

METES AND BOUNDS DESCRIPTION

3.130 acres (136,326 square feet)
Texas and Pacific Railroad Company Survey, Abstract No. 1431
Parker County, Texas

BEING a 3.130 acres (136,326 sq. ft.) tract of land situated in the Texas and Pacific Railroad Company Survey, Abstract No. 1431
Parker County, Texas

WHEREAS, the National Bank of Texas, being the owner of Lot 1R, Block 4, Azle Industrial Park, an addition to the City of Azle, Parker County, Texas, according to the map or plat thereof recorded in Cabinet D, Slide 106, Plat Records, Parker County, Texas, (P.R.P.C.T.) being more particularly described by metes and bounds as follows;

BEGINNING at a 60D nail in a 12-inch fence post found in the east right-of-way (R.O.W.) line of Redbud Drive (60 feet wide), marking the southwest corner of Lot 2C, Andrews Addition, of record in Cabinet A, Slide 560, P.R.P.C.T., and marking the northwest corner of the herein described tract;

THENCE, North 56°58'02" East, 174.79 feet with the south line of said Lot 2 to an aluminum disk in concrete found marking the west corner of Lot 2, Block 4, Azle Industrial Park, of record in Cabinet A, Slide 700, P.R.P.C.T., and marking the north corner of the herein described tract;

Thence, South 39°50'56" East, 368.60 feet with the southwest line of said Lot 2 to a 1/2-inch iron rod with cap stamped "RPLS 4277" found in the northwest R.O.W. line of Commerce Street (60 feet wide), marking the east corner of the herein described tract and the beginning of a non-tangent curve to the left;

THENCE, 248.99 feet with the northwest R.O.W. line of said Commerce Street and with the arc of said non-tangent curve to the left having a radius of 280.00 feet, a central angle of 50°57'02" and a chord that bears South 24°05'50" West, 240.87 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" found marking the northeast corner of Lot 1, Clark's Industrial Addition, of record in Cabinet B, Slide 399, P.R.P.C.T., and marking the southeast corner of the herein described tract;

THENCE, South 89°38'26" West, 280.68 feet with the north line of said Lot 1 to a 1/2-inch iron rod stamped "APEX LAND SURVEYING" found in the east R.O.W. line of the aforementioned Redbud Drive, and marking the southwest corner of the herein described tract;

THENCE, North 00°31'07" West, 409.36 feet with the east R.O.W. line of said Redbud Drive, to the POINT OF BEGINNING and CONTAINING 3.130 acres (136,326 sq. ft.) of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF PARKER §
DATE January 14 20 26

NOW, THEREFORE, AND KNOW ALL THESE MEN PRESENTS, THAT WE, NATIONAL BANK OF TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE THEREIN DESCRIBED REAL PROPERTY AS LOT 1R-A AND LOT 1R-B, BLOCK 4, AZLE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND STREETS SHOWN HEREON.

NATIONAL BANK OF TEXAS

STATE OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED THE REPRESENTATIVE FOR NATIONAL BANK OF TEXAS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF January, 20 26

Lauren Jordan
NOTARY PUBLIC IN AND FOR THE STATE OF Texas

LAUREN ALEXANDRA JORDAN
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 134922048

CITY OF AZLE, TEXAS

APPROVED BY THE CITY OF AZLE PLANNING AND ZONING COMMISSION
APPROVED THE 18 DAY OF December, 2025

CHAIRMAN

Malinda Nowclee
SECRETARY



APEX
APEX Land Surveying
TBPLS Firm Registration
No. 101941-30

Main Office:
214 Wapiti Drive
Azle, TX 76020
(817) 565-6681
Lubbock Office:
5313 50th St. Ste. D-8
Lubbock, TX 79414
Midland Office:
3409 Caldera Blvd.
Midland, TX 79705

OWNER
National Bank of Texas
2535 N.E. 28th St.
Fort Worth, TX 76106

G 234

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202601356
01/16/2026 09:58 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

ANDREWS ADDITION
CAB. A, SLIDE 560
P.R.P.C.T.

LOT 2C
JEREMY L. HAWTHORNE
VOL. 2745, PG. 638
D.R.P.C.T.

ALUMINUM DISK
IN CONCRETE
FOUND

LOT 2, BLOCK 4
AZLE INDUSTRIAL PARK
CAB. A, SLIDE 700
P.R.P.C.T.

THE UNITED STATES
POSTAL SERVICE
CALLED 4.39 ACRES
VOL. 1388, PG. 1146
D.R.P.C.T.

LOT 1R-B
2.195 ACRES
95,630 SQ. FT.

BLOCK 4

AREA
3.130 ACRES
136,326 SQ. FT.

LOT 1R-A
0.9343 ACRE
40,696 SQ. FT.

VARIABLE WIDTH DRAINAGE
EASEMENT
VOL. 1104, PG. 44 AND
VOL. 647, PG. 228
D.R.P.C.T.

PRIVATE DRAINAGE EASEMENT
(PER THIS PLAT)

LOT 1
COMMUNITY CARING
CENTER OF AZLE
VOL. 1979, PG. 1382
D.R.P.C.T.

CLARK'S INDUSTRIAL ADDITION
CABINET B, SLIDE 399
P.R.P.C.T.

10' UTILITY EASEMENT
VOL. 1248, PG. 196
D.R.P.C.T.

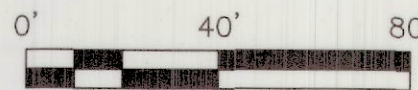
FLOOD INFORMATION

MAP NUMBER: 48367C0200E
EFFECTIVE DATE: 09/26/2008
FIRM: 480584 PANEL: 0200 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON
SCALING THE LOCATION OF THE SUBJECT TRACT ON THE
FLOOD INSURANCE RATE MAPS. THE INFORMATION
SHOULD BE USED TO DETERMINE FLOOD INSURANCE
RATES ONLY AND IS NOT INTENDED TO IDENTIFY
SPECIFIC FLOODING CONDITIONS. WE ARE NOT
RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

● MONUMENT FOUND (AS NOTED)
○ 1/2-INCH IRON ROD W/CAP STAMPED
"APEX LAND SURVEYING" SET
D.R.P.C.T.
P.R.P.C.T.
IPF
IRF
P.O.B.
DEED RECORDS, PARKER
COUNTY, TEXAS
PLAT RECORDS, PARKER
COUNTY, TEXAS
IRON PIPE FOUND
IRON ROD FOUND
POINT OF BEGINNING



NOT TO SCALE

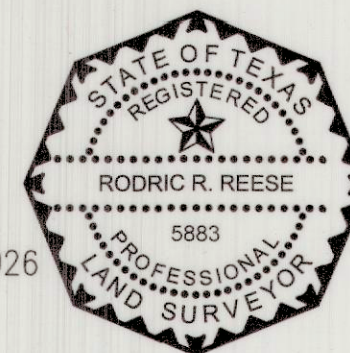
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00	248.99	240.87	S 24°05'50" W	50°57'02"
C2	40.30	49.96	46.82	N 36°23'47" W	71°02'09"
C3	69.22	74.90	71.30	S 44°03'32" E	61°59'48"
C4	280.00	191.97	188.24	S 29°55'51" W	39°16'59"
C5	280.00	57.02	56.92	S 04°27'20" W	11°40'03"

LINE	BEARING	DISTANCE
L1	N 67°55'50" W	22.34'
L2	N 53°34'16" E	40.03'
L3	N 00°31'07" W	166.73'
L4	S 77°11'01" E	17.19'
L5	S 05°16'00" E	39.70'
L6	S 87°57'08" E	19.45'
L7	S 81°59'50" E	28.28'
L8	S 00°06'34" W	56.32'
L9	S 02°39'16" E	50.71'
L10	N 90°00'00" W	82.04'
L11	S 53°34'16" W	47.88'
L12	S 77°11'01" E	5.14'

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
- UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
- PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS.
- EASEMENT AGREEMENT FOR DRAINAGE AND ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.
- EASEMENT AGREEMENT FOR LIGHT POLES, UTILITIES, AND ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.
- EASEMENT AGREEMENT FOR ACCESS, DOC. NO. _____ DEED RECORDS, PARKER COUNTY, TEXAS.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.
Rodric R. Reese
Rodric R. Reese, R.P.L.S. No. 5883 Date 1/5/2026



10300
AZ
N-8
CAZ

FINAL PLAT SHOWING
LOTS 1R-A AND 1R-B, BLOCK 4,
Azle Industrial Park,
AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 4, AZLE INDUSTRIAL PARK, OF RECORD
IN CABINET D, SLIDE 106, PLAT RECORDS, PARKER COUNTY, TEXAS

REV	DATE	BY	DESCRIPTION	PROJECT:	401 Commerce St., Azle, TX
				DRAWN BY:	AP/BC/JBT DATE: 01/05/26
				FIELD CREW:	JM DATE: 09/02/25
				SCALE:	1"=40'-18"x24" PAGE: 1 OF 1