## Owner's Certificate

State of Texas
County of Tarrant

Whereas Azle Ave Apts, LLC, being the sole owner of a certain 2.630 acre 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 acre tract described in D219018425, Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.), and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas 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 in the west line of Lot 2, Block 1, Azora Ranch, according to the plat recorded in Clerk's File No. D224181170, Plat Records, Tarrant County, Texas (P.R.T.C.T.), also being in the north line of Lot 1, Block 1, said Azora Ranch, and being the southeast and beginning corner of this tract. WHENCE a found 1/2" capped iron rod at the southwest corner of said Lot 2, Block 1 bears S 10°46'02" W, 3.78 feet.

THENCE N 72°05'11" W, 119.49 feet, along the north line of said Lot 1, Block 1, Azora Ranch, to a found 1/2" capped iron rod, for an angle corner of this tract.

THENCE S 62°31'00" W, 14.04 feet, along the north line of said Lot 1, Block 1, Azora Ranch, to a found 1/2" capped iron rod in the east line of Santos Drive (paved; 60 foot width), for the southwest corner of this tract.

THENCE Northeasterly, along the east line of said Santos Drive and the arc of a curve to the left 59.33 feet, having a radius of 490.00 feet, and whose chord bears N 14°14'09" E, 59.29 feet, to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC"), for a corner of this tract.

THENCE N 10°46'02" E, 843.65 feet, along the east line of said Santos Drive, to a found 1/2" capped iron rod, for the westerly northwest corner of this tract.

THENCE N 53°26'43" E, 14.75 feet, to a found 1/2" capped iron rod in the south line of Estrella Street (paved; 60 foot width), for the northerly northwest corner of this tract.

THENCE S 83°52'36" E, 100.33 feet, along the south line of said Estrella Street, to a found 1/2" capped iron rod, for a corner of this tract.

THENCE Southeasterly, along the south line of said Estrella Street and the arc of a curve to the right 9.02 feet, having a radius of 430.00 feet, and whose chord bears S 83°15'49" E, 9.02 feet, to a found 1/2" capped iron rod at the northwest corner of said Lot 2, Block 1, Azora Ranch, for the northeast corner of this tract.

THENCE along the common line of said Lot 2, Block 1 and this tract the following courses and distances:

S 10°46'02" W, 119.83 feet, to a found 1/2" capped iron rod, for an angle corner of this tract;

S 03°31'31" E 28.35 feet, to a found 1/2" capped iron rod, for an angle corner of this tract;

S 10°46'02" W 781.30 feet, 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, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: JN190111-P3
Field Date: September 16, 2024
Revised Date: November 3, 2026

STATE OF TEXAS · REGISTERED · KYLE RUCKER · 6444 · PROFESSIONAL LAND SURVEYOR

### Surveyor's Notes:

1) Currently this tract appears to be located within the following area(s):

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain

According to Flood Insurance Rate Map (FIRM) No. 48439C0160K, dated April 5, 2019 and 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) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

3) Underground utilities were not located during this survey. Always call Texas811 before any excavating or construction.

4) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

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) All corners are C.I.R.S. (set 1/2" capped iron rod, with plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted. Lot corners to be set after lot grading construction is complete, per owner request.

7) Abbreviations:
P.O.B. = Point of Beginning
B.L. = Building Line

## Owner's Dedication

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 1-15, Block 2, 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 4 day of November, 2026.

By:

Azle Avenue Apts, LLC (Owner)
Cleigh Ryan Vorhees (Managing Member)

State of Texas
County of Parker

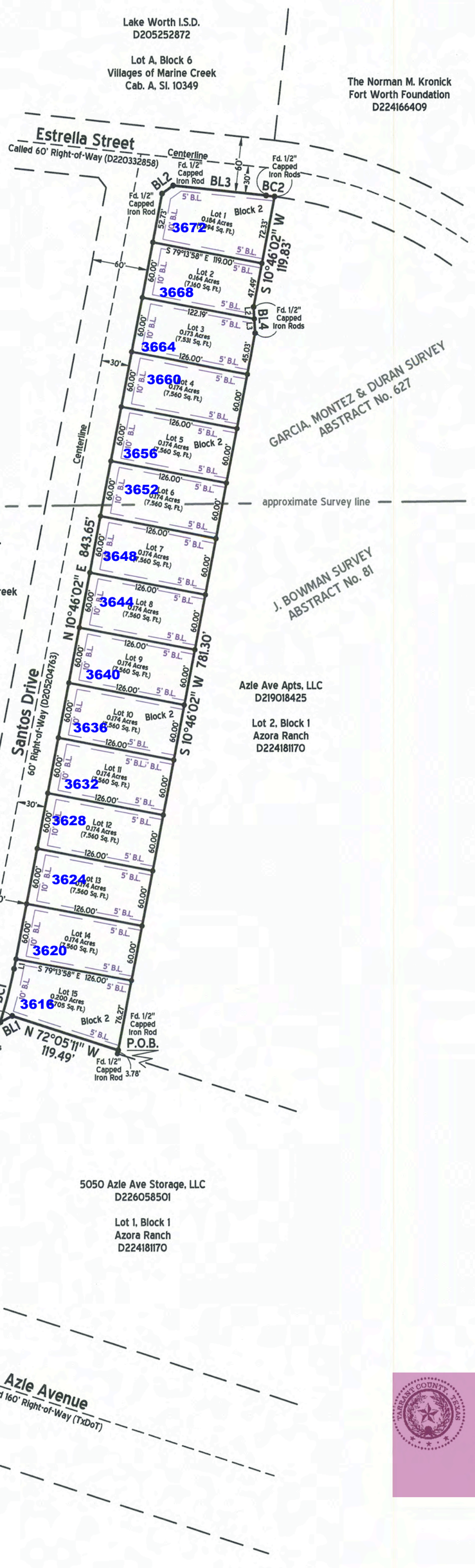
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ryan Voorhees known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations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

given under my hand and seal of office on

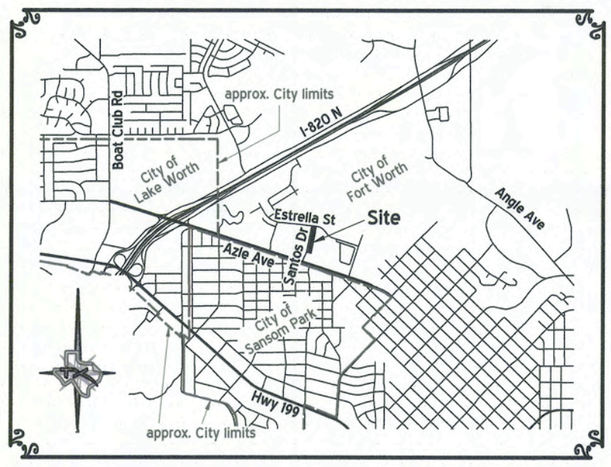
this the 4 day of November, 2026.

Notary Public in and for the State of Texas

JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773




## Vicinity Map ( 1" = 5,000' )




Surveyor:
Kyle Rucker, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com
817-594-0400

Owner(s):
Azle Ave Apts, LLC
Attn: C. Ryan Vorhees
801 Briarwood St
Weatherford, TX 76087

1" = 100'
0 100 200 300

**FP-26-001**

This Plat Recorded in

Doc. No. _____

Date _____

### 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 ways 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, of 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.

**Private Maintenance:**
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 this subdivision, acting jointly and severally as a land owners' association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's 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.

**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.

| Land Use Table | |
|---|---|
| Total Gross Acreage: | 2.630 Acres |
| Number of Residential Lots: | 15 |
| Residential Acreage: | 2.630 Acres |

**City of Fort Worth Case No. FP-26-001**

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.

PLAT APPROVAL DATE: 11/5/2026

CHAIRMAN

SECRETARY

### Boundary Curve Table

| CURVE | RADIUS | ARC | CHORD BRG | CHORD |
|---|---|---|---|---|
| BC1 | 490.00' | 59.33' | N 14°14'09" E | 59.29' |
| BC2 | 430.00' | 9.02' | S 83°15'49" E | 9.02' |

### Boundary Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| BL1 | S 62°31'00" W | 14.04' |
| BL2 | N 53°26'43" E | 14.75' |
| BL3 | S 83°52'36" E | 100.33' |
| BL4 | S 03°31'31" E | 28.35' |

### Lot Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 10°46'02" E | 10.92' |
| L2 | S 03°31'31" E | 12.91' |
| L3 | S 03°31'31" E | 15.44' |

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/06/2026 10:38 AM
D226215751
PLAT
Pages: 3
Fees: $58.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH FIRE DEPARTMENT
E.J. Fishman
11/5/2026

# Final Plat
## Lots 1-15, Block 2
## Azora Ranch
an addition to the City of Fort Worth, Tarrant County, Texas

Being a 2.630 acre tract out of the J. Bowman Survey, Abstract No. 81 and the Garcia, Montez & Duran Survey, Abstract No. 627, Tarrant County, Texas

November 2026

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