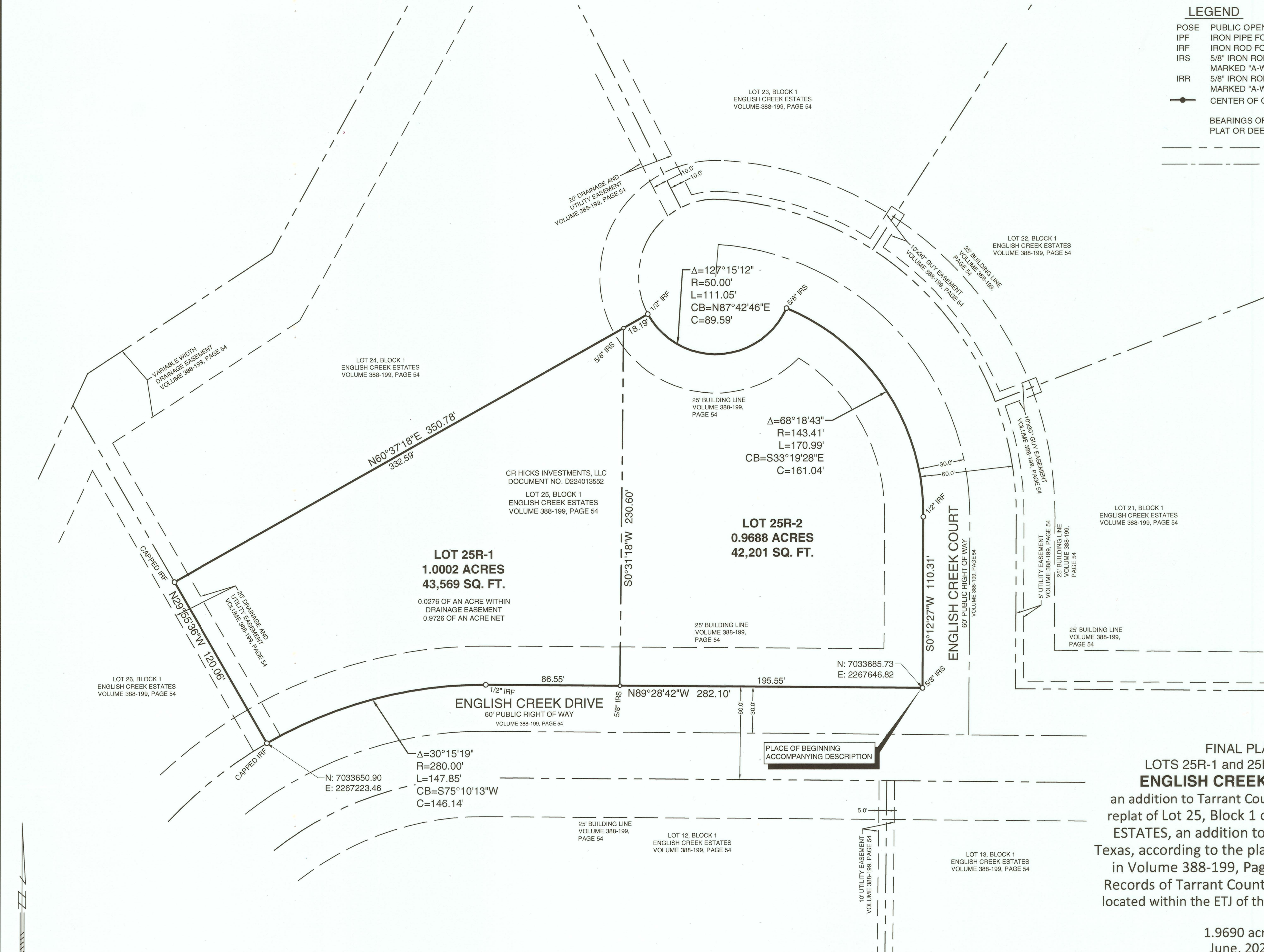


LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS 5/8" IRON ROD SET
- IRR 5/8" IRON ROD RECOVERED
- MARKED "A-WARD"
- MARKED "A-WARD"
- CENTER OF CULVERT

BEARINGS OR DISTANCE SHOWN IN "()" ARE PLAT OR DEED CALL

- PROPERTY LINES
- CENTERLINE ROW



FINAL PLAT
LOTS 25R-1 and 25R-2 BLOCK 1
ENGLISH CREEK ESTATES
 an addition to Tarrant County, Texas being a replat of Lot 25, Block 1 of ENGLISH CREEK ESTATES, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-199, Page 54 of the Deed Records of Tarrant County, Texas and being located within the ETJ of the City of Azle, Texas

1.9690 acres
 June, 2024

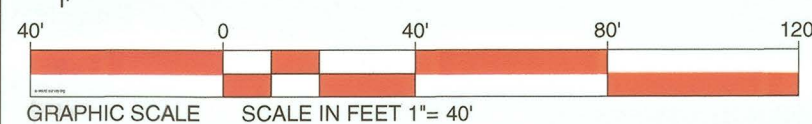
SHEET 1 OF 2

LOT SUMMARY	
MINIMUM LOT SIZE	0.9688 OF AN ACRE
MAXIMUM LOT SIZE	1.0002 ACRES.

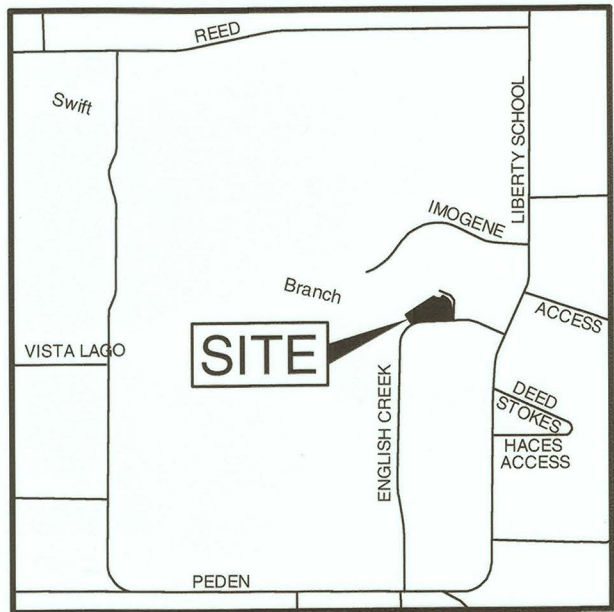
OWNER/DEVELOPER:
 CR Hicks Investments, LLC
 Rick Hicks, managing member
 845 Pinnacle Circle
 Lewisville, TX 75077

May 23, 2024
 Revised June 5, 2024

AWARD SURVEYING COMPANY
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) survey@awardsurveying.com
 TBPELS Firm No. 10194435



A-WARD PROJECT NO: 2024-1239 ENGLISH CREEK CT



LOCATION MAP

SCALE 1"=2000'

LEGEND

POSE	PUBLIC OPEN SPACE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET MARKED "A-WARD"
IRR	5/8" IRON ROD RECOVERED MARKED "A-WARD"

PROPERTY LINES

arrant County

Standard Plat Notes

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage. The homeowners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from the performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

TWO LOTS IN ONE PHASE MINIMUM LOT SIZE IS 0.9688 OF AN ACRE, MAXIMUM LOT SIZE IS 1.0002 ACRES.

WATER IS PROVIDED BY AQUALINE. SEWER WILL BE PROVIDED BY PRIVATE ON SITE SEWER FACILITIES.

ACCORDING TO MAP NO. 48439C0010K DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF AZLE.

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE C MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

UNLESS NOTED OTHERWISE ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SUR RPLS 5606"

ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.

STATE OF TEXAS §
COUNTY OF Tarrant §

WHEREAS, CR Hicks Investments, LLC acting by and through Rick Hicks, managing member, authorized to so act are the owner of Lot 25, Block 1 of ENGLISH CREEK ESTATES, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-199, Page 54 of the Deed Records of Tarrant County, Texas; embracing all of the tract of land described in the deed to CR Hicks Investments, LLC, as recorded in Document No. D224013552 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" (whose Northing is 7034526.98 and whose Easting is 2267069.76) for the southeast corner of said Lot 25 at the intersection of the westerly right-of-way line of English Creek Court having a 60 foot right-of-way as dedicated in said Volume 388-199, page 54 and the north right-of-way line of English Creek Drive having a 60 foot right-of-way as dedicated in said Volume 388-199, Page 54;

THENCE along the common line of said Lot 25 and said English Creek Drive the following:

North 89°28'42" West, a distance of 282.10 feet to a ½" iron rod found at the beginning of a curve to the left;

along a curve to the left, having a radius of 280.00 feet, an arc length of 147.85 feet, a delta angle of 30° 15' 19", and long chord bearing and distance of South 75°10'13" West, 146.14 feet to a capped iron rod found marked "AREA SURVEYING" for the common south corner of said Lot 25 and Lot 26 in said Block 1;

THENCE North 29°55'36" West, along the common line of said Lots 25 and 26, a distance of 120.06 feet to a capped iron rod found marked "AREA SURVEYING" for the common westerly corner of said Lot 25 and Lot 24 in said Block 1;

THENCE North 60°37'18" East, along the common line of said Lots 25 and 24, a distance of 350.78 feet to a ½" iron rod found for the common easterly corner of said Lots 25 and 24, being in the westerly right-of-way line of said English Creek Court, being in a curve to the left;

THENCE along the common line of said Lot 25 and said east right-of-way line the following:

along said curve to the left, having a radius of 50.00 feet, an arc length of 111.05 feet, a delta angle of 127° 15' 12", and long chord bearing and distance of North 87°42'46" East 89.59 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right

along said curve to the right, having a radius of 143.41 feet, an arc length of 170.99 feet, a delta angle of 68° 18' 43", and long chord bearing and distance of South 33°19'28" East, 161.04 feet to a ½" iron rod found; South 0°12'27" West, a distance of 110.31 feet to the POINT OF BEGINNING and containing 1.9690 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that CR Hicks Investments, LLC do hereby adopt this plat designating the herein above described real property as

LOTS 25R-1 and 25R-2

ENGLISH CREEK ESTATES

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

Executed this the 24 day of June, 2024.

BY:

CR Hicks Investments, LLC

Rick Hicks

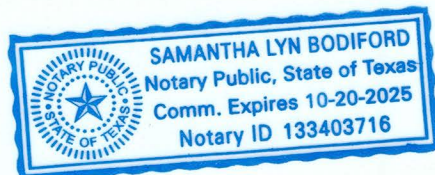
Managing member

STATES OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Rick Hicks 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of June, 2024.

Notary Public State of Texas



FINAL PLAT

LOTS 25R-1 and 25R-2 BLOCK 1

ENGLISH CREEK ESTATES

an addition to Tarrant County, Texas being a replat of Lot 25, Block 1 of ENGLISH CREEK ESTATES, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-199, Page 54 of the Deed Records of Tarrant County, Texas and being located within the ETJ of the City of Azle, Texas

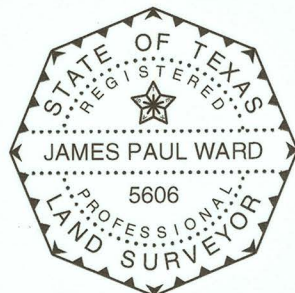
1.9690 acres

June, 2024

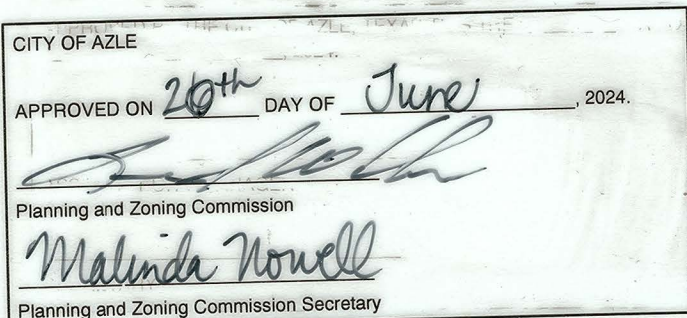
SHEET 2 OF 2

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground in the month of August, 2023.

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



LOT SUMMARY	
MINIMUM LOT SIZE	0.9688 OF AN ACRE
MAXIMUM LOT SIZE	1.0002 ACRES.



COMMISSIONERS COURT TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: _____, 2024
BY: <input type="checkbox"/> CLERK OF COMMISSIONERS COURT <input type="checkbox"/> TRANSPORTATION SERVICES DEPARTMENT
NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS

May 23, 2024
Revised June 5, 2024

OWNER/DEVELOPER:
CR Hicks Investments, LLC
Rick Hicks, managing member
845 Pinnacle Circle
Lewisville, TX 75077

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435



A-WARD PROJECT NO: 2024-1239 ENGLISH CREEK CT