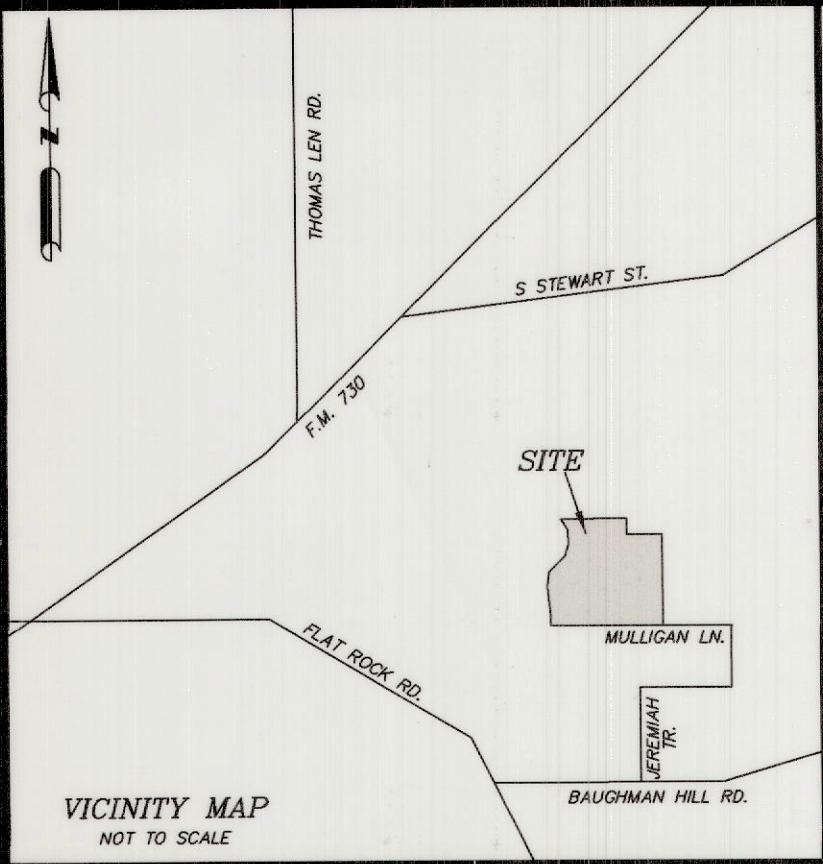




THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATES OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY REMOVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT. ANY SALE, CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

FLAT ROCK RV DLG, LLC.
CLERKS FILE NO. 202014112

12195
AZ
N-10

BASIS OF BEARING PER GPS OBSERVATIONS. TRIMBLE RTK NETWORK, STATE PLANE COORDINATE SYSTEM NAD83, NORTH TEXAS ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

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.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0150-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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 ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

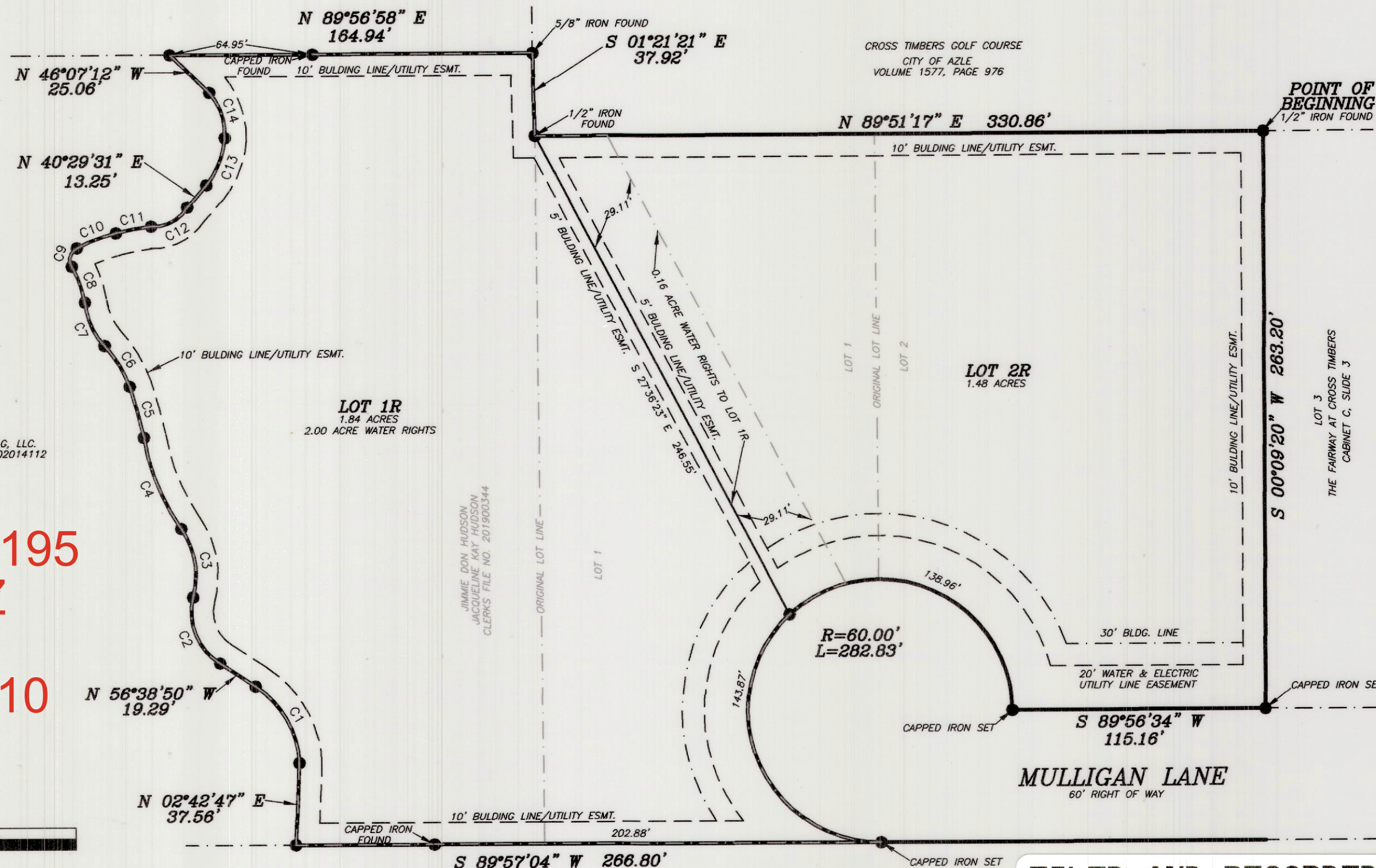
ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AZLE, TEXAS.

WATER SUPPLIED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

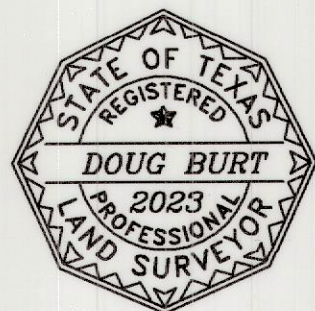
CLAYTON MYRHE
CLERKS FILE NO. 202415894



SCALE 1"= 100'

CURVE DETAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	43.40'	41.84'	40.24'	N 29°26'37" W	55°14'19"
C2	27.46'	34.56'	32.32'	N 21°41'41" W	72°06'01"
C3	37.80'	32.77'	31.75'	N 09°37'49" W	49°39'57"
C4	106.43'	45.20'	44.86'	N 21°45'49" W	24°19'57"
C5	261.32'	24.04'	24.03'	N 14°58'35" W	51°16'14"
C6	56.00'	21.82'	21.68'	N 30°54'59" W	22°19'21"
C7	34.92'	22.23'	21.86'	N 23°59'46" W	36°28'49"
C8	51.65'	17.42'	17.34'	N 19°45'42" W	19°19'37"
C9	5.93'	9.75'	8.69'	N 16°16'42" E	94°13'44"
C10	75.98'	19.02'	18.97'	N 69°14'21" E	14°20'33"
C11	98.00'	16.31'	16.29'	N 79°16'43" E	9°32'06"
C12	18.27'	19.48'	18.57'	N 62°12'09" E	61°05'22"
C13	38.82'	23.43'	23.08'	N 22°02'31" E	34°35'14"
C14	35.00'	22.15'	21.78'	N 18°21'58" W	36°15'22"



HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
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
SEPTEMBER 17, 2024

CITY OF AZLE

Approved on this the 17 day of October, 2024.

Louise Burt
Assistant City Manager

Melinda Howell
Planning and Zoning Secretary

THIS PLAT DOES NOT REQUIRE PARKER COUNTY COMMISSIONER COURT SIGNATURES PER ETJ AGREEMENT FILED IN BOOK 2800, PAGE 446.

STATE OF TEXAS
COUNTY OF PARKER

202429662 PLAT Total Pages: 1

WHEREAS Jimmie Don Hudson and Jacqueline Kay Hudson, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the G.W. DODSON SURVEY, Abstract No. 2443, Parker County, Texas, and being all of Lots 1 & 2, The Fairway at Cross Timbers, on addition to Parker County, Texas, according to the plat recorded in Cabinet C, Slide 3, Plat Records, Parker County, Texas and all of that certain tract of land described in deed to Jimmie Don Hudson and Jacqueline Kay Hudson, recorded in Clerks File No. 201900344, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Lot 2 and the Northwest corner of Lot 3;

thence S 00°09'20" W, with the common line of said Lot 2 & 3, a distance of 263.20 feet to a capped iron set in the North line of Mulligan Lane and being for the Southeast corner of said Lot 2 and the Southwest corner of said Lot 3;

thence S 89°56'34" W, with the North line of said Mulligan Lane, a distance of 115.16 feet to a capped iron set at the beginning of a curve to the left;

thence with said curve turning to the left with an arc length of 282.83', with a radius of 60.00', with a chord bearing of S 44°54'09" W, with a chord length of 84.79 feet to a capped iron set, said iron being for the most Southerly Southeast corner of said Lot 1 and in the North line of Lot 3, Block 1, Triton Estates, an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 313, Plat Records, Parker County, Texas;

thence S 89°57'04" W, with the common line of said Lot 1 and said Lot 3, Block 1, Triton Estates, at 202.88 feet passing a capped iron found for reference and continuing in all, a distance of 152.88 to a point in Reynolds Creek and being for the Southwest corner of said Clerks File No. 201900344 and the Southeast corner of that certain tract of land described in deed to Flat Rock RV DLG, LLC, recorded in Clerks File No. 202014112, Real Records, Parker County, Texas;

thence with said Reynolds Creek, and with the common line of said Clerks File No. 201900344 and said Clerks File No. 202014112, the following calls:

thence N 02°42'47" E a distance of 37.56 to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 41.84', with a radius of 43.40', with a chord bearing of N 29°26'37" W, with a chord length of 40.24 feet;

thence N 56°38'50" W a distance of 19.29 feet to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 34.56', with a radius of 27.46', with a chord bearing of N 21°41'41" W, with a chord length of 32.32 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 32.77', with a radius of 37.80', with a chord bearing of N 09°37'49" W, with a chord length of 31.75 feet to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 45.20', with a radius of 106.43', with a chord bearing of N 21°45'49" W, with a chord length of 44.86 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 24.04', with a radius of 261.32', with a chord bearing of N 14°58'35" W, with a chord length of 24.03 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 21.82', with a radius of 56.00', with a chord bearing of N 30°54'59" W, with a chord length of 21.68 feet to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 22.23', with a radius of 34.92', with a chord bearing of N 23°59'46" W, with a chord length of 21.86 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 17.42', with a radius of 51.65', with a chord bearing of N 19°45'42" W, with a chord length of 17.34 to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 9.75', with a radius of 5.93', with a chord bearing of N 16°16'42" E, with a chord length of 8.69 feet to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 19.02', with a radius of 75.98', with a chord bearing of N 69°14'21" E, with a chord length of 18.97 feet to the beginning of a curve to the right;

thence with a curve turning to the right with an arc length of 16.31', with a radius of 98.00', with a chord bearing of N 79°16'43" E, with a chord length of 16.29 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 19.48', with a radius of 18.27', with a chord bearing of N 62°12'09" E, with a chord length of 18.57 feet;

thence N 40°29'31" E a distance of 13.25 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 23.43', with a radius of 38.82', with a chord bearing of N 22°02'31" E, with a chord length of 23.08 feet to the beginning of a curve to the left;

thence with a curve turning to the left with an arc length of 22.15', with a radius of 35.00', with a chord bearing of N 18°21'58" W, with a chord length of 21.78 feet;

thence N 46°07'12" W a distance of 25.06 feet to the Northwest corner of said Clerks File No. 201900344 and the Northeast corner of said Clerks File No. 202014112 and being in the South line of that certain tract of land described in deed to Clayton Myrhe, recorded in Clerks File No. 202415894, Real Records, Parker County, Texas;

thence N 89°56'58" E, with the common line of said Clerks File No. 201900344 and said Clerks File No. 202415894, at 64.95 feet passing a capped iron found for reference and continuing in all, a distance of 164.94 feet to a 1/2" iron found at the Northeast corner of said Clerks File No. 201900344 and the Southeast corner of said Clerks File No. 202415894;

thence S 01°21'21" E a distance of 37.92 feet to a 1/2" iron found at the Northwest corner of said Lot 1, The Fairway at Cross Timbers;

thence N 89°51'17" E, with the North line of said Lots 1 & 2, The Fairway at Cross Timbers, a distance of 330.86 feet to the POINT OF BEGINNING and containing 3.32 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Jimmie Don Hudson and Jacqueline Kay Hudson, acting by and thru their duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 1R and 2R,
The Fairway at Cross Timbers,
City of Azle Extra Territorial Jurisdiction, Parker County, Texas.

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

Executed this the 8 day of November, 2024.

Jimmie Don Hudson
Jimmie Don Hudson

Jacqueline Kay Hudson
Jacqueline Kay Hudson

202429662
11/13/2024 10:57 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

Final Plat Showing
Lots 1R & 2R

The Fairway at Cross Timbers
an addition in the Extra Territorial Jurisdiction of the City of Azle, Parker County, Texas and being 3.32 acres of land situated in the G.W. DODSON SURVEY, Abstract No. 2443, Parker County, Texas and being a re-plat of Lots 1 & 2, The Fairway at Cross Timbers, recorded in Cabinet C, Slide 3, Plat Records, Parker County, Texas and all of that certain tract of land described in deed to Jimmie Don Hudson and Jacqueline Kay Hudson, recorded in Clerks File No. 201900344, Real Records, Parker County, Texas.

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jacqueline Kay Hudson, 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 8 day of November, 2024.

Robert Cano
Notary Public State of Texas

ROBERTO CANO
Notary ID #134633654
My Commission Expires
November 6, 2027

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Jacqueline Kay Hudson, 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.

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Robert Cano
Notary Public State of Texas

ROBERTO CANO
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November 6, 2027

2024608 RSB