PYRAMID ACRES
UNIT NO. 14
A SUBDIVISION OF A PORTION OF THE
J.S.G.N. & J.L. GOFORTH SURVEYS
TARRANT & PARKER COUNTIES, TEXAS

57979

RECEIVED AND FILED
FOR RECORD
At 2:30 O'Clock P M.
APR 19 1977
T. H. "Tommy" McDANIEL, Co. Clerk
PARKER COUNTY, TEXAS
By ..... Deputy
5.00

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 on the 19 day of April A.D., 19 77 in Vol. 361-A Page 9 of the Plat Records of Parker, Texas

T. H. "Tommy" McDaniel
County Clerk, Parker County, Texas

Description

Pyramid Acres, Unit No. 14, being a subdivision of a portion of the J.L. Goforth Survey, Tarrant and Parker Counties, Texas,

BEGINNING at a ½" iron rod, the Southeast corner of a tract of land described in Volume 2199, Page 360, of the Deed Records of Tarrant County, Texas, from whence the Southeast corner of the J.L. Goforth Survey bears N.00°14'00"W., 40.55' and N.88°15'00"E., 38.89';

THENCE N.00°15'40"W., 2063.03 feet,
THENCE S.89°44'20"W., 230.00 feet,
THENCE S.00°15'40"E., 22.50 feet,
THENCE S.89°44'20"W., 450.00 feet to the beginning of a curve to the right with a radius of 400.00 feet,
THENCE Northwest along said curve, 334.27 feet to a point of reverse curve,
THENCE Northwest on a curve to the left with a radius of 460.00 feet a distance of 343.50 feet,
THENCE N.85°10'00"W., 337.27 feet,
THENCE S.00°09'35"E., 2355.23 feet,
THENCE N.89°39'30"E., 1617.20 feet to the point and place of BEGINNING and CONTAINING 80.022 Acres, more or less

Dedication

The State of Texas I
County of Dallas I Know all men by these presents:

That I, B.J. Sledge, Vice President of Pyramid Properties, Inc., the owners of the land shown and described on this plat, have caused all of said lands to be surveyed, subdivided, platted and designated as Pyramid Acres, Unit No. 14, to the City of Fort Worth, Texas, and I so declare that all the streets, alleys, lanes, and easements shown upon such plat and map are dedicated, and same are hereby dedicated to the public forever, to be used as streets, alleys, lanes, and easements.

EXECUTED this 8TH day of SEPTEMBER 1972

B.J. Sledge

The State of Texas I
County of Dallas I

Before me, the undersigned, a Notary Public in and for said Dallas County, Texas, on this day personally appeared B.J. Sledge, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me the same was the act of said corporation, and that he executed the same as the act of said corporation for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8TH day of SEPTEMBER 1972.

Josie G. Warren
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Certificate

I, JIMMIE NAIL, a Registered Public Surveyor, do hereby certify that the above described plat is true and correct as surveyed by me on the ground this 10TH day of JUNE 1971

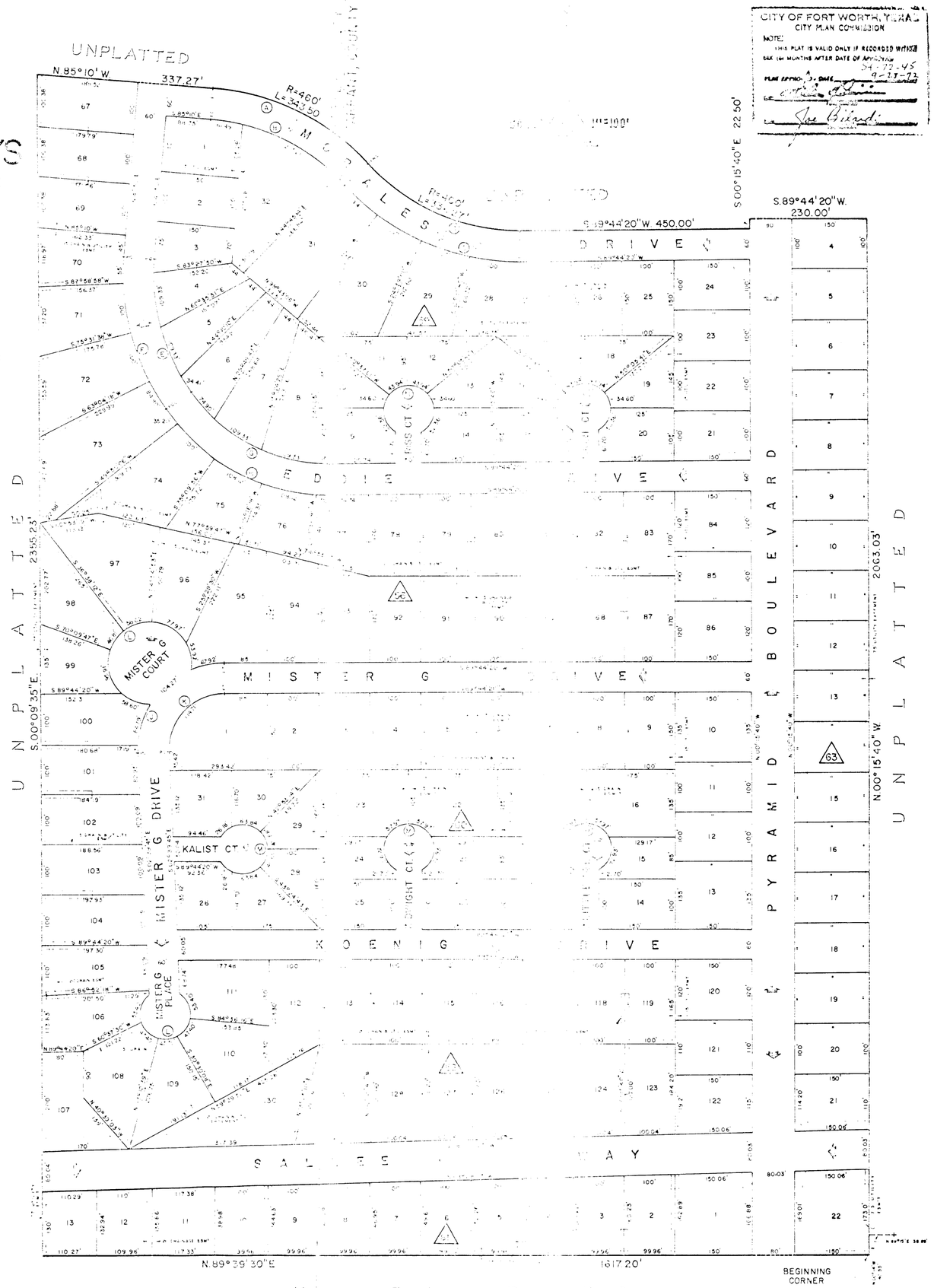
STATE OF TEXAS — JIMMIE NAIL — 1012 — REGISTERED PUBLIC SURVEYOR

Jimmie Nail
Registered Public Surveyor — Amarillo, Texas

CURVE DATA				
MARK	ANGLE	RADIUS	LENGTH	TANGENT
(A)	42°47'08"	460.00'	343.50'	180.27'
(B)	"	400.00'	298.70'	156.70'
(C)	47°52'48"	400.00'	334.27'	177.59'
(D)	"	460.00'	384.41'	204.23'
(E)	39°50'00"	400.00'	278.09'	144.53'
(F)	"	460.00'	319.80'	166.67'
(G)	55°15'40"	330.58'	318.84'	173.03'
(H)	"	390.58'	376.11'	204.46'
(J)	92°24'05"	170.00	274.17'	177.28'
(K)	"	110.00'	177.40'	114.71'
(L)	286°15'37"	80.00'	249.90'	∞
(M)	360°00'00"	50.00'	261.80'	∞

NOTES:
1. ½" IRON ROD AT EACH LOT CORNER
2. 25' FRONT BUILDING SETBACK
15' SIDE STREET BLDG. SETBACK
3. PS INDICATES PUBLIC OPEN SPACE RESTRICTION
4. INDICATES DRAINAGE FLOW

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS,
THIS 9TH DAY OF October 1972
ED LOFTIN, COUNTY CLERK
BY Jo Cate
CLERK OF COMMISSIONERS COURT



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
DATE APPROVED 8-23-72
FILE NO. DATE 9-27-72
SEC. Joe Bryant

RECORDED IN VOL. 388-78 PG. 49
MAP RECORDS TARRANT CO., TEXAS

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE (EXCEPT OR PART OF ANY TYPE EXCEEDING [illegible] HEIGHT ABOVE THE CURB GRADE OF THE CLOSE NEAR TO BUILDINGS, FENCES, WALLS, SIGNS, TREE SHRUBS, ONCE, ETC., MAY HEREAFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL [illegible] BY ORDINANCE PASSED BY THE CITY CO...

PREPARED BY
JIMMIE NAIL & CO.
2213 WOLFLIN
AMARILLO, TEXAS

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