

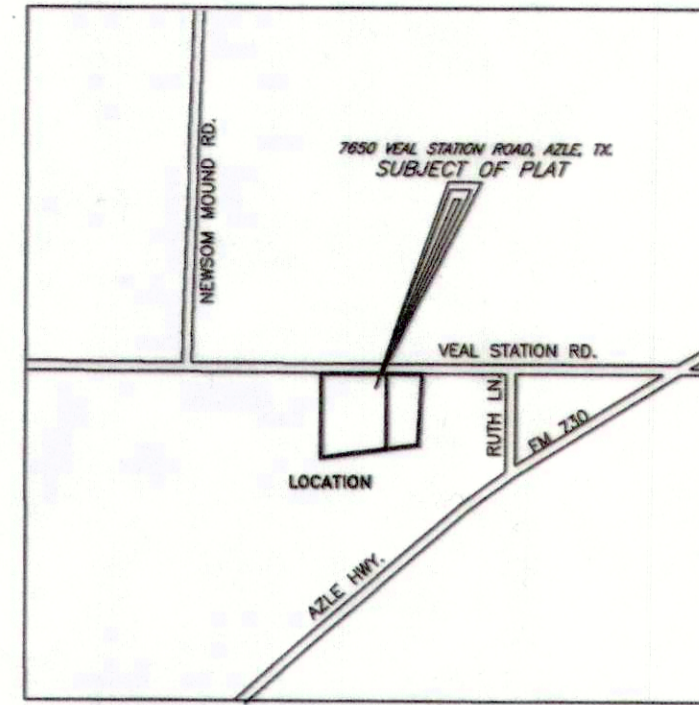
STEWART ADDITION BLOCK 1

ACCT. NO: 17933
SCH. DIST: AZ
CITY: M-10
MAP NO: M-10

PLAT OF SURVEY
A PORTION OF SECTION 25 T&P RR. CO. SURVEY
ABSTRACT NO. 1422, PARKER COUNTY, TEXAS,
BEING A TRACT OF LAND DESCRIBED
BY DEED TO CHARLIE STEWART AND DIANA STEWART
RECORDED IN VOLUME 2380, PAGE 1148, REAL RECORDS,
PARKER COUNTY, TEXAS

BASIS OF BEARINGS

PLAT BEARINGS ACCORDING TO DEED RECORD VOL. 2380, PG. 1148, PARKER COUNTY, TEXAS



OWNERS ACKNOWLEDGMENT AND DEDICATION

D-494

State of Texas 201527065 PLAT Total Pages: 1
County of Parker

WHEREAS Charlie Stewart, and wife, Diana Stewart are the owners of a 7.79 acre tract of land situated in Section 25 of the Texas and Pacific Railway Survey, Abstract Number 1422, Parker County, Texas, and being all of Lots 1, 2 & 3 of the Stewart Addition, an addition to Parker County, Texas, according to the Deed thereof recorded in Volume 2380, Page 1148, Parker County Clerks Official Public Records, being that same tract of land as described in Document Number 00574306, and being more particularly described as follows:

All that certain lot, tract or parcel of land lying and being situated in Parker County, Texas and being a 7.79 Acre tract of land out of the T & P RR company Survey, Section No. 25, Abstract No. 1422, Parker County, Texas, said tract being a portion of that certain tract of land described as First Tract as recorded in Volume 1643, page 430, Real Records, Parker County, Texas, said tract also being the same tract of land recorded in Volume 1989, Page 1721, Real Records, Parker County, Texas;

COMMENCING from deed call from an iron rod in the South right of way line of Veal Station Road at the Northeast corner of a tract of land conveyed to Parker County Baptist Association by Deed recorded in Volume 1414, Page 1343, Real Records, Parker County, Texas, said iron rod being called by Deed call South 25.88 feet; East 3788.06 feet; and South 89°51'10" West, 417.42 feet from the Northeast corner of the T & P RR Company Survey, Section No. 41, Abstract 1427, Parker County, Texas, thence South 89°51'10" West 167.39 feet to a 1/2" Iron Rod W/Aero Cap (Set) (S) iron rod (R) not found in the South line of said Veal Station Road for the POINT OF BEGINNING:

THENCE, South 03°02'28" West (R) with or near, an existing fence line being the East line of this Subdivision, a distance of 479.62 feet (R) to a 2" steel fence corner post set in a concrete base being the Southeast corner of this tract:

THENCE, South 82°19'21" West with or near an existing fence line, being the south line of this Subdivision and being the North line of a portion of a 120 Acre tract (Franklin Sprague) recorded in Volume 1643, Page 430, P.C.C.O.P.R., a distance of 212.00 feet pass a 1/2" Iron Rod W/Aero Cap (Set) being the Southeast corner of lot 1, the Southwest corner of lot 2, both of Block 1, and being a point on the North line of said 120.00 Acre tract, continuing the same course a total distance of 644.16 feet to a railroad spike on the West side of the base of a Hackberry tree at a four way fence intersection:

THENCE, North 00°11'19" West with or near an existing fence being the East line of a Tract of land (W.M. Henley) recorded in Volume 1584, Page 265, being the West line of this Subdivision, a distance of 563.20 feet to a Railroad spike (Set) (S) Iron Rod (not found)(R) for the Northeast corner of said W. M. Henley tract, being a point on the South right of Way of Veal Station Road and being the Northwest corner of this Subdivision:

THENCE, North 89°51'10" East with the south right of way of Veal Station Road, with or near a fence, a distance of 153.59 feet pass a Railroad spike (Found) for the Northwest corner of lot 3, of said block and Subdivision, continuing the same course, of 365.88 feet pass a Railroad spike (Found) for the Northeast corner of Lot 3, continuing the same course a distance of 432.98 feet pass a 1/2" Iron Rod (Set) for the Northwest corner of Lot 2; and being the Northeast corner of Lot 1, continuing the same course a total distance of 665.66 feet to the POINT OF BEGINNING and containing 33541.5 square feet or 7.79 Acres (more or less)

State of Texas
County of Parker

OWNERS DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

CHARLIE STEWART, and wife, DIANA STEWART, do hereby adopt this plat of LOTS 1, 2, & 3, BLOCK 1, STEWART ADDITION, an addition to Parker County, Texas, and hereby dedicate to the public use forever the right-of-way and easements shown hereon.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of Parker County, Texas.

Witness my hand this 9 day of December 2015.

Charlie Stewart
CHARLIE STEWART, and wife, DIANA STEWART

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared CHARLIE STEWART and wife, DIANA STEWART; known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, known in the capacity thereof, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 9 day of December, 2015.

Elizabeth T. Salvatore
Notary Public in and for the State of Texas
My commission Expires on the 14 day of April 2019

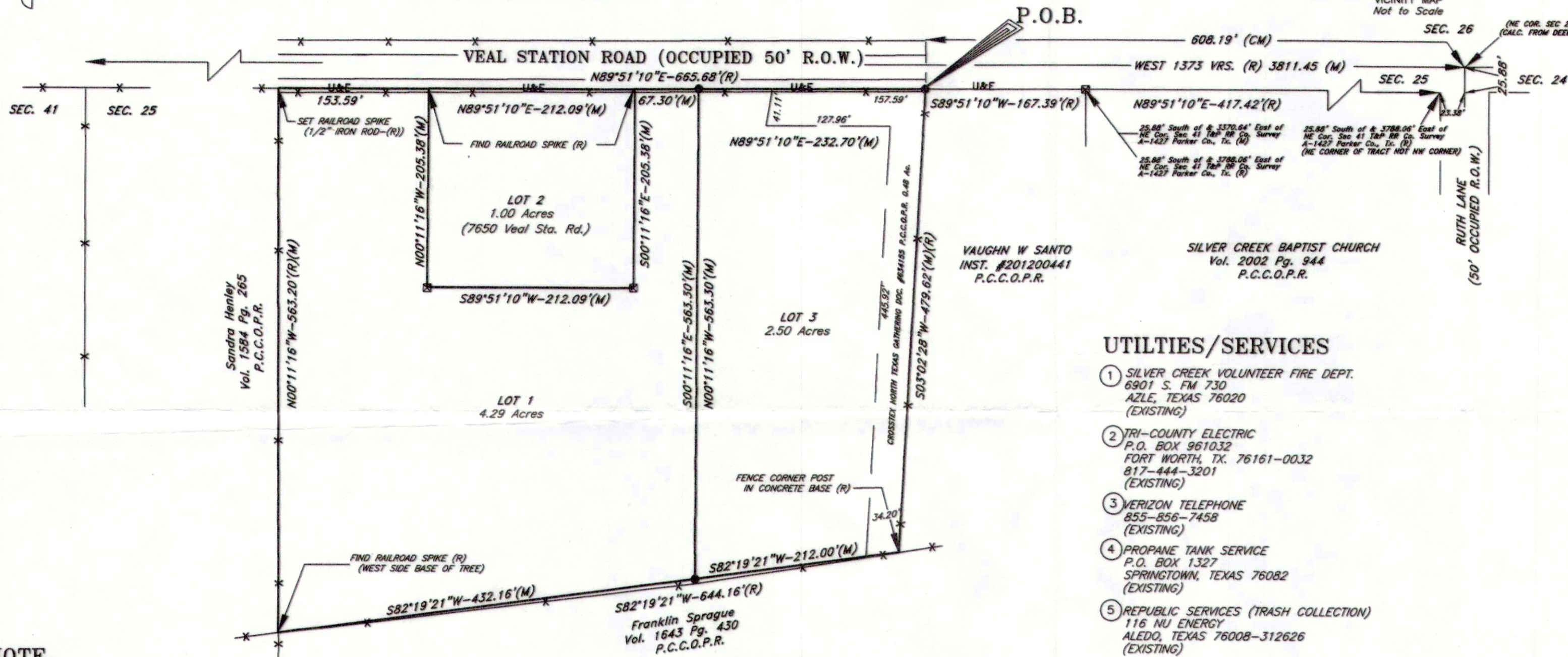


SURVEYORS CERTIFICATION

I, Kenneth Johnson, a Registered Professional Land Surveyor for the State of Texas, having plotted the above subdivision from an actual survey on the ground, and certify that this plot correctly represents that survey made by me, or under my direction and supervision.

Kenneth Johnson
Kenneth Johnson
Registered Professional Land Surveyor No. 5819
Texas Licensed Survey Firm 100106-00
Expires 12-31-2015

ACCT. NO: 17933
SCH. DIST: AZ
CITY: M-10
MAP NO: M-10



UTILITIES/SERVICES

- SILVER CREEK VOLUNTEER FIRE DEPT.
6901 S. FM 730
AZLE, TEXAS 76020
(EXISTING)
- TRI-COUNTY ELECTRIC
P.O. BOX 961032
FORT WORTH, TX. 76161-0032
817-444-3201
(EXISTING)
- VERIZON TELEPHONE
855-856-7458
(EXISTING)
- PROPANE TANK SERVICE
P.O. BOX 1327
SPRINGTOWN, TEXAS 76082
(EXISTING)
- REPUBLIC SERVICES (TRASH COLLECTION)
116 NU ENERGY
ALEDO, TEXAS 76008-312626
(EXISTING)

NOTE
P.C.C.O.P.R. = PARKER COUNTY CLERKS OFFICIAL PUBLIC RECORDS

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD ZONE

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE CITY OF AZLE, PARKER COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48367C0200, MAP EFFECTIVE: SEPTEMBER 28, 2008, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE CODE
A10-AGRICULTURE

APPROVED BY THE
COMMISSIONERS COURT
OF PARKER COUNTY, TEXAS

ON THIS, THE 28th day of December, 2015

BY: *Absent*
COUNTY JUDGE
BY: *George L. Conley* Judge Pro Tem
PRECINCT #1 COMMISSIONER
BY: *Gregory A. Brantley*
PRECINCT #2 COMMISSIONER
BY: *Gregory A. Brantley*
PRECINCT #3 COMMISSIONER
BY: *Gregory A. Brantley*
PRECINCT #4 COMMISSIONER

State of Texas
Parker County

Charlie Stewart
CHARLIE STEWART, and wife, DIANA STEWART, being the dedicator and owner of the attached plat of said subdivision, do hereby certify that said subdivision is not within an Extra-territorial jurisdiction of any incorporated city or town in Parker County, Texas.

State of Texas
Parker County

Before me, the undersigned authority on this day personally appeared *Charlie Stewart*
Diana Stewart
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal this 9 day of December, 2015

Elizabeth T. Salvatore
Notary Public in and for the State of Texas



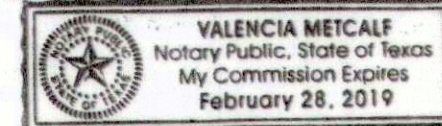
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The 1.00 acre tract as described by Deed, recorded in Volume 2569, Page 1990, document Number 660930, shall from this day forward be known as, Lot 2, Block 1, Stewart Addition, Parker County, Texas.

Sharon Allen
Sharon Allen - Assistant Secretary Nationalstar Mortgage LLC
Signature of Lienholder.

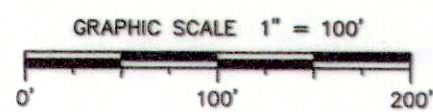
Witness my hand this 23 day of October, 2015
Valencia Metcalf
Notary Public in and for the State of Texas
County of Dallas

My commission Expires: February 28, 2019



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201527065
12/29/2015 09:27 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



| LEGEND | | |
|-----------------------------|------------------------------------|------------------------|
| — = Right of Way | (M&R) = Measured and Record | (R) = Record |
| — = Block Line Record | — = Set 5/8" Iron Rod | ⊙ = Old Bolt Found |
| — = Fence | — = Overhead Elec. Ln. | ⊙ = Set Cotton Spindle |
| — = Gas Line | — = Buried Telephone Line | |
| (P) = Plat | ⊙ = End 1/2" Iron Rod | |
| — = Utility Easement R.O.W. | ⊙ = Elevation/Grid Point | |
| SB = Building Setback | (CM) = Calculated from Measurement | |
| U&E = Utilities & Easements | (M) = Measured | |

FILE: _____
DATE: 08-17-15
SURVEYED BY: K.J.
DRAWN BY: K.L.J.
JOB NUMBER 15066

DOCUMENT NO: _____ DATE: _____
REVISION: _____
AEROPPOINT LAND SURVEYORS, LLC.
P.O. BOX 48067 FORT WORTH, TEXAS, 76148
PHONE: (817) 503-1975 FAX: (817) 503-1912
www.aerpointlls.com

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