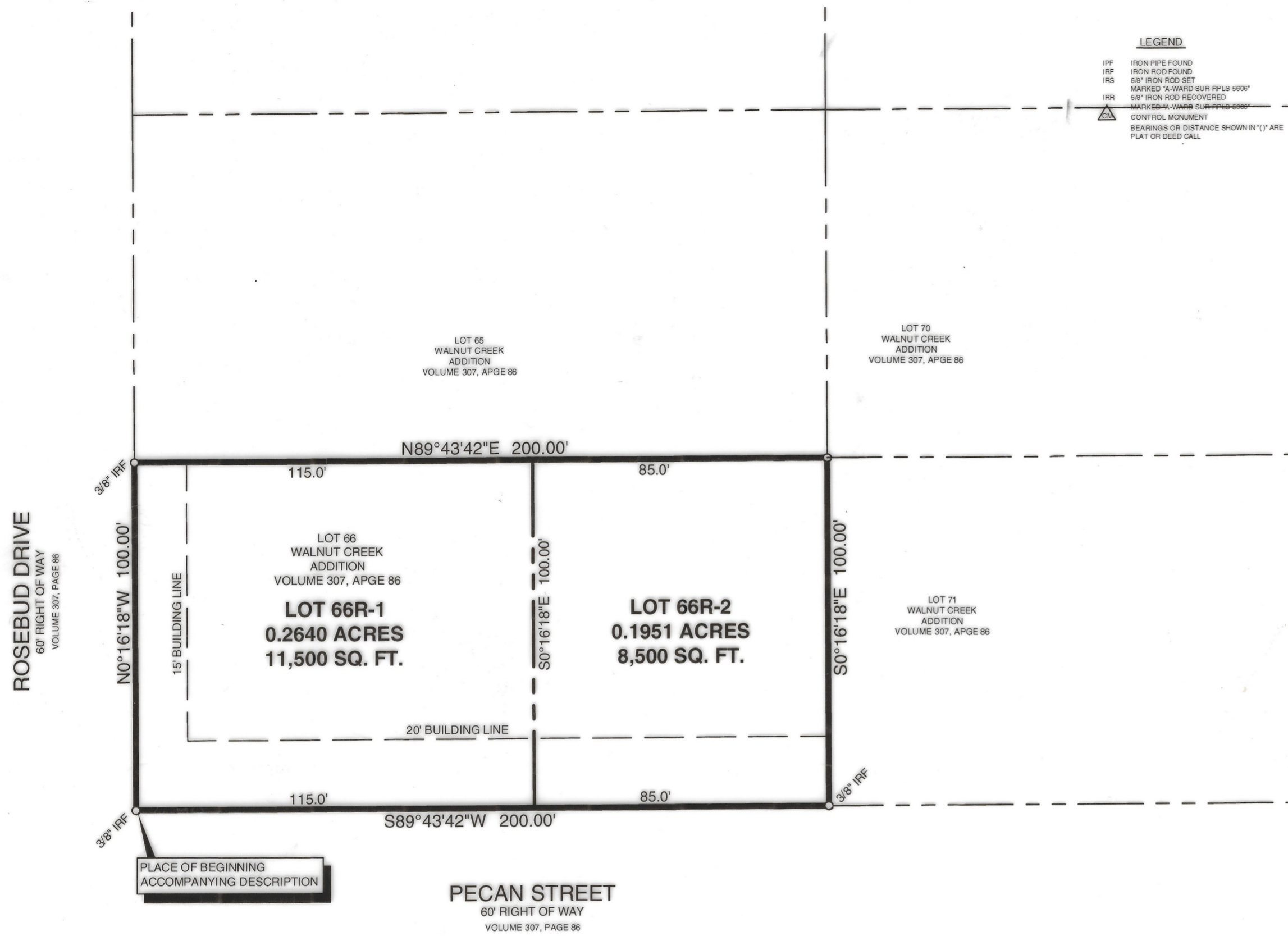




202243554 PLAT Total Pages: 1

LEGEND
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MRS MARKED "A" WARD SURV RPLS 5606"
SIR 5/8" IRON ROD RECOVERED
MRS MARKED "A" WARD SURV RPLS 5606"
CONTR. MONUMENT
BEARINGS OR DISTANCE SHOWN IN "1" ARE PLAT OR DEED CALL



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §

Pete Grinder and Dee Dee Grinder are the owners of a Lot 66 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas and as deed to Pete Grinder and Dee Dee Grinder as recorded in Document No. 201309934 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

BEGINNING at a 3/8" iron rod found (having a Northing is 7015691.109 and whose Easting is 2259221.864, for the southwest corner of said Lot 66 at the intersection of the north right-of-way line of Pecan Street, having a 60 foot right-of-way and the east right-of-way line of Rosebud Drive, having a 60 foot right-of-way;

THENCE North 0°16'18" West, along the common line of said Lot 66 and said Rosebud Drive, a distance of 100.00 feet to a 3/8" iron rod found for the common west corner of Lots 66 and 65 in said WALNUT CREEK ADDITION;

THENCE North 89°43'42" East, along the common line of said Lots 66 and 65, a distance of 200.00 feet to a 5/8" capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common corner of said Lots 66 and 65, Lots 70 and 71 in said WALNUT CREEK ADDITION;

THENCE South 0°16'18" East, along the corner of said Lots 66 and 71, a distance of 100.00 feet to a 3/8" iron rod found for the common south corner of Lots 66 and 71 and being in the north right-of-way line of Pecan Street;

THENCE South 89°43'42" West, along the common line of said Lot 66 and said Pecan Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.4591 of an acre or 20,000 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Pete Grinder and Dee Dee Grinder do hereby adopt this plat designating the herein above described property as:

**LOTS 66R-1 and 66R-2
WALNUT CREEK ADDITION**

an addition to the City of Azle, Tarrant County, Texas and dedicate to the public the easement as shown on the plat.

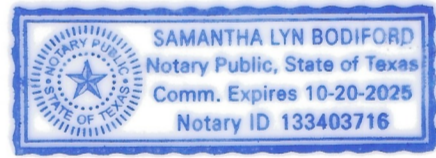
Pete Grinder
Pete Grinder
Dee Dee Grinder
Dee Dee Grinder

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Pete Grinder, 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 purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this 12 day of December, 2022

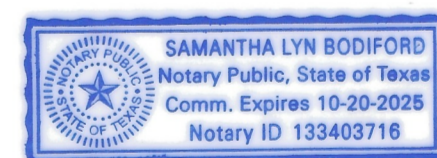
Samantha Lyn Bodiford
Notary Public
STATE OF TEXAS §
COUNTY OF TARRANT §



BEFORE ME, the undersigned authority, on this day personally appeared Dee Dee Grinder, 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 purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this 12 day of December, 2022

Samantha Lyn Bodiford
Notary Public
STATE OF TEXAS §
COUNTY OF TARRANT §



19005
AZ
CAZ
N-8

19005.001.066.00

FINAL PLAT
Lots 66R-1 and 66R-2 of
WALNUT CREEK ADDITION

an addition to the City of Azle, Parker County, Texas and being a replat of Lot 66 of WALNUT CREEK ADDISON, an addition to the City of Azle according to the plat thereof recorded in Volume 307, Page 86 of the Plat Records of Parker County, Texas

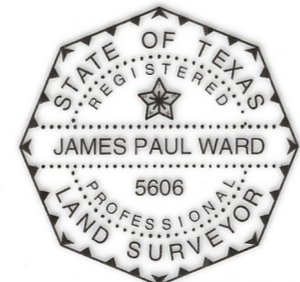
July 2022



SURVEYORS CERTIFICATE

I, James Paul Ward, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby state that this Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor No. 5606
day of August, 2022



City of Azle
Approved on 18th day of August, 2022
Lila Deakle
Planning and Zoning Commission
Delia Clayton
Planning and Zoning Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202243554
12/20/2022 09:20 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

GENERAL NOTES:

Two Lots in one Phase. Lot sizes are 0.2296of an acre.

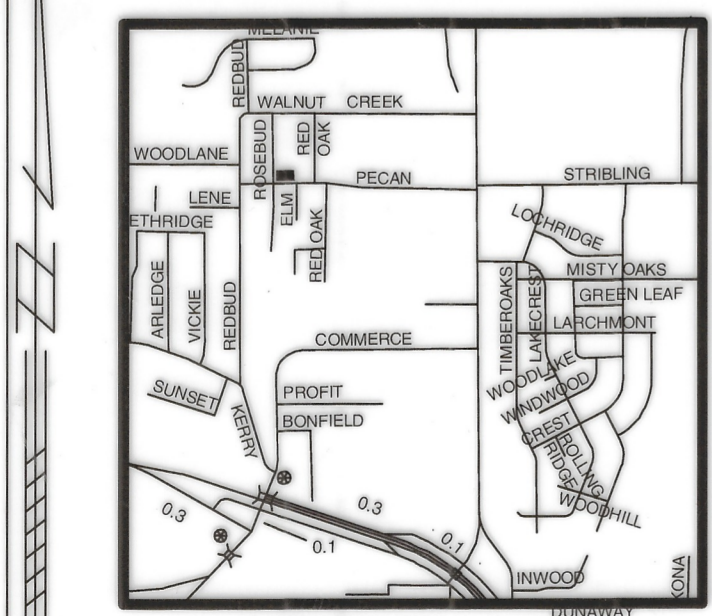
According to Map No. 48439C0020K dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The purpose of this plat is to create two lots from one subdivided tract.

OWNER/DEVELOPER:
Pete Grinder and Dee Dee Grinder
1132 Boling Ranch Road North
Azle, TX 76020

SURVEYOR:
AWARD SURVEYING COMPANY, INC
252 WEST MAIN STREET
SUITE F
AZLE, TX 76020
ATTN: PAUL WARD
817-332-9273
paul.a-wardsurveying.com

THIS PLAT RECORDED IN CABINET F SLIDE 402



LOCATION MAP
SCALE 1"=2000'

GRAPHIC SCALE SCALE IN FEET 1"=20'
A-WARD PROJECT NO: 2022-1552 ROSEBUD DRIVE PLAT