

202111017 PLAT Total Pages: 1

STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Carrie A. Suhl and husband, Daniel B. Kaighen, being the owners of 2.51 acres of land situated in the J.W. Smock Survey, Abstract Number 2267, Parker County, Texas and a portion of Lot 53, WALNUT CREEK ADDITION recorded in Volume 302, Page 71, Deed Records, Parker County, Texas, sold tract being more particularly described in a deed recorded in Document Number 202020345, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a square 4" concrete monument found (Control Monument) in the east line of Lot 53, same being the westerly southwest corner of Lot 1R, Block 1, Lonzo-Donzo Addition recorded in Cabinet C, Slide 411, Plat Records, Parker County, Texas;

Thence EAST. (BASIS FOR DIRECTIONAL CONTROL), 607.01 feet along a common line of the Suhl/Kaighen Tract and the Lonzo-Donzo Addition to a square 4" concrete monument found (Control Monument);

Thence S00°03'41"E, 171.72 feet along a common line of the Suhl/Kaighen Tract and the Lonzo-Donzo Addition to a square 4" concrete monument found for the southeast corner of the Suhl/Kaighen Tract and being in the north line of Lot 9, Block 1 TREEHAVEN ADDITION, recorded in Volume 360A, Page 73, Plat Records, Parker County, Texas;

Thence S89°59'14"W, 806.20 feet along the common line of the Suhl/Kaighen Tract and the TREEHAVEN ADDITION to a 1/2" rebar rod found for the southwest corner of the Suhl/Kaighen Tract, same being the northwest corner of Lot 1, TREEHAVEN ADDITION, and being in the east line of Lot 54, Walnut Creek Addition;

Thence N00°13'44"W, 59.26 feet along the east line of Lot 54 to a 1/2" rebar rod found for the northeast corner of Lot 54, same being the southeast corner of Lot 53;

Thence S89°01'10"W, 199.33 feet along the common line of Lot 53 and Lot 54 to a square 4" concrete monument found in the east line of Red Oak Street, an existing 60 feet wide right of way;

Thence N01°33'29"W, 25.51 feet along the east line of Red Oak Street to a square 4" concrete monument found;

Thence N89°09'01"E, 199.88 feet through Lot 53 to a 1/2" rebar rod found in the east line of Lot 53;

Thence N00°24'39"W, 87.54 feet along the east line of Lot 53 to the POINT OF BEGINNING and containing 2.51 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Carrie A. Suhl and husband, Daniel B. Kaighen, do hereby adopt this plat designating the herein described real property as Lot 1 and Lot 2, Block 1, Suhl's Subdivision, an addition in the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 15 day of March 2021.

Carrie A. Suhl
Carrie A. Suhl
Daniel B. Kaighen
Daniel B. Kaighen

STATE OF Texas
COUNTY OF Parker
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Carrie A. Suhl, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 15 day of March 2021.

Donna Reed
Notary Public
8-15-21
My Commission Expires
Donna Reed
My Commission Expires
08/15/2021
ID No. 6704694

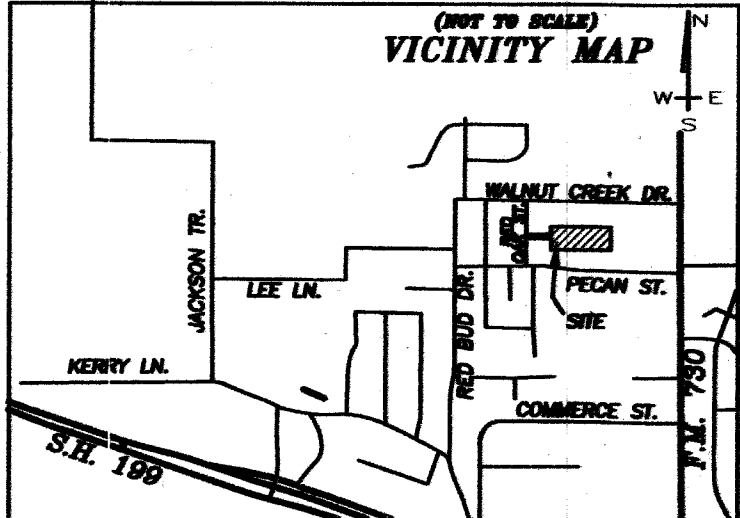
STATE OF Texas
COUNTY OF Parker
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel B. Kaighen, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of March 2021.

Donna Reed
Notary Public
8-15-21
My Commission Expires
Donna Reed
My Commission Expires
08/15/2021
ID No. 6704694

CLERK STICKER:

APPROVED BY THE
CITY OF AZLE,
PARKER COUNTY, TEXAS
ON THIS THE 4th DAY
OF March 2021
Planning & Zoning Chairman
Planning & Zoning Secretary



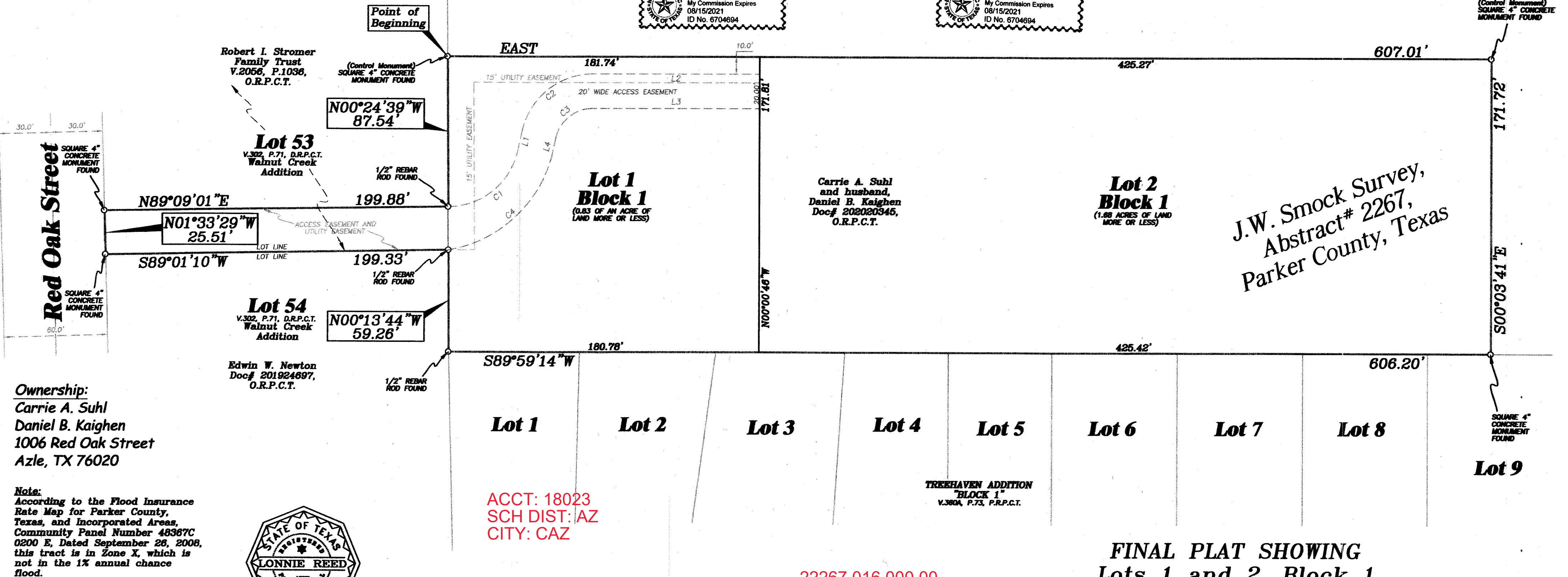
LINE	BEARING	DISTANCE
L1	N12°24'07"E	12.15'
L2	EAST	98.05'
L3	WEST	98.05'
L4	S12°24'07"W	12.15'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	41.82'	56.02'	N50°46'34"E	51.93'
C2	41.82'	56.02'	N50°46'34"E	51.93'
C3	21.82'	29.23'	S50°46'34"W	27.10'
C4	73.50'	84.52'	S48°02'50"W	80.18'

NOTE:
PROPERTY IS CURRENTLY ZONED
RESIDENTIAL (SF-4) SINGLE FAMILY.

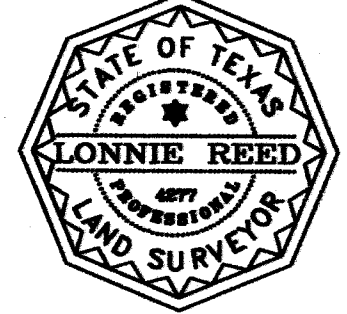
LIENHOLDER:
No lienholder
Signature of Lienholder
This the ___ day of _____, 20__
Notary Public, State of Texas

**Lot 1R
Block 1**
Lonzo-Donzo Addition
CABINET C, SLIDE 411,
P.R.T.C.T.



Ownership:
Carrie A. Suhl
Daniel B. Kaighen
1006 Red Oak Street
Azle, TX 76020

Note:
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
09-14-2020



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202111017
03/23/2021 10:06 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

22267.016.000.00

FINAL PLAT SHOWING
Lots 1 and 2, Block 1
Suhl's Subdivision

AN ADDITION IN THE CITY OF AZLE, PARKER COUNTY, TEXAS, BEING 2.51 ACRES OF LAND SITUATED IN THE J.W. SMOCK SURVEY, ABSTRACT NUMBER 2267, PARKER COUNTY, TEXAS AND A PORTION OF LOT 53, WALNUT CREEK ADDITION RECORDED IN VOLUME 302, PAGE 71, DEED RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET# E, SLIDE# 698, DATE 3-23-21