

**NORTH
GRAPHIC SCALE**



NOTE:
PROPERTY CORNERS ARE 1/2" CAPPED "T.C.S. RPLS 4277" REBAR RODS SET UNLESS OTHERWISE NOTED.

(IN FEET)
1 inch = 30 ft.



STATE OF TEXAS
TARRANT COUNTY

WHEREAS We, Monty Roberts and Brenda G. Roberts, being the owners of 2.24 acres of land situated in the Texas and Pacific Railway Company Survey Number 39, Abstract Number 1572, Tarrant County, Texas, more particularly described in a deed recorded in Instrument Number D219013798, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3" brass monument found stamped "TEXAS DEPARTMENT OF TRANSPORTATION" at the intersection of the east line of Farm to Market 730 North, an existing variable width right of way, and the south line of Moran Road, an existing 50 feet wide right of way, for the northwest corner of the Azle State Bank Tract;

Thence N89°58'39"E, 281.03 feet along the south line of Moran Road to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northeast corner of the Azle State Bank Tract, same being the northwest corner of a tract of land described in a deed to James R. Haney and wife, Joan Haney, recorded in Volume 6927, Page 853, Deed Records, Tarrant County, Texas;

Thence SOUTH. (BASIS FOR DIRECTIONAL CONTROL), 346.48 feet along the common line of the Azle State Bank Tract and the Haney Tract to an axle found (Control Monument) for the southeast corner of the Azle State Bank Tract, same being the northeast corner of a tract of land described in a deed as "Tract 2" to FM730, LLC, recorded in Instrument Number D211047084, Deed Records, Tarrant County, Texas;

Thence S89°52'17"W, 280.61 feet along the common line of the Azle State Bank Tract and the FM730, LLC Tract to a 1/2" rebar rod found (Control Monument) in the east line of Farm to Market 730 North, for the southwest corner of the Azle State Bank Tract, same being the northwest corner of the FM730, LLC Tract, and from which a 3" brass monument found stamped "TEXAS DEPARTMENT OF TRANSPORTATION" bears S00°04'12"E, 23.17 feet;

Thence N00°04'12"W, 347.00 feet along the east line of Farm to Market 730 North to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Monty Roberts and Brenda G. Roberts, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Monty Roberts Subdivision, an addition in the extraterritorial jurisdiction of the City of Azle, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Tarrant County, Texas, the 14 day of December, 2023.

Monty Roberts
Brenda G. Roberts

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 Monty Roberts and Brenda G. Roberts, known to me to be the entities whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 14 day of December, 2023.

Notary Public
3/17/25
My Commission Expires



NOTES:
1) ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT THE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.

2) WATER SUPPLY PROVIDED BY CITY OF AZLE.

3) SEWAGE DISPOSAL SERVICE IS PROVIDED BY PRIVATE ON-SITE SEWAGE FACILITIES.

NOTES:
1) Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.

2) 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.

3) All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

4) The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.

5) 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 ways. The home owners 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 storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot 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.

6) 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 performance of the obligations of said owners set for in this paragraph.

7) Tarrant County does not enforce subdivision deed restrictions.

8) Land owners 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.



d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@tricotricountiessurveying.com
FIRM REGISTRATION: 10194462
JOB# 20050131 JOB# 19010001

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
05-18-2020
REVISED 10-16-2023, 10-27-2023



**COMMISSIONERS COURT
TARRANT COUNTY, TEXAS**

PLAT APPROVAL DATE: _____

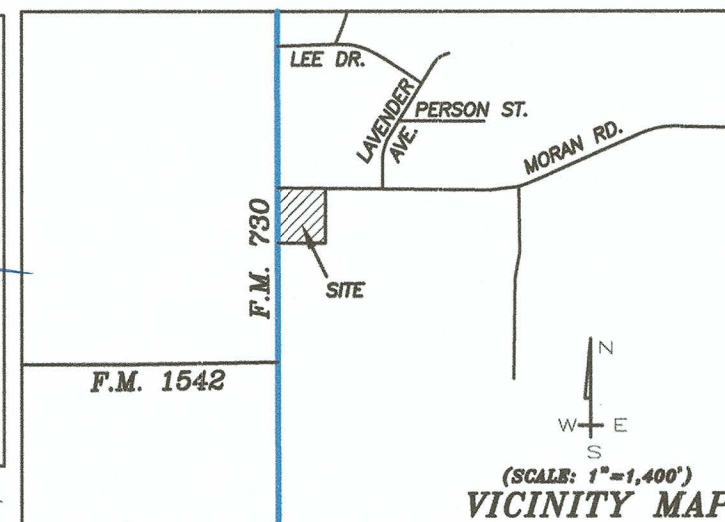
BY: _____
☐ CLERK OF COMMISSIONERS COURT
☐ TRANSPORTATION SERVICES DEPARTMENT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

**APPROVED BY THE
CITY OF AZLE,
TARRANT COUNTY, TEXAS**

ON THIS THE 12 DAY
OF December 2023

Lauren Burt
Assistant City Manager
Malinda Howell
Secretary



Moran Road
(????' RIGHT OF WAY - V.P., P.P., R.R.T.C.T.)

Point of Beginning

Farm to Market 730 North
(130' RIGHT OF WAY - V.11711, P.610, R.R.T.C.T.)

Block 1

Lot 1
(NET 1.20 ACRES OF LAND MORE OR LESS)

Lot 2
(NET 1.00 ACRE OF LAND MORE OR LESS)

LINE	BEARING	DISTANCE
L1	S48°28'34"E	11.02'
L2	S41°07'30"W	15.72'
L3	N48°23'28"W	11.06'
L4	N41°15'19"E	15.71'

James R. Haney
and wife,
Joan Haney
V.6927, P.853,
D.R.T.C.T.

Owner/Developer:
Monty Roberts
Brenda G. Roberts
P.O. Box 83
Azle, TX 76098

9) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48439C 0010 K, Dated September 25, 2009, this tract is in Zone X, which is not in the 1% annual chance flood.

10) TxDOT permits are required for accessing FM 730.

11) As of 12-11-2023, Tarrant County Transportation Services has not been able to locate the recording information for Moran Road.

**FINAL PLAT SHOWING
Lots 1 and 2, Block 1**

Case# FP2023-15

Monty Roberts Subdivision

AN ADDITION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AZLE, TARRANT COUNTY, TEXAS, BEING 2.24 ACRES OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY NUMBER 39, ABSTRACT NUMBER 1572, TARRANT COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN INSTRUMENT# _____, DATE _____