

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF PARKER

We, the undersigned owners of the land shown on this plat, via deed instruments 201811724 (Lot 1/Block 1, Hoover Addition) and Volume 1641/ Page 157 (Lot 1/Block 1, Dennis Addition), Deed Records of Parker County, Texas, within the area described by metes and bounds as follows:

Legal Description: 0.781 acres in Azle, Parker County, Texas, situated in the T & P RR Co Survey No. 7, Abstract 1431, being all of Lot 1, Block 1 of "Hoover Addition" as recorded in Cabinet A, Slide 612, Plat Records of Parker County, Texas, and all of Lot 1, Block 1 of "Dennis Addition" as recorded in Cabinet A, Slide 605, Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd) for the NW corner of this property, being the intersection of the South line of Northwest Parkway (Hwy 199) and the East line of FM 730;

Thence S 71°34'55" E, along the South line of Northwest Parkway, a distance of 51.10' to a 1/2" IR (fnd);

Thence S 00°12'40" E, by land of Quality Trailer Products, Inc. Vol 1449/ Pg 791, DRPCT, Cab A/ Slide 423, PRPCT, a distance of 103.15' to a 2" conc. filled metal post (fnd);

Thence S 60°52'46" E, by land of said Quality Trailer Products, Inc., a distance of 146.62' to a point;

Thence S 5°15'12" W, by land of said Quality Trailer Products, Inc., a distance of 126.29' to a 2" conc. filled metal post (fnd) in the North line of W Main St (State Spur 344);

Thence N 60°18'02" W, by the North line of W Main St, a distance of 133.48' to a point;

Thence N 60°18'02" W, by the North line of W Main St, a distance of 127.75' to a 1/2" capped IR (set) in the East line of FM 730;

Thence N 18°12'48" E, by the East line of FM 730, passing a 60d spike (set) at 78.16' and continuing for a total distance of 196.84' to the 1/2" IR at the Point of Beginning, said parcel being 34025 Sq Ft or 0.781 Acres, and designated herein as:

Lot 1R, Block 1, Hoover Addition, being a Replat of Lot 1, Block 1, Hoover Addition, an Addition to the City of Azle, Parker County, Texas, as recorded on Cabinet A, Slide 612, Plat Records of Parker County Texas, AND:

Lot 1R, Block 1, Dennis Addition, being a Replat of Lot 1, Block 1, Dennis Addition, an Addition to the City of Azle, Parker County, Texas, as recorded in Cabinet A, Slide 605, Plat Records of Parker County, Texas.

and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown thereon for the purpose and consideration therein expressed.

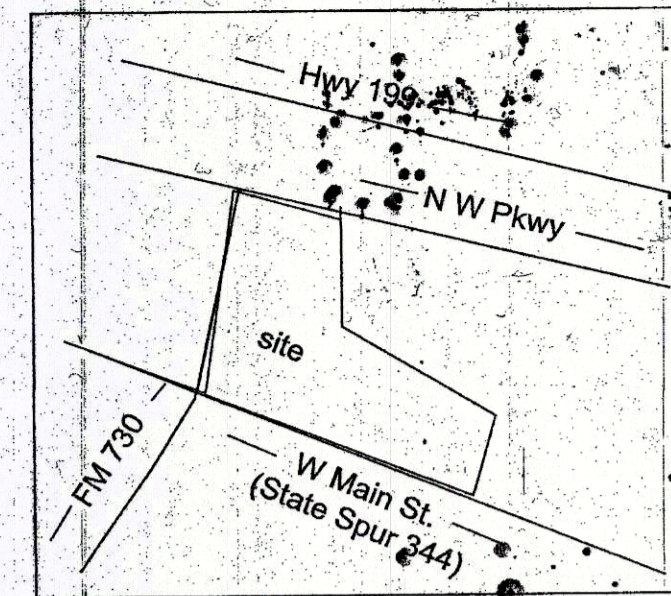
TOTAL AREA OF LOTS = 0.781 ACRES
TOTAL OF 2 LOTS, COMMERCIAL USE.
LOT 1R/ BLK 1, HOOVER ADDITION = 0.192 ACRES
LOT 1R/ BLK 1, DENNIS ADDITION = 0.589 ACRES

CITY OF AZLE PLANNING AND ZONING COMMISSION

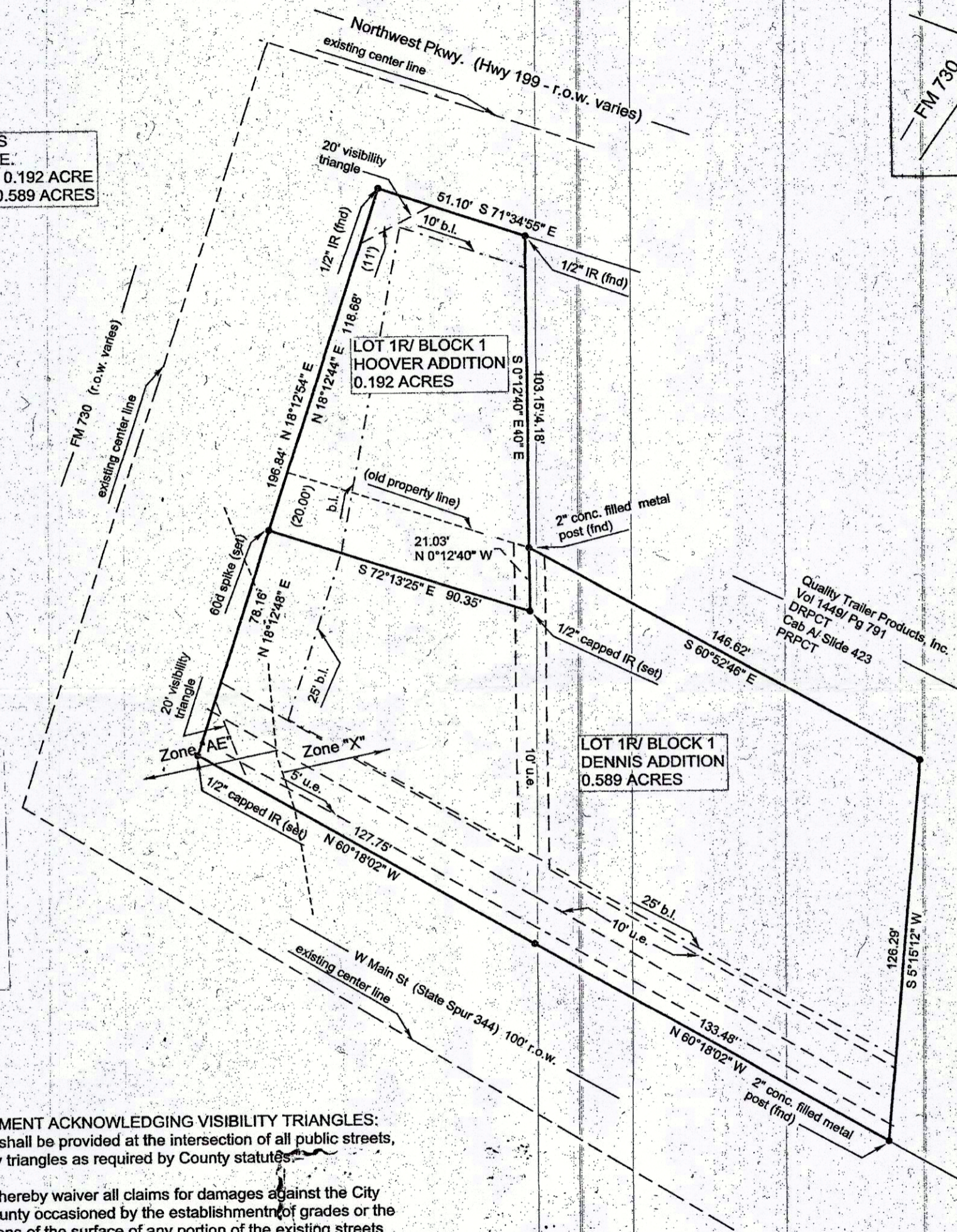
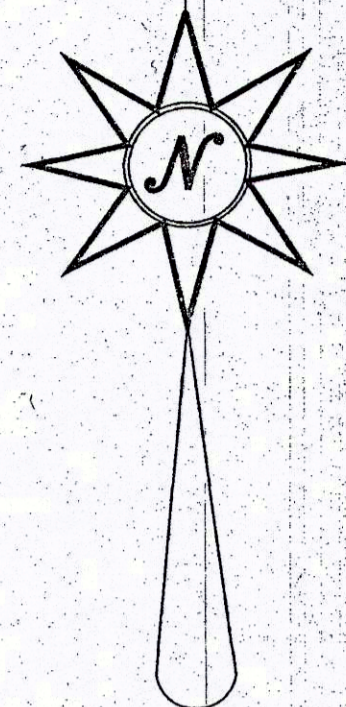
Date of Plat approval: 12-19-2019, 2019

[Signature]
Chairman of Planning and Zoning Commission

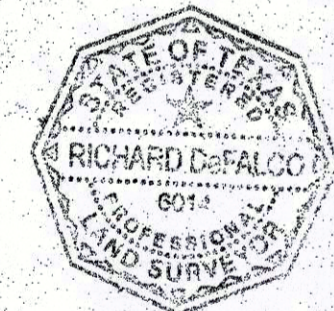
[Signature]
Secretary of Planning and Zoning Commission



Vicinity map
(not to scale)



STATE OF TEXAS
CERTIFICATE OF SURVEYOR
COUNTY OF PARKER
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
[Signature] 08/09/19
Richard DeFalco RPLS #6014 Date



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
202006097
03/05/2020 10:35 AM
Fee: 76.00
Lila Deakle County Clerk
Parker County, Texas
PLAT

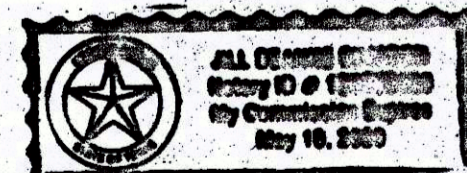
[Signature] 8/21/19
Christopher Simpson, for Semper Ama, LLC Date
[Signature] 8/21/19
Chuck Vaughn, for Quality Trailer Products, Inc. Date

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared *[Signature]* Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21 day of Aug

[Signature]
Notary Public in and for the State of Texas

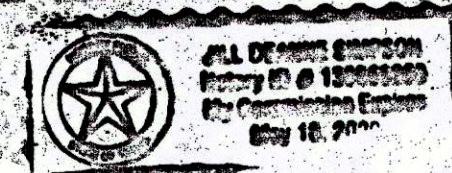
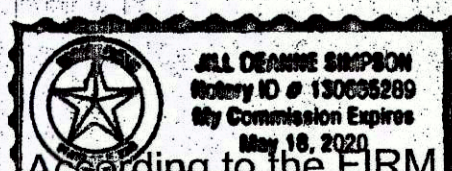


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared *[Signature]* Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

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[Signature]
Notary Public in and for the State of Texas



According to the FIRM map #48367C0200E, dated 09/26/2008, A portion of the Dennis Addition is in Flood Hazard Area "AE" The rest of the property is in Zone "X".
The location line is approximate, scaled from the FIRM map.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
"There shall be provided at the intersection of all public streets, visibility triangles as required by County statutes"

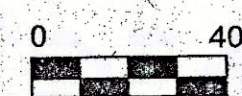
We do hereby waive all claims for damages against the City and County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Selling a portion of this Addition by metes and bounds is a violation of County Regulations and State law, and is subject to fines and other penalties.

No new roads are established by this subdivision.

Water and sewer services are provided by the City of Azle.

Scale: 1" = 40'



Recorded in Cabinet _____, Slide _____

E-480

Handwritten: Hoover Addn 13635
Dennis Addn 117766
ACCT. NO.: 13635-001-001-00
SCH. DIST.: AZ
CITY: CAZ
MAP NO.: A-8

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-428-0155
Date: 03/11/2019

OWNERS:
Hoover Addition;
Semper Ama, LLC.
Christopher Simpson
817-454-7309
Dennis Addition;
Quality Trailer Products, Inc.
Chuck Vaughn
817-444-4518

FINAL PLAT

Lot 1R, Block 1, Hoover Addition, being a Replat of Lot 1, Block 1, Hoover Addition, an Addition to the City of Azle, Parker County, Texas, as recorded on Cabinet A, Slide 612, Plat Records of Parker County Texas, AND:
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