

**DEDICATION**  
STATE OF TEXAS  
COUNTY OF PARKER  
Whereas, I, Michael Summy, being the owner of Lots 1 and 2, Block 3, Leah See Addition, an addition to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 523, Plat Records, Parker County and being more particularly described by metes and bounds as follows:

BEGINNING AT AN "X"-CUT SET IN THE NORTHEAST LINE OF LOT 2, BLOCK 3, LEAH SEE ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 523, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID "X"-CUT ALSO BEING IN THE SOUTHWESTERLY LINE OF MAIN STREET, A 100.00 FEET WIDE RIGHT OF WAY;

THENCE S.41°40'33"E, 191.81 FEET ALONG THE LINE BETWEEN SAID CREEKSIDE PROPERTIES TRACT AND SAID MAIN STREET TO AN "X"-CUT SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KENNETH PRICE AND RECORDED IN VOLUME 1472, PAGE 1873, REAL RECORDS, PARKER COUNTY, TEXAS, FROM WHICH A 1/2" REBAR ROD FOUND BEARS S.34°46'58"E, 12.00 FEET, AND S.33°35'58"E, 86.10 FEET;

THENCE S.51°42'11"W, 87.50 FEET ALONG THE LINE BETWEEN SAID PRICE TRACT AND SAID CREEKSIDE PROPERTIES TRACT TO AN "X"-CUT FOUND IN THE NORTH LINE OF LOT 4, CALLAWAY COURT, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 169, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID "X"-CUT ALSO BEING AT THE SOUTHWEST CORNER OF SAID PRICE TRACT, FROM WHICH A 1/2" REBAR ROD FOUND BEARS S.54°41'30"E, 93.55 FEET;

THENCE N.58°41'36"W, 104.05 FEET ALONG THE LINE BETWEEN SAID LOT 4 AND SAID CREEKSIDE PROPERTIES TO A 1/2" REBAR ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 4, SAID ROD ALSO BEING AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 3, OF SAID CALLAWAY COURT;

THENCE N.33°54'42"W, 31.81 FEET ALONG THE LINE BETWEEN SAID LOT 3 AND SAID CREEKSIDE PROPERTIES TRACT TO A CEDAR FENCE POST FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3, SAID POST ALSO BEING AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S.88°32'37"W, 116.69 FEET ALONG THE NORTH LINE OF SAID CALLAWAY COURT ADDITION TO A 1/2" REBAR ROD FOUND;

THENCE S.88°53'22"W, 122.43 FEET CONTINUING ALONG THE NORTH LINE OF SAID CALLAWAY COURT ADDITION TO A 1/2" REBAR ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 3 OF SAID LEAH SEE ADDITION;

THENCE N.25°45'09"W, 115.72 FEET ALONG THE EAST LINE OF SAID LOT 3 TO A POINT IN CONCRETE AT THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 3 OF SAID LEAH SEE ADDITION;

THENCE N.25°55'54"W, 122.32 FEET CONTINUING ALONG THE EAST LINE OF SAID LOT 3 TO A METAL FENCE POST;

THENCE N.28°11'45"W, 104.98 FEET CONTINUING ALONG THE EAST LINE OF SAID LOT 3 TO A 60-D NAIL FOUND AT THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO MICHAEL HENLEY AND SANDRA K. HENLEY AND RECORDED IN VOLUME 1534, PAGE 1079, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE N.33°37'52"E, 116.15 FEET ALONG THE SOUTHEAST LINE OF SAID HENLEY TRACT TO AN "X" CUT IN CONCRETE FOUND IN THE SOUTHERLY LINE OF MAIN STREET AN EXISTING 100 FEET WIDE RIGHT OF WAY AND BEING THE NORTHEAST CORNER OF SAID HENLEY TRACT;

THENCE S.58°08'32"E, 143.48 FEET ALONG THE SOUTHERLY LINE OF SAID MAIN STREET TO A 1/2" REBAR ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1223.66 FEET AND A CHORD OF S.50°25'45"E, 327.05 FEET;

THENCE SOUTHEASTERLY, 328.03 FEET ALONG SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID MAIN STREET TO THE POINT OF BEGINNING AND CONTAINING 2.85 ACRES 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 1R, 2R-1 and 2R-2, Block 3, Leah See 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 McHenry County, Illinois, the 13 day of May, 2003.  
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.  
Denise A. Andersen  
Notary Public  
My Commission Expires 06/22/05



STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.  
May 16, 2003  
JENNIE WARDEN, COUNTY CLERK  
PARKER COUNTY

**Owner:**  
Michael Summy  
514 Main Street  
Azle, TX 76020

ACCT. NO.: 14500  
SCH. DIST.: AZ  
CITY: AZ  
MAP NO.: N-9

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On May 16, 2003 at 11:44A  
Document Number: 00406363  
Sheet: 56 of 60  
By: Leann Franklin

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

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

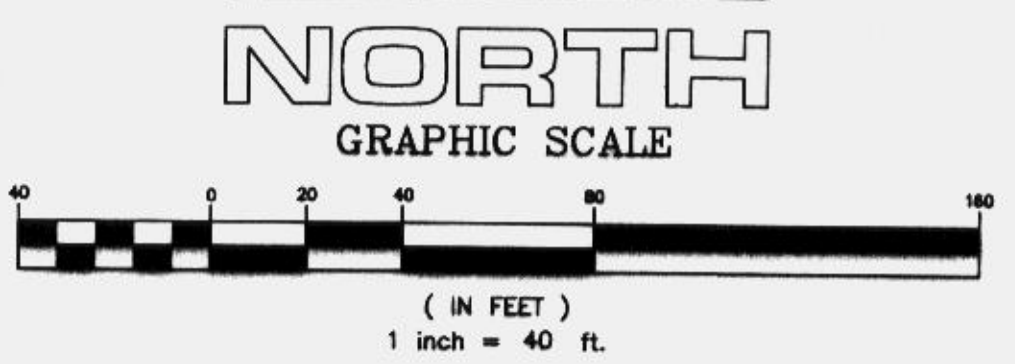
**Notes:**  
According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C 0118 H, Dated August 2, 1995, the rear portion of this tract is in Zone AE, which is in the 100 year flood zone, the remaining portion is in Zone X, which is not in the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



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 5-15-03  
BY: [Signature]  
CHAIRMAN

D&S 88480363 Bk OR Vp1 2108 Pg 46A

**RE-PLAT**  
**LOTS 1R, 2R-1, 2R-2, BLOCK 3**  
**Leah See Addition,**  
BEING ALL OF LOTS 1 AND 2, BLOCK 3, LEAH SEE ADDITION, AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 523, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET C, SLIDE 9, DATE 5-16-03