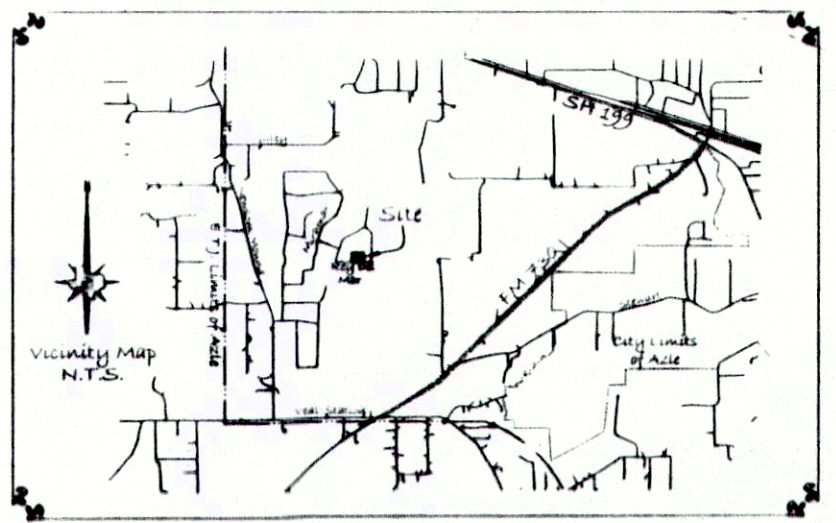
Curve 1 - C1
Rad. - 628.57'
Arc - 103.92'
Ch. - S 83°35'32" W 103.81'

LIEN HOLDER CERTIFICATION:
STATE OF TEXAS
COUNTY OF PARKER
The undersigned as Lien Holder on the property to be subdivided and does hereby consent to the subdivision as shown hereon.
Kitty Brunson Cust. V.P. 6-18-14
Name, Title, & Date

STATE OF TEXAS
COUNTY OF PARKER
Approved this the 13 day of June, 2014, by the City of Azle for filing at the Office of the County Clerk, Parker County, Texas.
Lynn B. ... City Manager
... City Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Brunson
201411967
06/20/2014 01:10 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

D-339



Surveyor:
Carter Surveying & Mapping, Inc.
208 S. Front Street
Aledo, Texas 76008
817-441-5263 (LAND)