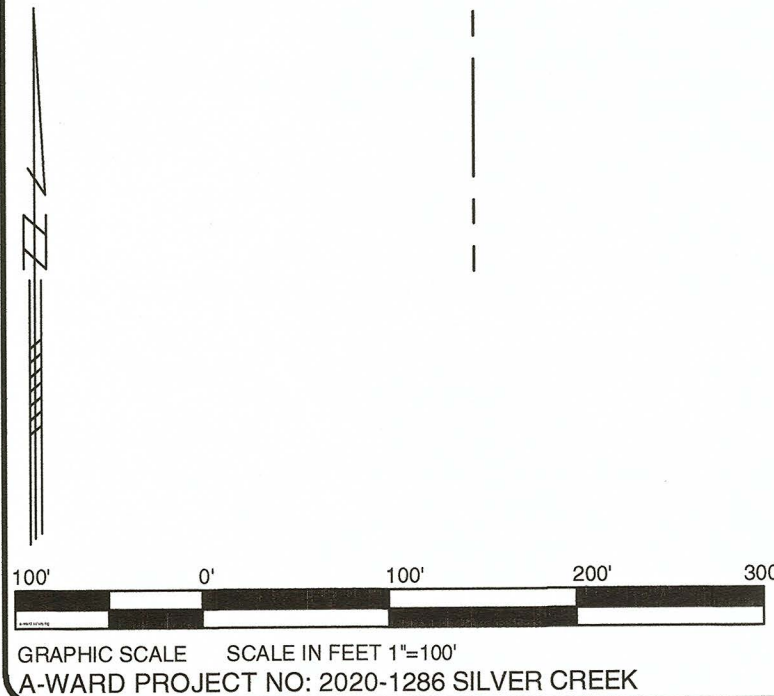
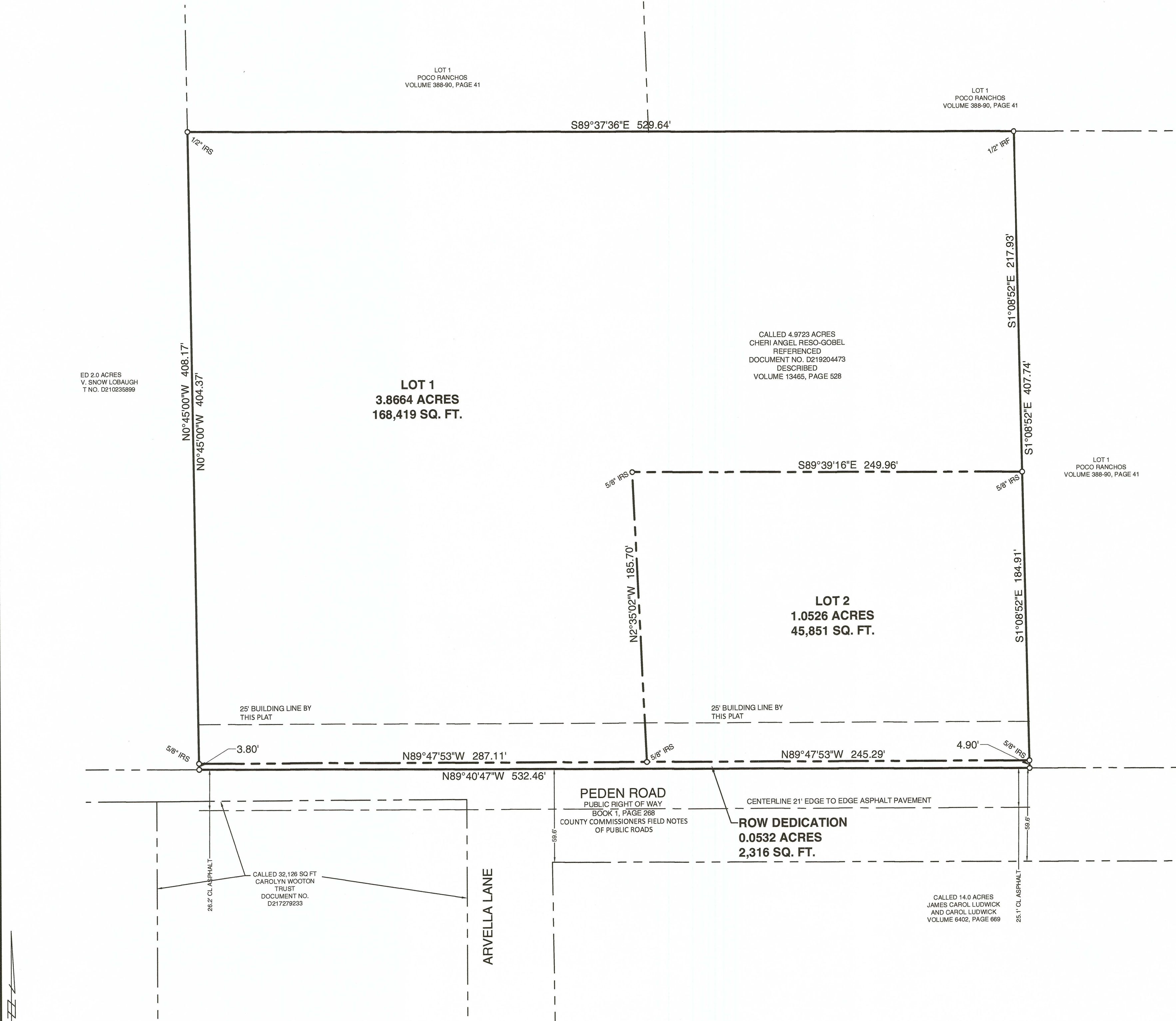


GENERAL NOTES:
THREE LOTS IN ONE PHASE, RESIDENTIAL
TOTAL AREA 3.8934 ACRES, MINIMUM LOT SIZE 0.6345 OF AN ACRES, MAXIMUM LOT SIZE 3.2588 ACRES
PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF AZLE, TEXAS.
According to Map No. 48439C0010K dated September 25, 2009 of the National Flood Insurance Program 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 served by a private water well and a private septic system.
All parties with an interest in the title of this property have joined in any dedication, and there are no lien holders.

LOCATION MAP
SCALE 1"=2000'



- 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.
- 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.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 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 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 performance of the obligations of said owners set forth in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- 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.
- Property is served by:
Water provided by Community Water
Septic is by separate OSSF.

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS §
§
COUNTY OF TARRANT §
Part of the J.D. FERGUSON SURVEY, Abstract No. 1930, situated about 17.9 miles North 41° West of the courthouse in Fort Worth, the county seat for Tarrant County, Texas; embracing all of the called 4.9723 acre tract of land described in the deed to Cheri Angel Reso-Gobel as referenced in Document No. D219204473 of the of the Official Public Records of Tarrant County, Texas and being described in volume 3 13465, Page 528 of the of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:
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.
BEGINNING at a 5/8" iron rod set marked "AWARD SURV RPLS 5606" (whose Northing is 7030287.33 and whose Easting is 2261869.64) for the southeast corner of said 4.9723 acre tract, the southwest corner of Lot 1 in POCO RANCHOS an addition to Tarrant County, Texas according to the plat thereof recorded in Volume 388-90, Page 41 of the of the Deed Records of Tarrant County, Texas and being by deed call in the north line of Peden Road;
THENCE North 89°40'47" West, along the south line of said 4.9723 acre tract and said Peden Road, a distance of 532.46 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of said 4.9723 acre tract and the southeast corner of a called 2.0 acre tract of land described in the deed to Madeline V. Snow Lobaugh as recorded in Document No. D210235899 of said Official Public Records;
THENCE North 0°45'0" West, along the common line of said 4.9723 acre tract and said 2.0 acres, a distance of 408.17 feet to a 3/4" iron rod found for the northwest corner of said 4.9723 acre tract and the southwest corner of Lot 1 in said POCO RANCHOS;
THENCE easterly and southerly along the common line of said 4.9723 acre tract and said POCO RANCHOS the following:
South 89°37'36" East, a distance of 529.64 feet to a metal fence post;
South 1°8'52" East, a distance of 407.74 feet to the POINT OF BEGINNING and containing 3.8934 acres;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I Cheri Angel Reso-Gobel do hereby adopt this plat designating the herein above described property as:
LOTS 1 and 2
GOBEL ESTATES
an addition to Tarrant County, Texas and dedicate to the public the street right-of-way as shown on the plat.
Cheri Angel Reso-Gobel

STATE OF TEXAS §
COUNTY OF TARRANT COUNTY §

BEFORE ME, the undersigned authority, on this day personally appeared Cheri Angel Reso-Gobel known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated.
Given under my hand and seal of office this 12 day of April, 2022
Notary Public
Samantha LYN BODIFORD
Notary Public, State of Texas
Comm. Expires 10-20-2025
Notary ID: 133403716
SURVEYORS CERTIFICATE
I, James Paul Ward, the undersigned, a Registered Professional Land Survey in the State of Texas, hereby state that this Plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision on the ground and that all corners are as shown hereon.

James Paul Ward
Registered Professional Land Surveyor No. 5606
4 day of April, 2022
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.
GIVEN under my hand and seal of office, this the 4 day of April, 2022.
Notary Public in and for the State of Texas
10-20-2025
My Board Expires On:

City of Azle
Approved on 7th day of April, 2022
Assistant City Manager
Planning and Zoning Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: _____, 2022
BY: CLERK OF COMMISSIONERS COURT
NOTE: CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

FINAL PLAT
Lots 1 and 2
GOBEL ESTATES
situated about J.D. FERGUSON SURVEY, Abstract No. 1930
3.8934 acres in Tarrant County and being about 15.8 miles North
58° West of the courthouse in Fort Worth, the county seat for
Tarrant County, Texas

April, 2022

OWNER/APPLICANT:
RESO-GOBEL CHERI
8070 PEDEN RD
AZLE, TX 76020-5428
SURVEYOR:
Award Survey Inc
252 West Main Street, Suite F
Azle, TX 76020
817-501-7077
Attn: Paul Ward
paul@awardsurveying.com

THIS PLAT FILE IN INSTRUMENT NO. _____, DATE _____, 2022

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-501-7077
survey@awardsurveying.com TBPELS Firm No. 10194435