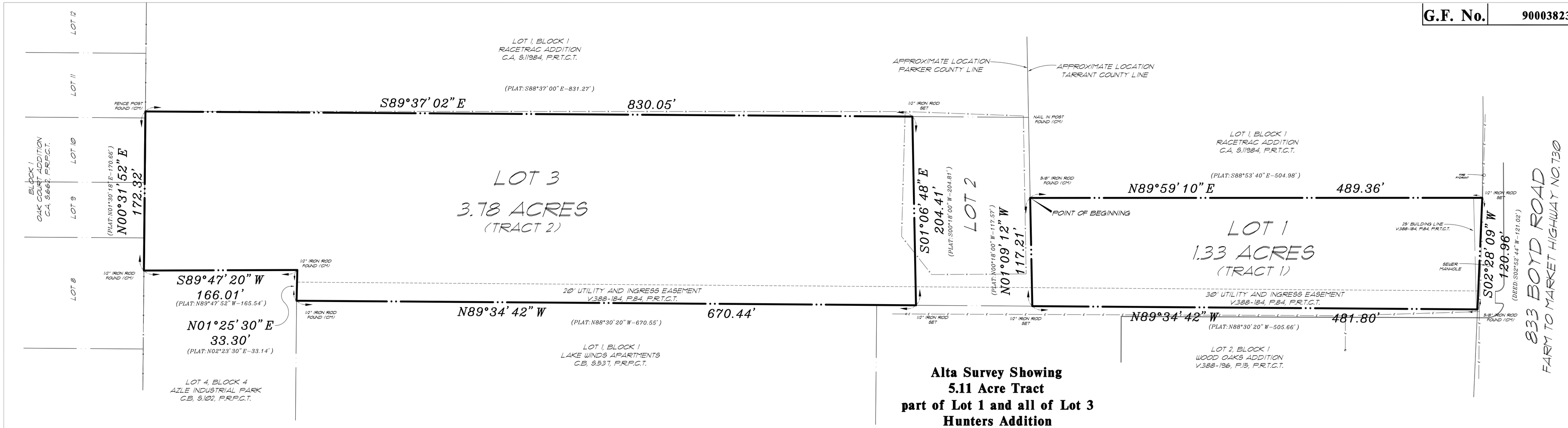
G.F. No.	9000382300298



Alta Survey Showing
5.11 Acre Tract
part of Lot 1 and all of Lot 3
Hunters Addition

City of Azle
Tarrant County, Texas & Parker County, Texas

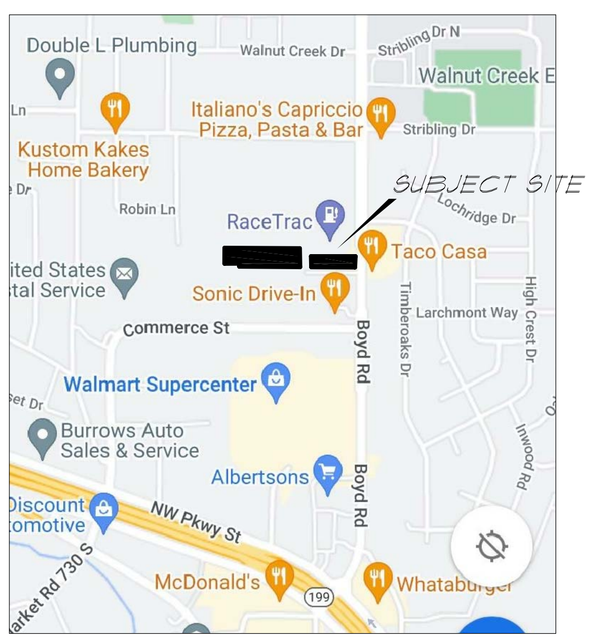
SCALE: 1" = 50'

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



VICINITY MAP (NTS)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- POWER POLE
- OVERHEAD POWER
- (CM) CONTROLLING MONUMENT
- DIRECTION OF DRAINAGE

Schedule B Items

1. Those items as shown on plat map in Volume 388-184, Page 84, Plat Records, Tarrant County, Texas, and in Volume 363A, Page 13, Plat Records, Parker County, Texas:

25' building line along the easterly lot line of Lot 1.

20' utility & ingress & egress easement along the southerly lot line of Lot 1, Lot 2 and Lot 3.

Legal Description

TRACT 1:
Being part of Lot 1, HUNTER'S ADDITION, an Addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof, recorded in Volume 388-184, Page 84, Plat Records, Tarrant County, Texas, and inVolume 363A, Page 13, Plat Records, Parker County, Texas, less a 0.05 acre tract conveyed to the State of Texas in Deed in Volume 11075, Page 352, Real Property Records, Tarrant County, Texas, being further described as follows:
BEGINNING at a 1/2" iron rod found for corner, being the northwest corner of said Lot 1 and the southwest corner of Lot 1, Block 1, Racetrac Addition, an addition to the City of Azle, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11984, Plat Records, Tarrant County, Texas;
Thence North 89°59'10" East with the common line between said Lot 1 and said Lot 1, Block 1, Racetrac Addition a distance of 489.36 feet to a 1/2" iron road set for a corner in the west line of Boyd Road (Farm to Market Highway No.730), being the southeast corner of said Lot 1, Block 1, Racetrac Addition and the northwest corner of said 0.05 acre tract;
Thence South 02°28'09" West with the west line of said 0.05 acre tract and the west line of said Boyd Road a distance of 120.96 feet to a Txdot monument found for a corner in the west line of said Boyd Road, being the southeast corner of this tract and the southwest corner of said 0.05 acre tract;
Thence North 89°34'42" West with said South line of said Lot 1 a distance of 481.80 feet to a 1/2" iron rod set for corner, being the southwest corner of said Lot 1 and the southeast corner of Lot 2 of said Hunters Addition;
Thene North 01°09'12" West with the common line between said Lot 1 and said Lot 2 a distance of 117.21 feet to the POINT OF BEGINNING and containing 1.33 acres of lan more or less, as surveyed on the ground in June, 2023 by Texas Surveyors..

TRACT 2:
Being all Lot 3, HUNTER'S ADDITION, an Addition to the City of Azle, Tarrant and Parker Counties, Texas, according to the plat thereof, recorded in Volume 388-184, Page 84, Plat Records, Tarrant County, Texas.

The undersigned hereby certifies to Hunter Family Living Revocable Trust, and David K. Hunter, William P. Hunter, James B. Hunter, and Donna J. Cox, A/K/A Donna J. Hunter, Individually, a Texas limited liability company, Katie's Express Car Wash, LLC, a Texas limited liability company, and Fidelity National Title Insurance Company: (i) that the undersigned is a duly registered land surveyor in the State of Texas; (ii) that the plat to which this certificate is affixed is a true, complete and correct survey of the property described therein being approximately 5.11 acres as further described by the Property description on the Plat; (iii) the Plat is based upon a field survey made in February 6, 2023, by the undersigned or directly under the supervision of the undersigned in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (the "2016 Minimum Standards"), jointly established and adopted by the American Land Title Association ("ALTA")/American Congress on Surveying and Mapping ("ACSM"), as amended and meets the Accuracy Standards and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 12, 13, 16, 17, 18, 19 and 20 from Table A thereto; (iv) that the Plat correctly shows the location of all buildings, structures and other improvements on the Property; (v) that the Plat correctly shows the location of all easements, restrictions and rights of way described in title insurance commitment number 9000382300298, dated effective June 1, 2023, and issued June 12, 2023 issued by the Title Insurance Company ; (vi) that the legal description set forth in the Title Commitment is identical in all respects to the Property description set forth on the Plat; (vii) except as shown on the Plat there are no discrepancies between the boundary lines of the Property as shown on the Plat and as described in the legal description of record; (viii) that the Plat indicates existing surface utilites such as transmission lines or utilities, such as natural gas, telephone, telegraph, TV cable, water, sewage and electrical power as visible, all utility pole locations with overhead indicated located on the premises; (ix) the boundary line dimensions as shown on the Plat form a mathematically closed figure within ± 0.01 foot; (x) the boundary lines of the Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal description of record; (xi) that, except as shown on the Plat, there are (a) no visible easements or rights of way on the Property or any other easements or rights of way thereon of which the undersigned has knowledge, (b) no party walls on the Property, (c) no encroachments from the Property over adjoining premises, streets or roads by any buildings, structures or other improvements located on the Property, and (d) no encroachments on the Property by any buildings, structures or other improvements located on adjoining property; (xii) that the buildings, structures and other improvements located on the Property are shown; (xiii) that adequate ingress to and egress from the Property is provided by Boyd Road (Farm to Market No.730), being the same being paved, dedicated public rights of way maintained by the State of Texas; (xiv) that, except as shown on the survey map, there are no visible or known human burial remains, human skeletal remains, funerary objects, tombs, monuments, gravestones or other memorials of the dead located within the boundary lines of the subject property; (xv) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of the buildings and improvements that has been made aware of to this surveyor, (xvi) any discharge into streams, rivers or other conveyance system is shown on this Plat and (xvii) that the undersigned has consulted the National Flood Insurance Program Maps and has found that, in accordance with said maps, Panel Number No.48439C020-K, dated September 25, 2009, the Property is located within flood Zone "X", and no portion of the Property lies within a special flood hazard area or contains wetlands, except as shown on the Plat.

Executed as of June 15, 2023

Donnie L. Tucker
Registered Professional Land Surveyor No. 5144
tucker@txsurveyors.com

STATE OF TEXAS
REGISTERED
DONNIE L. TUCKER
5144
PROFESSIONAL
LAND SURVEYOR

General Notes

NOTE: BEARINGS BASED PER GPS NORTH CENTRAL TEXAS ZONE
NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER PLAT.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Flood Statement

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No.48439C020-K, effective date September 25, 2009, this property is located in Zone "X", (outside 100 year flood plain).

Tucker
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