

# FP-24-035

**These addresses are assigned to each lot.  
For building addresses, please send a site  
plan to [addressing@fortworthtexas.gov](mailto:addressing@fortworthtexas.gov)**

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BRG	CHORD
BC1	90.00'	141.54'	S 63°00'03" W	127.40'
BC2	430.00'	99.39'	N 24°25'58" E	99.17'
BC3	490.00'	114.17'	N 24°22'46" E	113.91'
BC4	430.00'	338.87'	S 60°05'11" E	330.17'
BC5	490.00'	294.49'	S 54°43'39" E	290.08'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N 27°11'26" W	14.14'
BL2	N 17°48'40" E	45.36'
BL3	N 31°03'15" E	23.56'
BL4	N 62°31'00" E	14.04'
BL5	S 72°05'11" E	119.49'
BL6	N 03°31'31" W	28.35'
BL7	N 10°46'02" E	119.82'
BL8	S 37°30'36" E	100.28'
BL9	S 71°56'42" E	33.99'

ADJOINER CURVE TABLE

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	430.00'	9.02'	S 83°15'49" E	9.02'
C2	490.00'	36.01'	N 15°35'56" E	36.01'

ADJOINER LINE TABLE

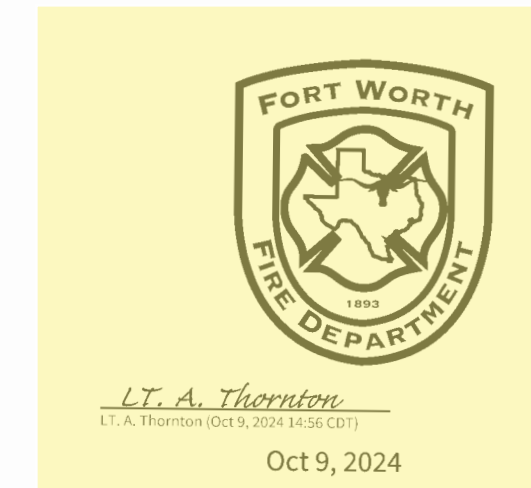
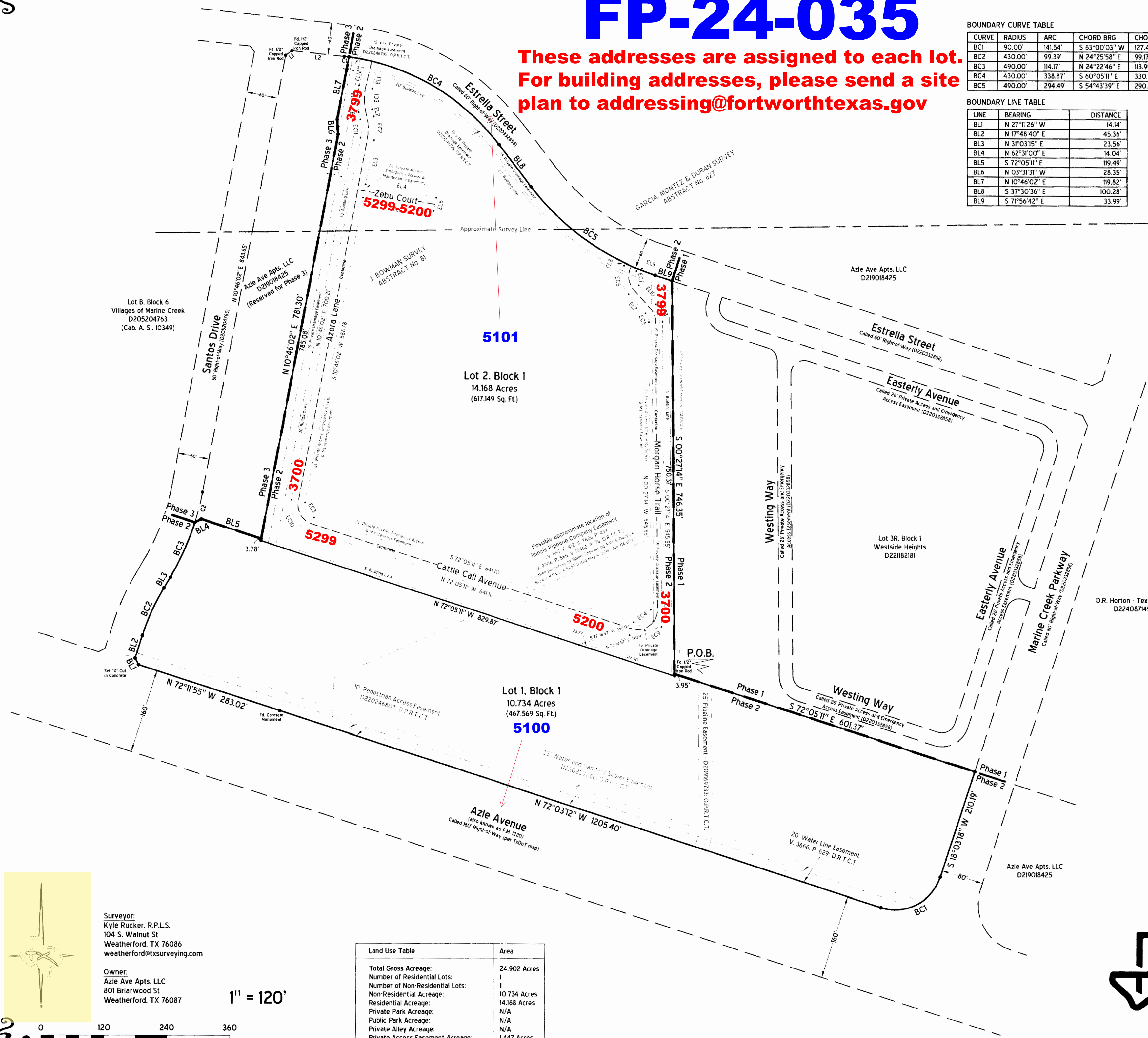
LINE	BEARING	DISTANCE
L1	S 83°52'36" E	100.33'
L2	S 37°30'36" E	100.28'

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD BRG	CHORD
EC1	87.00'	38.58'	S 00°33'11" W	38.26'
EC2	113.00'	45.20'	S 00°41'31" E	44.90'
EC3	25.00'	36.15'	S 30°39'35" E	33.08'
EC4	25.00'	47.28'	N 53°43'47" E	40.54'
EC5	25.00'	18.04'	N 21°07'45" W	17.65'
EC6	51.00'	58.35'	N 09°01'35" W	55.22'
EC7	25.00'	28.60'	S 09°01'36" E	27.07'
EC8	51.00'	36.81'	S 21°07'45" E	36.01'
EC9	51.00'	96.46'	S 53°43'47" W	82.71'
EC10	51.00'	73.75'	N 30°39'35" W	67.49'
EC11	87.00'	34.80'	N 00°41'31" W	34.57'
EC12	113.00'	50.11'	N 00°33'11" E	49.70'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 13°15'25" W	49.80'
EL2	S 12°09'03" E	14.32'
EL3	S 10°46'02" W	85.43'
EL4	S 79°13'58" E	137.00'
EL5	S 10°46'02" W	26.00'
EL6	N 79°13'58" W	137.00'
EL7	N 41°48'15" E	48.95'
EL8	N 23°45'05" E	4.71'
EL9	S 23°45'05" W	4.71'
EL10	S 41°48'15" E	48.95'
EL11	N 12°09'03" W	14.32'
EL12	N 13°15'25" E	49.80'



**Final Plat**  
**Lots 1 and 2, Block 1**  
**Azora Ranch**  
an addition to the City of Fort Worth,  
Tarrant County, Texas  
Being a 24.902 acres tract out of the  
J. Bowman Survey, Abstract No. 81 &  
the Garcia, Montez, & Duran Survey,  
Abstract No. 627, Tarrant County, Texas

September 2024

**TEXAS SURVEYING & ENGINEERING INC.**  
WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX 76086  
[weatherford@txsurveying.com](mailto:weatherford@txsurveying.com)

Owner:  
Azle Ave Apts. LLC  
801 Briarwood St  
Weatherford, TX 76087

1" = 120'

Land Use Table	Area
Total Gross Acreage:	24.902 Acres
Number of Residential Lots:	1
Number of Non-Residential Lots:	1
Non-Residential Acreage:	10.734 Acres
Residential Acreage:	14.168 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Private Alley Acreage:	N/A
Private Access Easement Acreage:	1.447 Acres

State of Texas  
County of Tarrant

Whereas, Azle Ave Apts LLC, being the sole owner of a certain 24.902 acres tract out of the J. BOWMAN SURVEY, ABSTRACT No. 81, and the GARCIA, MONTEZ & DURAN SURVEY, ABSTRACT No. 627, Tarrant County, Texas; being a portion of that certain called 67.100 acres tract described in D219018425, Real Property Records, Tarrant County, Texas, and being further described by metes and bounds as follows:

The following Bearings and Distances derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod, being the southwest corner of that certain Lot 3R, Block 1, Westside Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat as recorded in D22182181, Plat Records, Tarrant County, Texas, for an ell corner and beginning corner of this tract.

THENCE S 72°05'11" E 601.37 feet, to a found 1/2" capped iron rod in the west right-of-way of Marine Creek Parkway (80' wide), being the southeast corner of said Lot 3R, Block 1, for the most easterly northeast corner of this tract.

THENCE S 18°03'18" W 210.19 feet, to a found 1/2" capped iron rod in the west line of said Marine Creek Parkway, for a corner of this tract.

THENCE southwesterly along the arc of a curve to the right, having a radius of 90.00 feet, an arc length of 141.54 feet, and whose chord bears S 63°00'03" W 127.40 feet, to a found 1/2" iron rod at the intersection of the west line of said Marine Creek Parkway and the north line of Azle Avenue (60' wide), in the south line of said 67.100 acres tract, for the most southerly southeast corner of this tract.

THENCE N 72°03'12" W 1205.40 feet, with the south line of said 67.100 acres tract to a found concrete monument, for a corner of this tract.

THENCE N 72°11'55" W 283.02 feet, with the south line of said 67.100 acres tract to a found 1/2" capped iron rod at the south end of a corner clip, being the intersection of the north line of said Azle Avenue and the east line of Santos Drive (60' wide), for the most southerly southwest corner of said 67.100 acres tract and this tract.

THENCE with the east line of said Santos Drive and the west line of said 67.100 acres tract the following:

N 27°11'26" W 14.14 feet, to a set "X" cut in concrete at the north end of a corner clip, for a corner of this tract.

N 17°48'40" E 45.36 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northeasterly along the arc of a curve to the right, having a radius of 430.00 feet, an arc length of 99.39 feet, and whose chord bears N 24°25'58" E 99.17 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 31°03'15" E 23.56 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northeasterly along the arc of a curve to the left, having a radius of 490.00 feet, an arc length of 114.17 feet, and whose chord bears N 24°22'46" E 113.91 feet, to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE over and across said D219018425 tract the following courses and distances:

N 62°31'00" E 14.04 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract:

S 72°05'11" E 119.49 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract:

N 10°46'02" E 781.30 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract:

N 03°31'31" W 28.35 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract:

N 10°46'02" E 119.82 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", in the south line of Estrella Street (60' R.O.W.), for the northwest corner of this tract.

THENCE with the south line of said Estrella Street the following courses and distances:

Southeasterly along the arc of a curve to the right, having a radius of 430.00 feet, an arc length of 338.87 feet, and whose chord bears S 60°05'11" E 330.17 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 37°30'36" E 100.28 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Southeasterly along the arc of a curve to the left, having a radius of 490.00 feet, an arc length of 294.49 feet, and whose chord bears S 54°43'39" E 290.08 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 71°56'42" E 33.99 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." at the northwest corner of said Lot 3R, for the northeast corner of this tract.

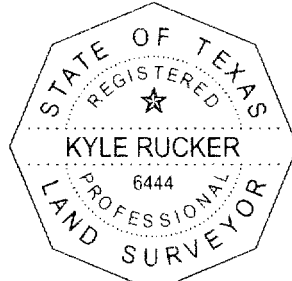
THENCE S 00°27'14" E 746.35 feet, with the west line of said Lot 3R to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Survey No. 6444  
Texas Surveying & Engineering, Inc.  
104 S. Walnut Street, Weatherford, TX 76086  
weatherfordtxsurveying.com - 817-594-0400  
Project ID: JN190111-P2  
Field Date: September 16, 2024  
Preparation Date: September 18, 2024



Surveyor:  
Kyle Rucker, R.P.L.S.  
104 S. Walnut St  
Weatherford, TX 76086  
weatherfordtxsurveying.com

Owner:  
Azle Ave Apts, LLC  
801 Briarwood St  
Weatherford, TX 76087

Land Use Table	Area
Total Gross Acreage:	24.902 Acres
Number of Residential Lots:	1
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Public Park Acreage:	N/A
Private Alley Acreage:	N/A
Private Access Easement Acreage:	1.447 Acres

Now, Therefore, Know All Men By These Presents:

That Azle Ave Apts, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, Block 1, Azora Ranch, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness, my hand, this the 23 day of September, 2024.

By:

Azle Ave Apts, LLC  
Ryan Voorhees (Managing Member)

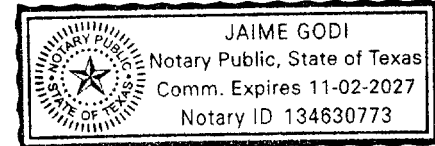
State of Texas

County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ryan Voorhees, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23 day of September, 2024.

Notary Public in and for the State of Texas



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas (as shown):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map Nos. 48439C0160K dated September 25, 2009 & 48439C0170L dated March 21, 2019. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. (set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).

4) Underground utilities were not located during this survey. Please call 811 before any excavating or construction.

5) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

6) Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

City of Fort Worth Notes:

Water/Wastewater Impact Fee:  
The City of Fort Worth has an ordinance implementing the assessment of and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements:  
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, 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 their respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees:  
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study:  
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

Private Common Areas and Facilities:  
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits:  
No building permits shall be issued for any lot in this subdivision until an approved CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements:  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Sidewalks and Street Lights:  
Sidewalks and street lights are required for all public and private streets, as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:  
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Parkway Improvements:  
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Floodplain Restriction:  
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

Flood Plain/Drainage-Way Maintenance:  
The 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 individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property 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 City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Sewer and Water Services:  
Sanitary Sewer and Water services to be provided by the City of Fort Worth. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Direct Access to F.M. Highway No. 1220:  
Direct access to FM 1220 (Azle Avenue) is restricted to those locations that have been reviewed and approved by TxDOT.

City of Fort Worth Case No. FP-24-035

**FORT WORTH**

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

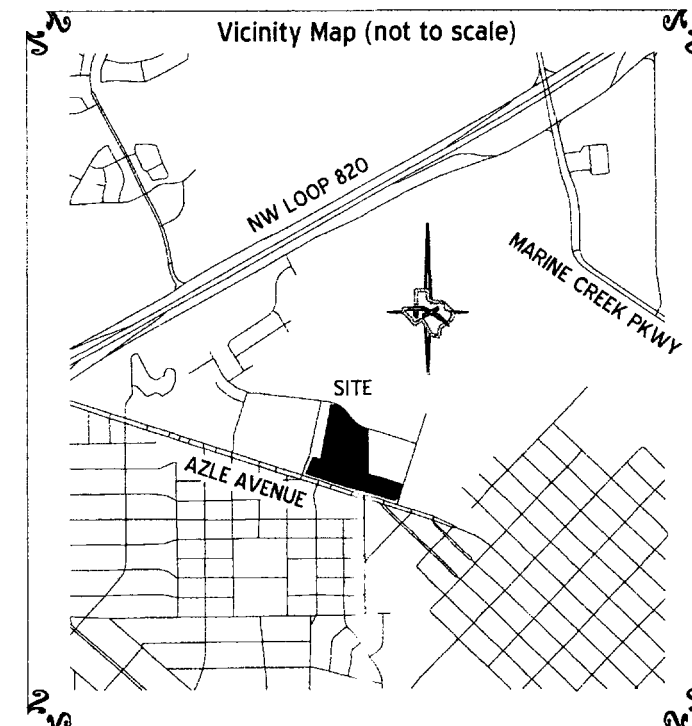
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

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PLAT APPROVAL DATE:

Donald R. Boren Oct 9, 2024  
CHAIRMAN

Derek Hill  
SECRETARY



L.T. A. Thornton  
L.T. A. Thornton (Oct 9, 2024 14:56 CDT)

Oct 9, 2024

**Final Plat**  
**Lots 1 and 2, Block 1**  
**Azora Ranch**  
an addition to the City of Fort Worth,  
Tarrant County, Texas

Being a 24.902 acres tract out of the  
J. Bowman Survey, Abstract No. 81 &  
the Garcia, Montez, & Duran Survey,  
Abstract No. 627, Tarrant County, Texas

September 2024

**TEXAS SURVEYING & ENGINEERING INC.**

WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586