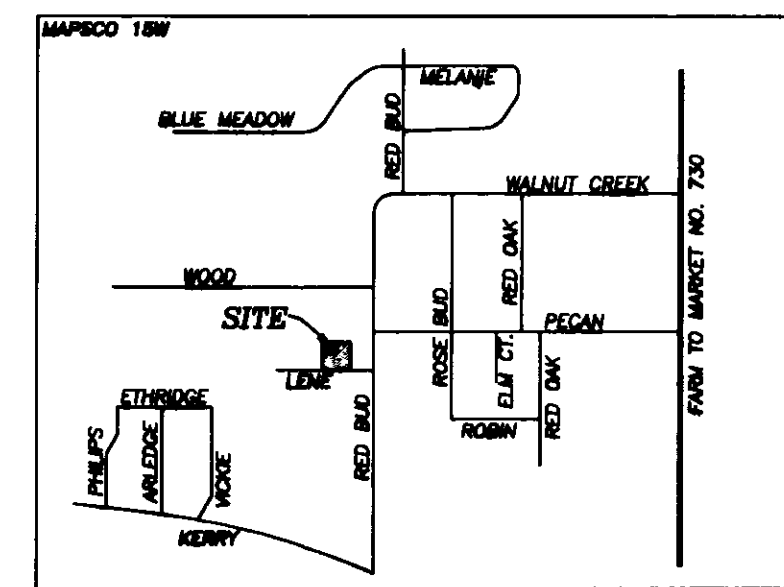
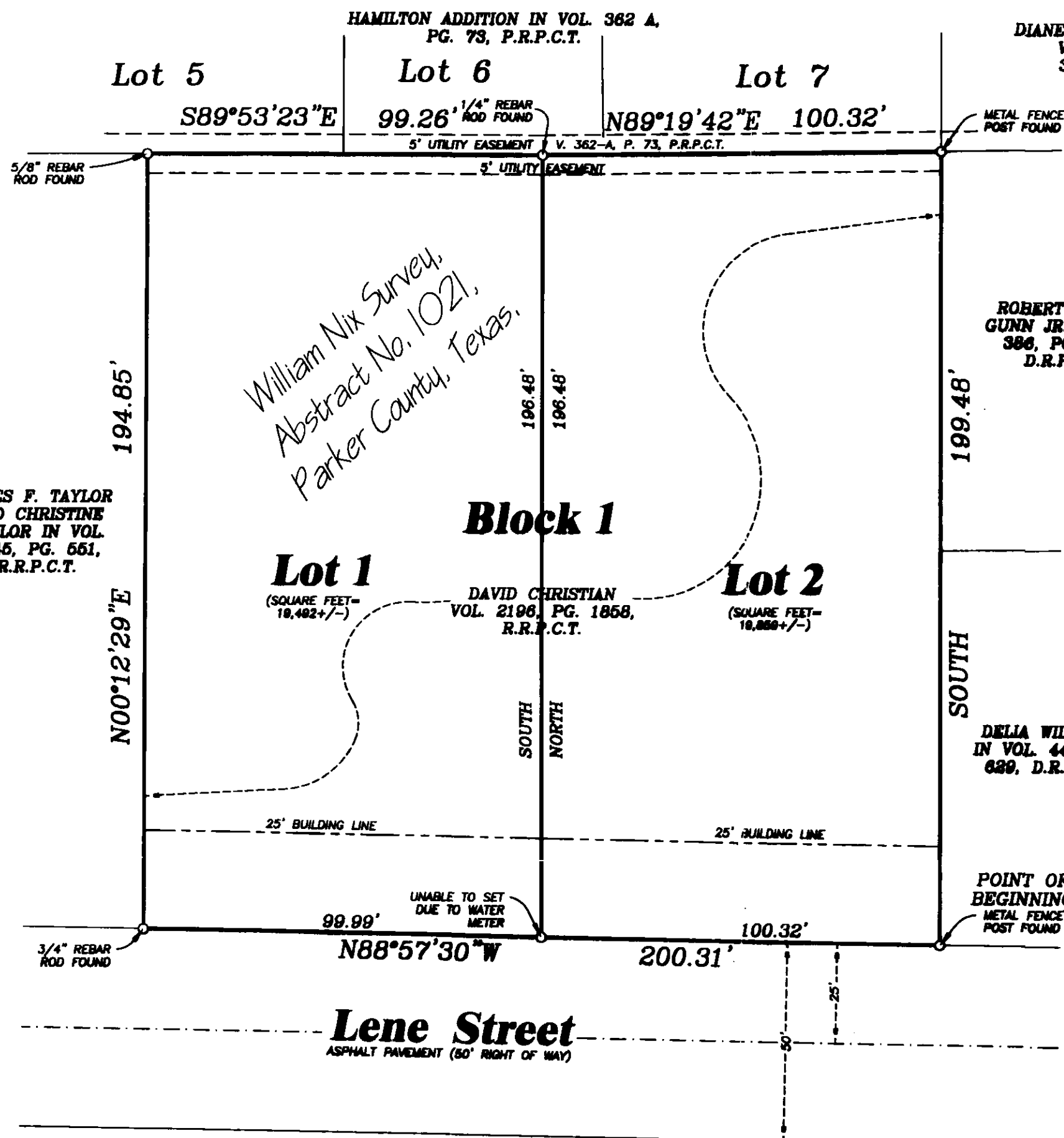


PEC-141



Owner:
David Christian
P.O. Box 772 A
Azle, TX 76098
817-657-1150

JAMES F. TAYLOR
AND CHRISTINE
TAYLOR IN VOL.
1545, PG. 551,
R.R.P.C.T.

William Nix Survey,
Abstract No. 1021,
Parker County, Texas.

DIANE MCFARLIN LUSTER
VOL. 1302, PG.
354, R.R.P.C.T.

ROBERT MASON
GUNN JR. IN VOL.
386, PG. 276,
D.R.P.C.T.

DELIA WILLIAMS
IN VOL. 442, PG.
629, D.R.P.C.T.

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, I, David Christian, being the owner of a tract of land situated in the William Nix Survey, Abstract No. 1021, Parker County, Texas, as recorded in Volume 2198, Page 1858, Real Records, Parker County, Texas, and, being that same tract of land described in a deed to Elvin C. Jones recorded in Volume 1309, Page 719, Real Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a metal fence post found (Control Monument) in the north line of Lene Street (a 50' R.O.W.) at the southwest corner of that certain tract of land described by deed to Delia Williams, as recorded in Volume 442, Page 629, Deed Records, Parker County, Texas; Thence N.88°57'30"W., 200.31 feet along the north line of Lene Street to a 3/4" rebar rod found for the southeast corner of that certain tract of land described by deed to James F. Taylor and, Christine Taylor as recorded in Volume 1545, Page 551, Real Records, Parker County, Texas;

Thence N.00°12'29"E., 194.85 feet along the line between said Christian and Taylor Tracts, to a 5/8" rebar rod found for the northeast corner of said Taylor Tract, in the south line of Lot 5, Hamilton Addition as recorded in Volume 382-A, Page 73, Plat Records, Parker County, Texas;

Thence S.89°53'23"E., 99.26 feet along the line between said Christian Tract and Lots 5 and 6, Hamilton Addition, to a 1/4" rebar rod found in the south line of said Lot 6;

Thence N.89°19'42"E., 100.32 feet along the line between said Christian Tract and Lots 6 and 7 Hamilton Addition to a metal fence post found (Control Monument) at the southeast corner of said Lot 7 and, the southwest corner of that certain tract of land described by deed to Diane McFarlin Luster, as recorded in Volume 1302, Page 354, Real Records, Parker County, Texas, at the northwest corner of that certain tract of land described by deed to Robert Mason Gunn Jr. as recorded in Volume 386, Page 276, Deed Records, Parker County, Texas;

Thence South 199.48 feet along the line between said Christian, Gunn and, Williams Tracts to the point of beginning and containing 39,351 square feet of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, David Christian do hereby adopt this plat designating the herein described real property as Lots 1 and 2, CHRISTIAN ADDITION, 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 Tarrant County, Texas, the 26 day of APRIL, 2004.

David Christian

STATE OF TEXAS
COUNTY OF TARRANT
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David Christian, 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 26 day of APRIL, 2004.



12-02-2006
My Commission Expires

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

PLAT LOTS 1 & 2, BLOCK 1, CHRISTIAN ADDITION

BEING A TRACT OF LAND SITUATED IN THE WILLIAM NIX SURVEY, ABSTRACT NO. 1021, PARKER COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO ELVIN C. JONES IN VOLUME 1309, PAGE 719, DEED RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____

NOTES:
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.
WATER/WASTEWATER IMPACT FEES
THE CITY OF AZLE HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES.
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.

CITY OF AZLE, TEXAS
PLANNING AND
ZONING COMMISSION
PLAT APPROVED DATE 4/27/04
BY: [Signature]
INTERIM CITY MANAGER

REVISED 03-05-04
REVISED 03-26-04 REVISED 04-15-04
I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

[Signature]
LONNIE REED
R.P.L.S. No. 4277

12-1-03

