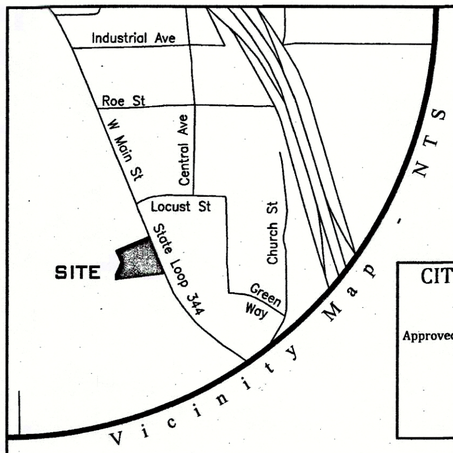
201914754 PLAT Total Pages: 1



Line Table		
Line #	Direction	Length
L1	N23°22'22"E	13.87
L2	S66°37'38"E	14.41
L3	N20°32'20"W	15.00
L4	N20°32'20"W	15.00
L5	S89°51'13"E	4.19

CITY OF AZLE, PARKER COUNTY, TEXAS

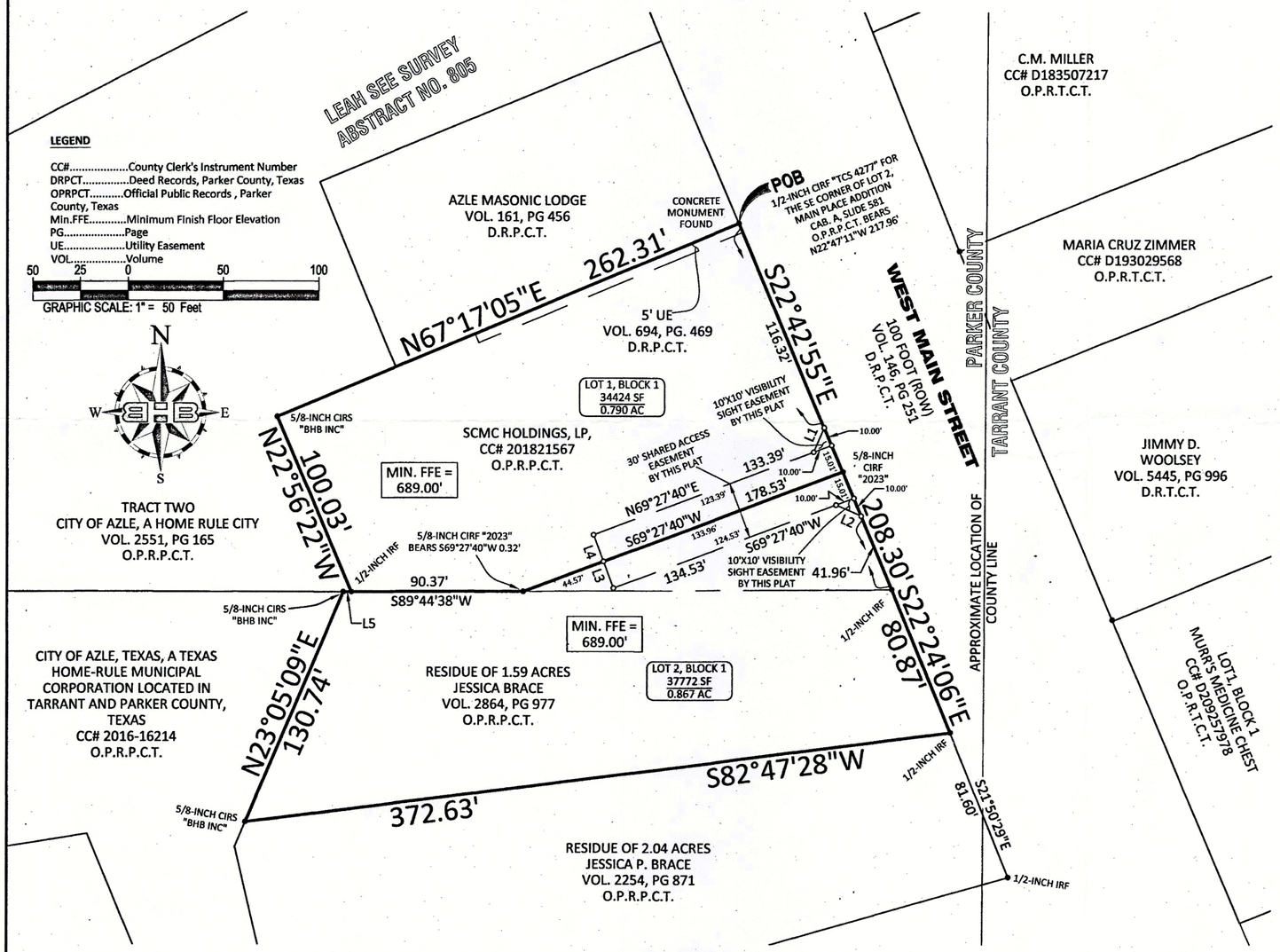
Approved on this 5th day of June, 2019 WHEREAS The City of Azle

Lauren Bystt
Assistant City Manager

Debbie Clayton
Planning & Zoning Secretary

NOTES

1. This surveyor has not abstracted the subject property, additional easements or restrictions may affect this property.
2. Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the ALLTERA RTKNET Cooperative Network.
3. By scaled location of FEMA FIRM Map NoS. 48367C0200E effective date September 26, 2008 and 48439C00202K effective September 25, 2009 the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
5. The use of the word "certify" or "certificate" used hereon constitutes and expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



OWNERS DEDICATION

WHEREAS, SCMC Holdings, LP and Jessica Brace, acting by and through the undersigned, their duly authorized agents, are the owners of a certain tracts of land situated in the Leah See Survey, Abstract No. 805, City of Azle, Parker County, Texas, being all of a certain tract of land as described by deed to SCMC Holdings, LP, recorded in County Clerk's File No. (CC#) 201821567 Official Public Records, Parker County, Texas, (OPRPCT) and being part of a certain tract of land as described by deed to Jessica Brace, recorded in Volume 2864, Page 977, (OPRPCT) and being more particularly described by metes and bounds as follows (Bearings referenced to the Texas Coordinate System, NAD83 North Central Zone - 4202, as established using GPS Technology in conjunction with the ALLTERA RTKNET Cooperative Network):

BEGINNING at a concrete monument found for the northeast corner of said SCMC Holdings tract and being common with the southeast corner of the Azle Masonic Lodge tract, as described by deed and recorded in Volume 161, Page 456, Deed Records, Parker County, Texas, (DRPCT), also, being in the west right of way line of West Main Street (100 foot Public Right of way), from which a 1/2 - inch capped iron rod marked "TCS 4277" found for the southeast corner of Lot 2, Main Place Addition, an addition to the City of Azle, Parker County, Texas, as shown on plat thereof recorded in Cabinet A, Slide 581, (OPRPCT) bears North 22°47'11" West, a distance of 217.96 feet;

THENCE South 22°42'55" East, with the east line of said SCMC Holdings tract and being common west right of way line of said West Main Street, a distance of 208.30 feet to a 1/2 - inch iron rod found for the southeast corner of the said SCMC Holding tract and being common with the northeast corner of the said Brace tract;

THENCE South 22°24'06" East, with the east line of the said Brace tract and being common with the west right of way line of West Main Street, a distance of 80.87 feet to a 1/2 - inch iron rod found for the southeast corner of the said Brace tract and being common with the northeast corner of a called 2.04 acre tract of land described by deed to Jessica P. Brace and recorded in Volume 2864, Page 977, (OPRPCT), from which a 1/2- iron rod found for the southeast corner of the said 2.04 acre tract bears South 21°50'29" East, a distance of 81.60 feet;

THENCE South 82°47'28" West, with the south line of the said Brace tract and being common with the north line of said 2.04 acre tract, a distance of 372.63 feet to a 5/8-inch capped iron rod marked "BHB INC" set in the east line of the said City of Azle tract, as described by deed and recorded in (CC#) 2016-16214 (OPRPCT);

THENCE North 23°05'09" East, with the east line of said City of Azle tract, a distance of 130.74 feet to a 5/8- inch capped iron rod marked "BHB INC" set for the northeast corner of the said City of Azle tract and being in the north line of the aforesaid Brace tract, also being in the westerly south line of City of Azle, Tract Two, as described by deed and recorded in Volume 2551, Page 165, (OPRPCT);

THENCE South 89°51'13" East, with the westerly south line of said Tract Two and being common with the aforementioned Brace tract, a distance of 4.19 feet to a 1/2- inch iron rod found for the westerly southeast corner said Tract Two and being common with the southwest corner of the aforesaid SCMC Holdings tract;

THENCE North 22°56'22" West, with the southerly east line of said Tract Two and being common with the west line of the aforementioned SCMC Holdings tract, a distance of 100.03 feet to a 5/8- inch capped iron rod marked "BHB INC" set for an ell corner of the aforesaid Tract Two and being common with the northwest corner of said SCMC Holdings tract;

THENCE North 67°17'05" East, with the middle south line of the aforementioned Tract Two, the south line of the said Masonic Lodge tract and being common with the north line of said SCMC Holdings tract, a distance of 262.31 feet to the **POINT OF BEGINNING** and containing 72,196 square feet or 1.657 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENTS:

That I, SCMC Holdings, LP and Jessica Brace, do hereby adopt this plat designating the hereinabove described property as .....

Lots 1 thru 2, Block 1
Central Park Addition
City of Azle, Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown theeon.

Witness my hand this the 15th day of May, 2019.

Steve Lackey — Jessica Brace

STATE OF TEXAS §
COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steve Lackey, Authorized Officer, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 15Th day of May, 2019

Laura A Warner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA A. WARNER ID #10436566 My Commission Expires May 04, 2020

STATE OF TEXAS §
COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jessica Brace, Authorized Officer, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 15Th day of May, 2019

Laura A Warner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA A. WARNER ID #10436566 My Commission Expires May 04, 2020

ACCT. NO.: 11087
SCH. DIST.: AZ
CITY: CAZ
MAP NO.: N-9

20805.041.000.00 - .727
20805.040.000.00 - .93
1.657

SURVEYOR'S CERTIFICATION

I, Robert P. Allen, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. This survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Robert P Allen
Robert P. Allen, RPLS No. 6495
Date: May 14, 2019

STATE OF TEXAS REGISTERED ROBERT P. ALLEN 6495 PROFESSIONAL LAND SURVEYOR

BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302
PROJECT NO. 2018.771.000

OWNERS:
SCMC Holdings, LP
365 Miron Dr., Suite A
Southlake, Tx 76092

Jessica Brace
237 West Main Street
Azle, TX 76020

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201914754
06/14/2019 03:21 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

MINOR PLAT
LOTS 1 AND 2, BLOCK 1
CENTRAL PARK ADDITION
BEING ALL OF A 1.657 ACRE TRACT OF LAND SITUATED WITHIN THE
LEAH SEE SURVEY, ABSTRACT No. 805
CITY OF AZLE, PARKER COUNTY, TEXAS
May 2019

VOLUME OR CABINET E, PAGE OR SLIDE 311