

NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Owner:
Michael Summy
514 Main Street
Azle, TX 76020

NOTE:
BUILDING SETBACK LINES TO BE ESTABLISHED PER
REQUIREMENTS OF CITY OF AZLE ZONING ORDINANCE.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER
ANY EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.

Notes:
According to the Flood Insurance Rate Map for
Tarrant County, Texas and Incorporated Areas,
Community Panel No. 48439C 0118 H, Dated August
2, 1995, this tract is in Zone X, which is not the in
100 year flood zone.

NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF AZLE HAS AN ORDINANCE IMPLEMENTING THE
ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER
IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED
ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON
SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE
AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE
II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE
CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR THE
CONNECTION DATE TO THE MUNICIPAL WATER AND/OR
WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF
AZLE, 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 ITS RESPECTIVE
SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF
PROCURING THE PERMISSION OF ANYONE.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN
THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE
FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER,
STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING
IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY
OF AZLE.

SIDEWALKS ARE REQUIRED FOR ALL PUBLICLY MAINTAINED STREETS WITHIN THE
CITY.

Dcs 88480367 Blk OR 2108 Vol 518 Pg

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On May 16, 2003 at 11:53A

Document Number: 0040367

Amount: 56.00

By
Leann Franklin

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped herein by me.

May 16, 2003

JENNE BRUNCH, COUNTY CLERK
PARKER COUNTY

I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277

3-12-03



CITY OF AZLE, TEXAS
PLANNING AND
ZONING COMMISSION

PLAT APPROVED DATE 05/15/2003

BY: [Signature]
ASSISTANT CITY MANAGER

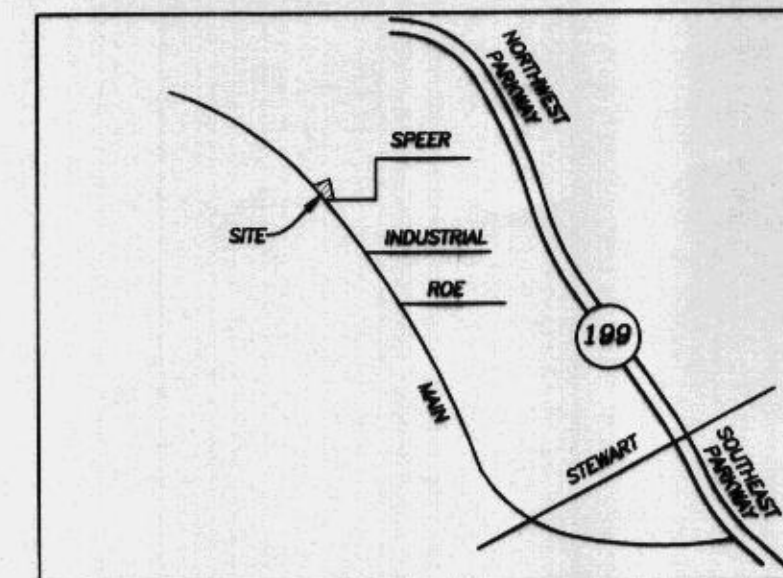
ACCT. NO.: 14501
SCH. DIST.: AZ
CITY: AZ
MAP NO.: N.9
ALL OF: 20805-020-000-00



PLAT
LOTS 1 & 2, BLOCK 1,
Leah See Addition #2,

AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, AND
BEING A TRACT OF LAND SITUATED IN THE LEAH SEE SURVEY,
ABSTRACT NO. 805, PARKER COUNTY, TEXAS, BEING THAT SAME
TRACT OF LAND DESCRIBED IN A DEED TO EMANUEL FOUNDATION IN
VOLUME 1083, PAGE 130, DEED RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 10, DATE 5-16-03



VICINITY MAP
(NOT TO SCALE)

Lot 4
QUALITY TRAILER PRODUCTS INC.
ADDITION IN CAB. A, SLIDE 639,
P.R.P.C.T.

LEAH SEE SURVEY,
ABSTRACT NO. 805

(Control Monument)
1/2" REBAR
ROD FOUND

N81°39'24"E
79.47'

(Control Monument)
1/2" REBAR
ROD FOUND

509°41'00"E

10' TESCO EASEMENT
IN VOL. 508, PG. 136,
D.R.P.C.T.

N44°05'24"E
93.70'

Block 1
Lot 1
(SQUARE FEET=16,302+/-)

EMANUEL FOUNDATION
IN VOL. 1083, PG. 130,
R.R.P.C.T.

1/2" REBAR
ROD FOUND

Main Street
(100' RIGHT OF WAY)

L=22.28
L=262.30'
CH=139°02'25"W, 281.96'

S46°34'54"W
108.99'
N46°34'54"E
108.99'

Lot 2
(SQUARE FEET=9,204+/-)

EMANUEL LUMBER
CO. IN VOL. 1615,
PG. 1415, R.R.P.C.T.

60-D NAIL
FOUND IN TREE

N89°56'00"W
27.00'

(Point of Beginning)

Speer
Street

(VARIABLE WIDTH RIGHT OF WAY)

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

Whereas, I, Michael Summy, being the owner of a tract of land situated in the Leah See Survey, Abstract Number 805, Parker County, Texas, being that same tract of land described in a deed to Emanuel Foundation recorded in Volume 1083, Page 130, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found (Control Monument) in the north line of Speer Street for the southeast corner of said Foundation Tract;

Thence N.89°56'00"W., 27.00 feet along the north line of Speer Street same being the south line of the Foundation Tract to a 60-d nail set in a tree for the southwest corner of the Foundation Tract and in the northeast line of Main Street;

Thence 262.30 feet along the northeast line of Main Street same being the southwest line of the Foundation Tract in a curve to the left, concave to the northeast whose radius is 1482.30 feet and chord is N.39°02'25"W., 261.96 feet to a 1/2" rebar rod for the southwest corner of said Emanuel Foundation Tract same being the south corner of Lot 4, Quality Trailer Products Inc. Addition, an addition to Parker County, Texas, according to the plat recorded in Cabinet A, Slide 639, Plat Records, Parker County, Texas;

Thence N.44°05'24"E., 93.70 feet along the common line between the Emanuel Foundation Tract and said Lot 4 to a 1/2" rebar rod found (Control Monument);

Thence N.81°39'24"E. (base bearing), 79.47 feet continuing along said line to a 1/2" rebar rod found (Control Monument) for the north corner of the Emanuel Foundation Tract and in the west line of a tract of land described in a deed to Emanuel Lumber Co. recorded in Volume 1615, Page 1415, Real Records, Parker County, Texas;

Thence S.09°41'00"E. at 96.92 feet passing a 1/2" rebar rod found, in all 286.41 feet along the common line between the Emanuel Foundation Tract and said Emanuel Lumber Tract to the point of beginning and containing 26,202 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Michael Summy do hereby adopt this plat designating the herein described real property as Lots 1 & 2, Block 1, Leah See Addition #2, an addition to the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in McHenry County, Illinois, the 13 day of May, 2003.

[Signature]
Michael Summy

STATE OF ILLINOIS
COUNTY OF McHENRY

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Summy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13th day of May, 2003.

[Signature]
Notary Public

06/22/06
My Commission Expires