



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

February 5, 2026

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held January 15, 2026.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider and take appropriate action on a Preliminary Plat for Lot 1, Block 1, Newt Porter Addition, an addition in the city limits and ETJ of the City of Azle, Tarrant County, Texas. The property is generally located on the northeast corner of the intersection of Silver Creek Azle Road and Scotland Avenue/Porter Drive. Case No. PP2026-01

David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, January 30, 2026, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

Malinda Howell

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

January 15, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:05 p.m.

Members Present:

Chairman Leonard Wheeler
Vice Chairman Jim Carlson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Commissioner Jared Arneson
Commissioner Cynthia Barrios

Staff Present:

David Hawkins, AICP Director of Planning and Development
Malinda Nowell Sr. Administrative Assistant

INVOCATION

Vice Chairman Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rick Simmons led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the minutes of the December 18, 2025 Planning and Zoning Commission Meeting.

Commissioner Simmons moved to approve the minutes of the December 18, 2025 Planning and Zoning Commission meeting as presented. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Cynthia Barrios

PUBLIC HEARINGS

- 2. Conduct a public hearing and consider a recommendation to the City Council regarding a Specific Use Permit request to operate tattoo services for an existing business for property located at 1169 Southeast Parkway and also known as Lot 1A & 2A1A, Block 1, Luke Estates Addition. The property is located on the northeast corner of the Southeast Parkway (Hwy. 199) and Lori Lane intersection. The applicant is requesting a Specific Use Permit to allow the existing business named CopperMoon Body Essentials to add cosmetic tattoo services to their business at this location.**

Director of Planning and Development David Hawkins presented this Special Use Permit (SUP) request to operate tattoo services for an existing business for property located at 1169 Southeast Parkway at CopperMoon Body Essentials, which is an existing salon. The request is to add cosmetic tattoo services to the existing business. Mr. Hawkins stated two letters in favor were handed out to the Commissioners. He also stated a letter of opposition was included in the packet but that has been changed to "in favor" when the resident learned that this was only for cosmetic tattooing, not for a standard tattoo parlor.

Chairman Leonard Wheeler opened the public hearing at 6:10 p.m.

Cirah Wilkinson, Owner of CopperMoon Body Essentials, 1169 Southeast Parkway, spoke briefly about the salon and this requested additional service.

Korina Acosta, 1169 Southeast Parkway, tattoo artist, spoke about the services she will provide at the salon. She stated this is not average tattooing. She began her career with scar revision, which uses a tattoo needle but does not use ink. She also stated that lips, eyebrows, and beauty marks are some of the tattoo services that are offered in cosmetic tattooing.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:13 p.m.

The Commission asked about the hours that Ms. Acosta will be operating. She advised that it will be per appointment only. She expects to be there afternoons and some evenings, likely only 5 p.m. to 7 p.m. She said on some Fridays she may be there until 9 p.m. If she were to have a weekend appointment, it would probably be between the hours of 11 a.m. to 5 p.m.

Vice Chairman Jim Carlson moved to recommend approval of the Specific Use Permit request with the stipulation that if the occupant moves or sells the business, the SUP will expire. Commissioner Rick Simmons seconded the motion. Motion carried.

Yes: (5) Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin, Jim Carlson
Absent: (2) Jared Arneson, Cynthia Barrios

OTHER ITEMS

- 3. Development Project Updates.**

Director of Planning and Development David Hawkins presented this item. He called attention of the Salon and Spa Galleria at the old Stardust Skating Rink, Azle Retail Development across from Walmart, Chik-Fil-A, the 113 Porter Drive ZBA variance, the old K-Mart BBA meeting from December 1, a new preliminary plat for Porter Addition for a new Tarrant County Precinct Maintenance Building, facade grants, and some recently issued Certificates of Occupancy.

EXECUTIVE SESSION

None.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:20 p.m.

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Preliminary Plat for Lot 1, Block 1, Newt Porter Addition, an addition in the city limits and ETJ of the City of Azle, Tarrant County, Texas. The property is generally located on the northeast corner of the intersection of Silver Creek Azle Road and Scotland Avenue/Porter Drive. Case No. PP2026-01

Background and Explanation:

Existing Condition of Property:

The 29.52-acre property is predominantly undeveloped with one (1) single-family residence and several accessory structures. There are a few existing trees spread throughout the property.

Development Review Analysis:

The purpose of this Preliminary Plat is to plat one (1) non-residential lot for the construction of a new Tarrant County Precinct No. 4 Maintenance Facility within the ETJ (Extraterritorial Jurisdiction).

Zoning

- Only a small portion on the east side of the property is located within the city limits of Azle and is zoned for Heavy Commercial (HC). The majority of the property is in the ETJ so there is no zoning or land use authority by the City, only platting.

Streets

- There are no new public streets within this development. Both Silver Creek Azle Road and Scotland Ave./Porter Dr. roadways are owned and maintained by Tarrant County, and they recognize the City's Master Thoroughfare for future R.O.W. dedications to county roadways. The plat shows right-of-way dedications along both roadway frontages in accordance with the City of Azle Master Thoroughfare Plan.

Public Infrastructure

- There are City water or sewer services available to serve this property.

Drainage

- No drainage infrastructure is proposed for this development. Preliminary plans were submitted for review for the overall drainage of the property and will be finalized at the time of Final Plat application.

Board/Commission/Committee Recommendation:

This Preliminary Plat meets all requirements of the Subdivision Ordinance with no variances being requested. The Planning and Zoning Commission has the following option when considering this application:

1. Approve the Preliminary Plat as presented.

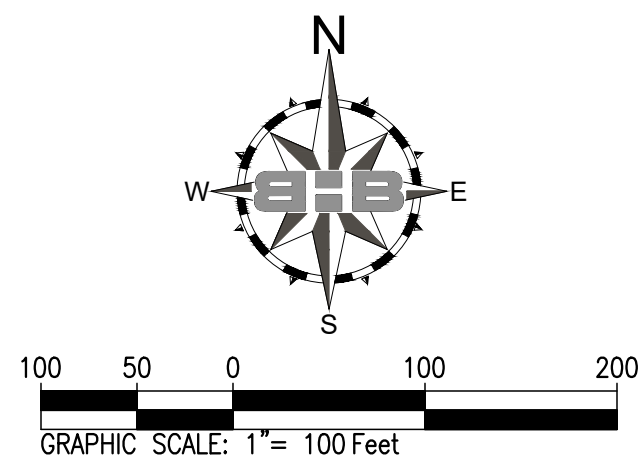
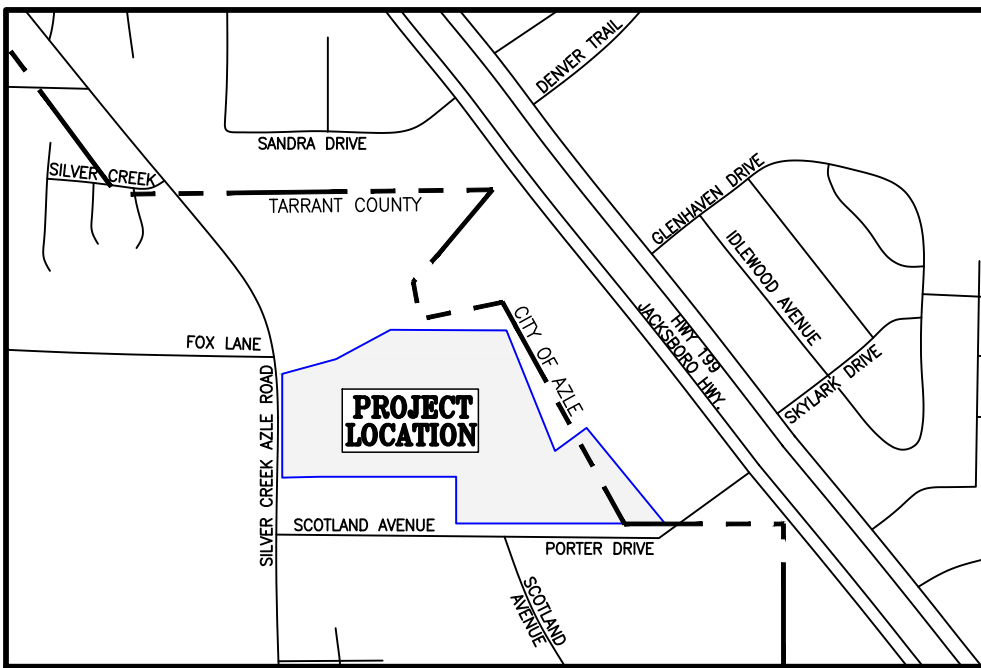
No City Council action is needed.

Staff Recommendation:

Staff forwards this Preliminary Plat to the Planning and Zoning Commission with a recommendation for approval.

Attachments:

1. Newt Porter Addition Preliminary Plat Exhibit 1.27.2026
2. Newt Porter Addition Preliminary Plat Tree Survey Exhibit



- LEGEND**
- CIR(F)A.....1/2-inch Capped Iron Rod Found Marked "RPLS 4277"
 - DOC. NO.....Document Number
 - D.R.T.C.T.....Deed Records, Tarrant County, Texas
 - GMK.....Gas Marker (Lone Star)
 - IPF.....Iron Pipe Found
 - IRS.....Set 5/8-inch Capped Iron Rod marked "BHB INC"
 - O.P.R.T.C.T.....Official Public Records, Tarrant County, Texas
 - POB.....Point of Beginning
 - POC.....Point of Commencing
 - P.R.T.C.T.....Plat Records, Tarrant County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. This plat does not alter or remove any existing easements that affect this property and may not be shown.
3. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
4. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
5. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
6. No existing water wells were located on the subject property.
7. Sewage disposal services provided by private on-site sewage facilities.
8. Water supply provided by the city of Azle.
9. Any public utility, including the city of Azle, Tarrant County, Texas, 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 parts of its respective systems without the necessity at any time of procuring the permission of anyone.
10. Construction prohibited over easements: no permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
11. All parties with interest in the title of this property have joined in any dedication.

TARRANT COUNTY STANDARD PLAT NOTES

1. 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.
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. 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.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
6. 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.
7. 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.
8. Tarrant County does not enforce subdivision deed restrictions.
9. 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.
10. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fence, 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.
11. 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.
12. Tarrant County does not enforce building setbacks more than the County's minimum requirements - 25 feet from ROW for County maintained roads and 50 feet from ROW for State Highways. (TLGC § 233.031-233.032).

FLOOD ZONE NOTE

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

A. A portion of the subject property lies within FLOODWAY AREAS IN ZONE AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0020K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

B. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0430L, Map Revised March 21, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0020K, Map Revised September 25, 2009.

The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0135K, Map Revised September 25, 2009.

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	9°51'08"	700.00'	120.37'	N3°19'35"W	120.22'
C2	90°00'00"	32.50'	51.05'	N45°00'00"E	45.96'
C3	90°00'00"	13.50'	21.21'	N45°00'00"E	19.09'
C4	33°28'35"	12.50'	7.30'	N16°44'18"W	7.20'
C5	52°13'40"	15.50'	14.13'	N59°35'25"W	13.64'
C6	91°26'44"	5.00'	7.98'	N48°34'22"E	7.16'
C7	88°33'16"	5.00'	7.73'	S41°25'38"E	6.98'
C8	52°13'40"	32.50'	29.63'	S59°35'25"E	28.61'
C9	33°28'35"	29.50'	17.24'	S16°44'18"E	16.99'
C10	90°00'00"	30.50'	47.91'	S45°00'00"W	43.13'
C11	90°00'00"	15.50'	24.35'	S45°00'00"W	21.92'

Line Table

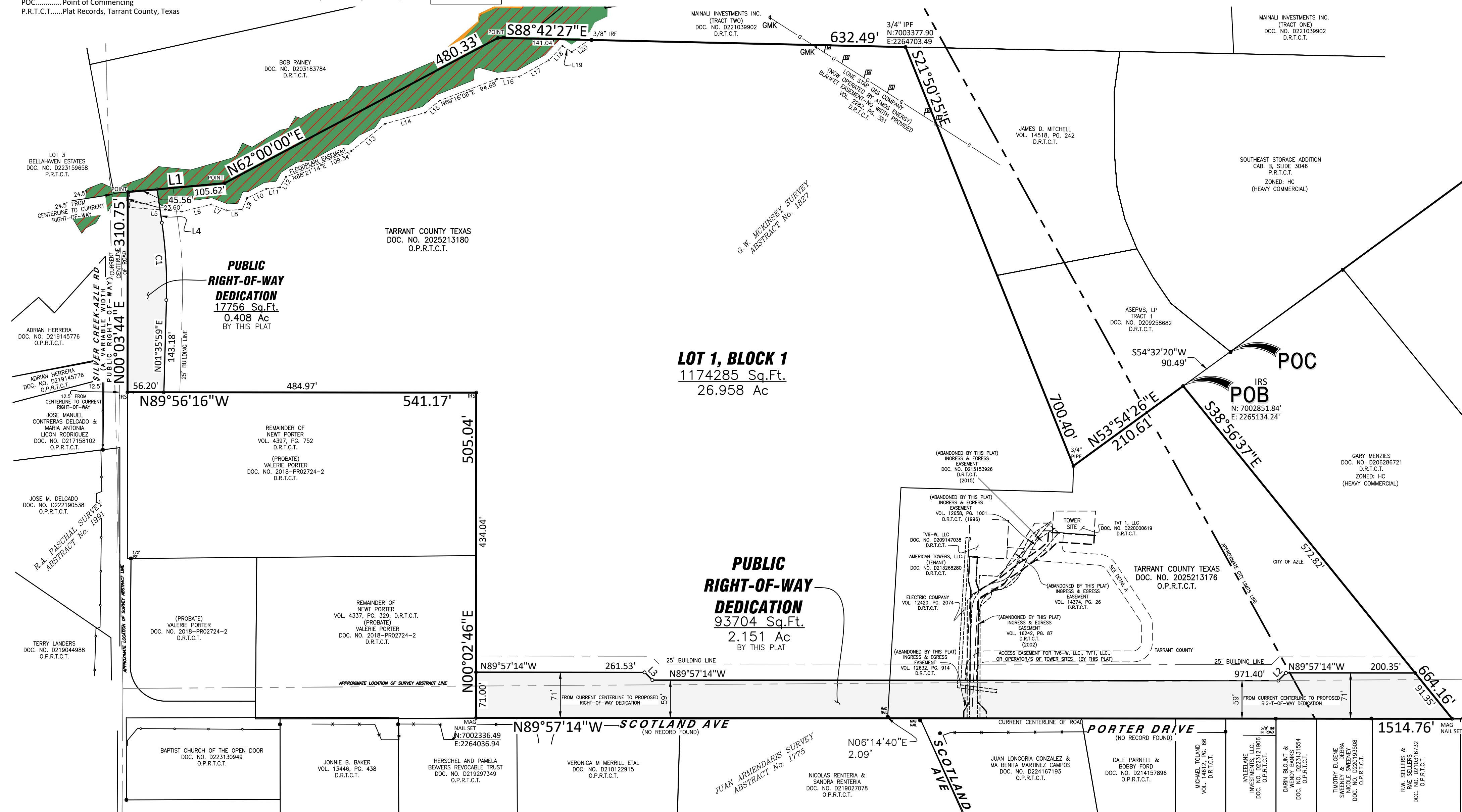
Line #	Direction	Length
L1	N84°46'00"E	151.17
L2	S45°02'55"W	16.97
L3	N44°57'14"W	16.98
L4	N81°15'09"W	52.37
L5	S85°27'29"E	84.21
L6	N76°30'07"E	46.94
L7	S68°48'44"E	25.40
L8	N86°39'11"E	24.65
L9	N22°40'42"E	19.21
L10	N64°14'23"E	33.08

Line Table

Line #	Direction	Length
L11	N84°46'00"E	21.13
L12	N29°49'31"E	18.89
L13	N51°08'14"E	67.07
L14	N74°20'44"E	64.29
L15	N50°51'24"E	29.69
L16	N83°56'41"E	34.96
L17	N60°59'52"E	52.14
L18	N43°47'39"E	30.79
L19	S57°06'01"E	17.23
L20	N54°57'06"E	32.62

Line Table

Line #	Direction	Length
L21	N0°02'46"E	13.24
L22	N0°00'00"E	27.00
L23	N2°50'00"E	17.01
L24	N2°51'00"E	23.88
L25	S85°39'37"E	17.01
L26	S2°51'00"W	24.12
L27	S0°00'00"W	27.00
L28	S0°02'46"W	13.25
L29	N89°57'14"W	17.00



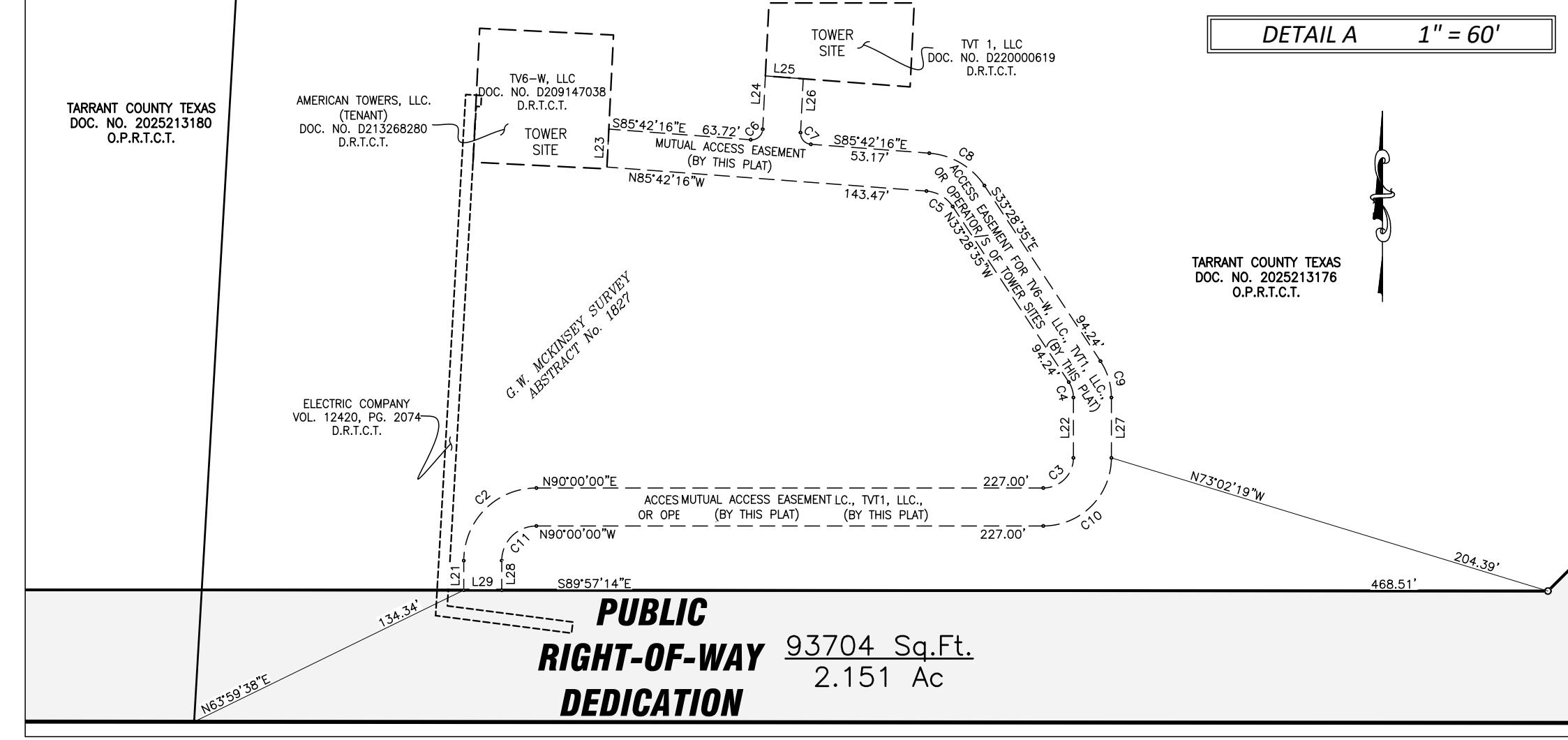
LAND USE TABLE

	SQ.FT	ACRES
LOT 1 GROSS	1,174,285	26.958
LOT 1 NET	1,144,678	26.278
RIGHT-OF-WAY DEDICATION	111,460	2.559
TOTAL	1,285,745	29.517

OWNER/DEVELOPER
Tarrant County Texas
Tarrant County Facilities Management
Attn: Frank T. Lopez Assistant Director Building Services, MPA
200 Taylor Street, Suite 344
Fort Worth, Texas 76196
flopez@tarrantcountytexas.gov

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
Margotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

DETAIL A 1" = 60'



SURVEYOR'S CERTIFICATION

This is to certify that I, John G. Margotta, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 2026-01-27
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: January 27, 2026

Approved by the Planning & Zoning Commission City of Azle:
Approved on _____ day of _____, 2026
By: _____ Chairman
Attest: _____ Planning & Zoning Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS:
PLAT APPROVAL DATE _____
By: _____
 CLERK OF COMMISSIONERS COURT
 TRANSPORTATION SERVICES DEPARTMENT
NOTE:
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATION

STATE OF TEXAS §
COUNTY OF TARRANT §
BEING a tract of land situated within the G.W. McKinsey Survey, Abstract Number 1827, being in the Extraterritorial Jurisdiction of the City of Azle, Tarrant County, Texas and being all of a tract of land described by deed to Tarrant County Texas as recorded in Document Number D2025213180 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being all of a tract of land described by deed to Tarrant County Texas as recorded in Document Number D2025213176 O.P.R.T.C.T., being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

COMMENCING at found 1/2-inch capped iron rod marked "RPLS 4277" (CIRF) for the southernmost corner of Southeast Storage Addition, an addition to the City of Azle, Tarrant County, Texas, as shown on plat recorded in Cabinet B, Slide 3046, Plat Records, Tarrant County, Texas, same being the easternmost corner of a tract of land as described by deed as (Tract 1) to ASEPMs, L.P., as recorded in Document Number D209258682, O.P.R.T.C.T., and being in the northernmost line of a tract of land as described by deed to Gary Menzies, as recorded in Document Number D206286721, D.R.T.C.T.;

THENCE South 53°59'24" West, with the common line between the said Tract 1 and the said Menzies tract, a distance of 90.64 feet to a set 5/8-inch iron rod with Yellow Cap marked "BHB INC" (IRS) for the westernmost corner of the said Menzies tract, same being the northernmost corner of the aforesaid Tarrant County tract recorded in Document Number D2025213176, and being the **POINT OF BEGINNING** of the hereon tract described;

THENCE North 38°56'37" East, with the common line between the said Tarrant County tract, recorded in D2025213176 and the said Menzies tract, a distance of 664.16 feet to a MAG nail set for the southeast corner of the said Tarrant County tract, recorded in D2025213176, same being the southwest corner of the said Menzies tract and being in the approximate centerline of Porter Drive/Scotland Avenue;

THENCE North 89°57'14" West, with the said approximate centerline, passing at a distance of 876.03 feet the southwest corner of the said Tarrant County tract, recorded in D2025213176 from which a found MAG nail bears North 06°14'40" East, a distance of 2.09 feet, and now continuing with the said approximate centerline, same being the southeast corner of the aforesaid Tarrant County tract, recorded in D2025213180, and now continuing with the said approximate centerline, in all, for a total distance of 1514.76 feet to a MAG nail set for the southwest corner of the hereon described tract, same being the southeast corner of the remainder of a tract of land described in deed to Newt Porter, as recorded in Volume 4337, Page 329 and devised to Valarie Porter in Cause Number 2018-PRO2724-2, in the Probate Court Number 2 of Tarrant County, Texas, as recorded in the Probate Records, Tarrant County, Texas, styled in the Estate of Newt Porter, deceased, as shown in documents recorded in Volume 4337, Page 329 and Volume 4397, Page 752, Deed Records, Tarrant County, Texas (D.R.T.C.T.), Probate recorded in Document Number 201827287, O.P.R.T.C.T.

THENCE with the common line of the said Tarrant County tract, recorded in D2025213180, and said remainder of said Porter the following courses and distances:

North 00°02'46" East, a distance of 505.04 feet to an IRS;

North 89°56'16" West, a distance of 541.17 feet to an IRS for the westernmost southwest corner of the hereon described tract, same being in the east right-of-way of Silver Creek-Azle Road (a variable width right-of-way);

THENCE North 00°03'44" East, with the said right-of-way, a distance of 310.75 feet to a point in the approximate centerline of the Paschal Branch of Ash Creek, same being the northwest corner of the said Tarrant County tract, recorded in D2025213180, and being in the south line of a tract of land as described by deed to Bob Rainey, as recorded in Document Number D203183784, D.R.T.C.T.;

THENCE with the common line between the said Tarrant County tract, recorded in D2025213180, and the said Rainey tract, along the approximate centerline of said Ash Creek the following course and distances:

North 84°46'00" East, a distance of 151.17 to a point;

North 62°00'00" East, a distance of 480.33 feet to a point for the northernmost west corner of the said Tarrant County tract, recorded in D2025213180, same being southwest corner of a tract of land described as (Tract Two) by deed to Mainall Investments Inc., as recorded in Document Number D221039902, D.R.T.C.T.;

THENCE South 88°42'27" East, with the common line between the said Tarrant County tract, recorded in D2025213180, and the said Mainall tract, passing at a distance of 145.10 feet a found 3/8-inch iron rod for reference on the top bank of the aforesaid Ash Creek, and now continuing with the said common line, in all, for a total distance of 632.49 feet to a found 3/4-inch iron pipe for the northeast corner of the said Tarrant County tract, recorded in D2025213180, same being the northwest corner of a tract of land as described by deed to James Mitchell, as recorded in Volume 14518, Page 242, D.R.T.C.T.;

THENCE South 21°50'25" East, with the common line between the said Tarrant County tract, recorded in D2025213180 and the said Mitchell tract, passing at a distance of 381.79 feet the southwest corner of the said Mitchell tract, same being the northwest corner of the aforesaid ASEPMs, L.P. tract, and now continuing with the common line between the said Tarrant County tract, recorded in D2025213180, and the said ASEPMs tract, in all, for a total distance of 700.40 feet to a found 3/4-inch iron pipe for the southwest corner of the said ASEPMs tract, same being the northernmost northwest corner of the aforesaid Tarrant County tract, recorded in D2025213176;

THENCE North 53°54'26" East, with the common line between the said Tarrant County tract, recorded in D2025213176, and the said ASEPMs tract, a distance of 210.61 feet to the **POINT OF BEGINNING** and containing 1,285,750 Square feet or 29.517 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §
That, TARRANT COUNTY TEXAS, being the sole owners of the above described parcel, does hereby adopt the herein above described property as Lot 1, Block 1, Newt Porter Addition, an addition to the Extraterritorial Jurisdiction of the City of Azle, Tarrant County, Texas and does hereby dedicate to the use of the public forever all right-of-way along Porter Drive, Scotland Avenue and Silver Creek-Azle Road labeled as "PUBLIC RIGHT-OF-WAY DEDICATION" and does hereby grant to the County:

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

By: Frank T. Lopez
Assistant Director Building Services, MPA

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned, a Notary Public for the State of Texas, appeared _____ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public

**PP-2026-01
PRELIMINARY PLAT
NEWT PORTER ADDITION
LOT 1, BLOCK 1
A 29.517 ACRE ADDITION TO TARRANT COUNTY, TEXAS
IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AZLE
SITUATED IN THE G. W. MCKINSEY SURVEY ABSTRACT NUMBER 1827
JANUARY 2026**

Precinct 4 Maintenance Center
Tarrant County

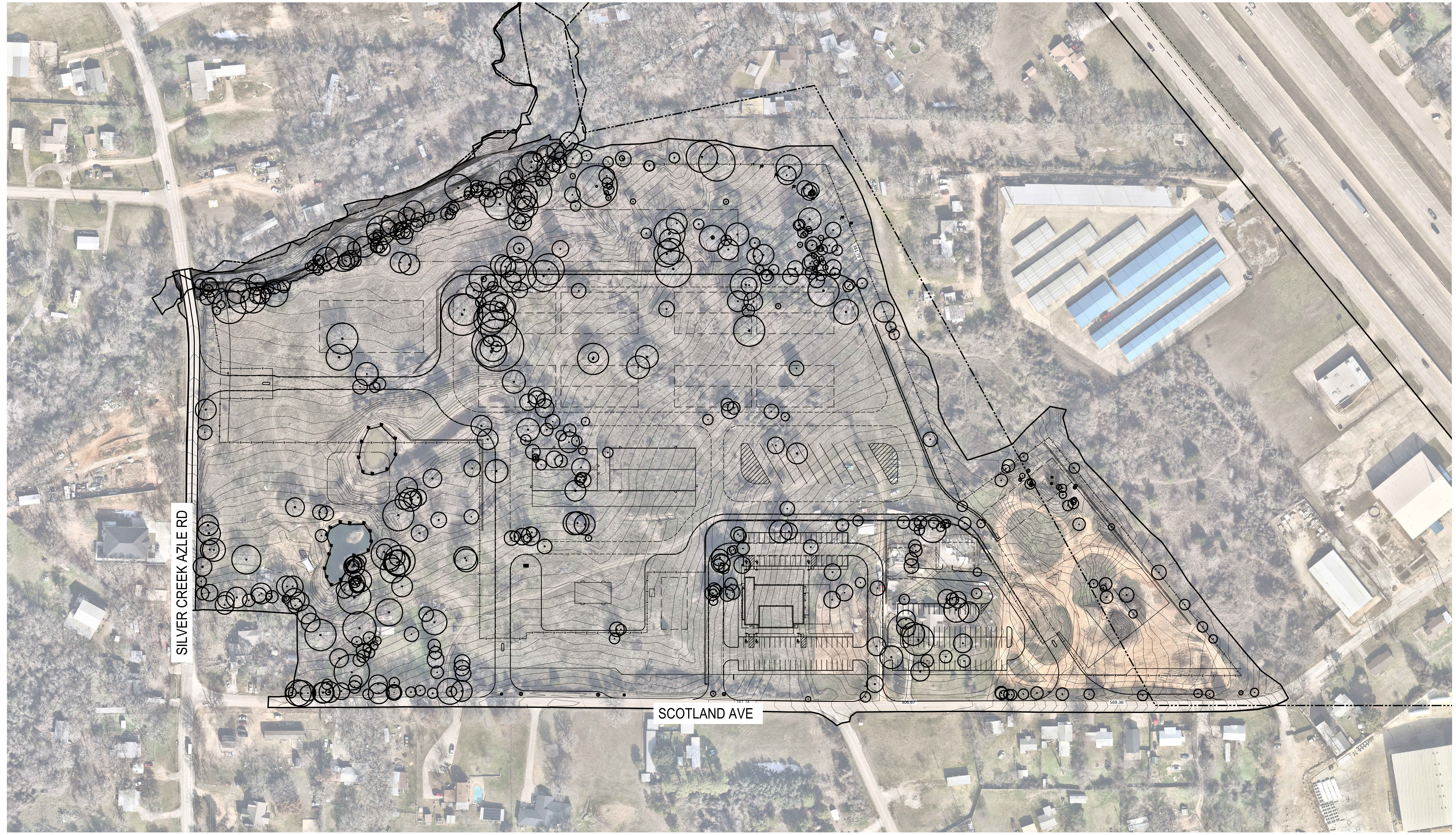


CLIENT
Tarrant County
1005 Scotland Ave, Azle, TX 76020

PROJECT NO.
44476.24

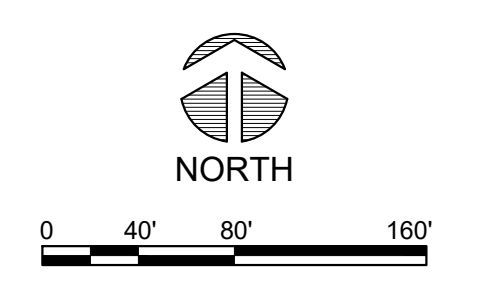
KEY PLAN

DATE	DESCRIPTION
1/5/2026	Preliminary Plat



LEGEND

○ EXISTING TREE



TEMPORARY BENCHMARK #1 N: 7003116.700' E: 2263490.950' ELEV: 699.00	TEMPORARY BENCHMARK #2 N: 7002587.650' E: 2263457.180' ELEV: 721.99	TEMPORARY BENCHMARK #3 N: 7002333.430' E: 2263735.540' ELEV: 733.01
TEMPORARY BENCHMARK #4 N: 7002349.740' E: 2264170.800' ELEV: 741.88	TEMPORARY BENCHMARK #5 N: 7002318.030' E: 2264667.480' ELEV: 747.88	TEMPORARY BENCHMARK #6 N: 7003171.930' E: 2263456.840' ELEV: 702.10

Tree Survey
L-100