

DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, W. R. Pierce, being the owner of a tract of land out of the T. & P. RR Co. Survey, Abstract No. 1431, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a chain link fence post in the north line of State Highway No. 199, said post also being the southeast corner of Lot 18, Block 1, Emanuel Heights Subdivision as recorded in Volume 359A, Page 45, Plat Records, Parker County, Texas;

THENCE N. 00 deg. 54 min. 35 sec. E., 449.65 feet along the east line of said Lot 18 and Lot 3 of said Emanuel Heights to a 1/2" Rebar Rod at a fence corner, said rod being the southwest corner of the Irwin L. Theolet 0.32 acre tract;

THENCE N. 71 deg. 08 min. 13 sec. E., 93.76 feet along the south line of said Theolet tract to a 5/8" Rebar Rod in the west line of Rosebud Street;

THENCE S. 15 deg. 43 min. 31 sec. E., 83.43 feet along said street to Fence Post;

THENCE S. 19 deg. 54 min. 47 sec. E., 272.58 feet continuing along said west line of Rosebud St. to a 1/2" Rebar Rod;

THENCE S. 41 deg. 59 min. 00 sec. E., 125.64 feet continuing along the west line of said street to a 1/2" Rebar Rod at the intersection on the west line of Commerce Street;

THENCE S. 09 deg. 41 min. 00 sec. E., 49.50 feet along the west line of said Commerce Street to a Fence Post;

THENCE S. 01 deg. 55 min. 00 sec. W., 72.52 feet continuing along the west line of said street to a PK Nail in the north line of the aforementioned State Highway No. 199;

THENCE N. 62 deg. 11 min. 00 sec. W., 50.78 feet continuing along the north line of said Highway to a 60D Nail;

THENCE S. 50 deg. 30 min. 05 sec. W., 49.88 feet continuing along said north line to a 3/8" Rebar Rod;

THENCE N. 69 deg. 58 min. 58 sec. W., 231.86 feet continuing along said north line to the POINT OF BEGINNING and containing 2.30 Acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That W. R. Pierce does hereby adopt this plat as Lot 1, Pierce Addition, an Addition to the City of Azle, Parker County, Texas, and do hereby dedicate to the publics use forever the streets and easements shown thereon.

Greenspace

The space designated as greenspace is reserved as a landscaped buffer zone between the above described real property and the adjacent residentially zoned properties. None of this space shall be used for parking or other uses accessory to the commercial purpose of the remainder of the property. All of this space shall remain and be maintained as a landscaped buffer zone for so long as the adjacent properties are zoned for residential use and shall be a covenant running with the land.

That W. R. Pierce, his successors, and assigns agree to pay for the installation and construction of all curbs and gutters located in the subdivision side of all streets forming a boundary of the subdivision which have not been installed at the time of the approval of this plat.

WITNESS MY HAND AT TARRANT COUNTY, TEXAS, the 13 day of Oct. 1989.

*W. R. Pierce*  
W. R. Pierce

STATE OF TEXAS  
COUNTY OF PARKER Tarrant

This instrument was acknowledged before me on 10-13-89 1986, by W. R. Pierce.

*Jean Hobbs*  
Notary Public

10-31-92  
Date My Commission Expires

182783  
PCA 701

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 thereon by me.  
RECORDED OCT 20 1989

Carrie Reed  
County Clerk, Parker County, Tex.

RECEIVED AND FILED FOR RECORD  
OCT 20 1989  
9:00 O'Clock A.M.

CARRIE REED, Co. Clerk  
PARKER COUNTY, TEXAS  
By *JR* Deputy

60.00

PLAT SHOWING

LOT 1  
PIERCE ADDITION

TO THE CITY OF AZLE  
BEING A PORTION OF THE  
T. & P. RR Co. SURVEY  
A-1431  
PARKER COUNTY, TEXAS

PLANNING AND ZONING COMMISSION

Approved: 9/21/89

By Chairman: *John Brown*

By Secretary: *Karen Passmore*

CITY OF AZLE, TEXAS

Approved: 10/3/89

By Mayor: *Cliff Stone*

By Secretary: *Kim Skilton*



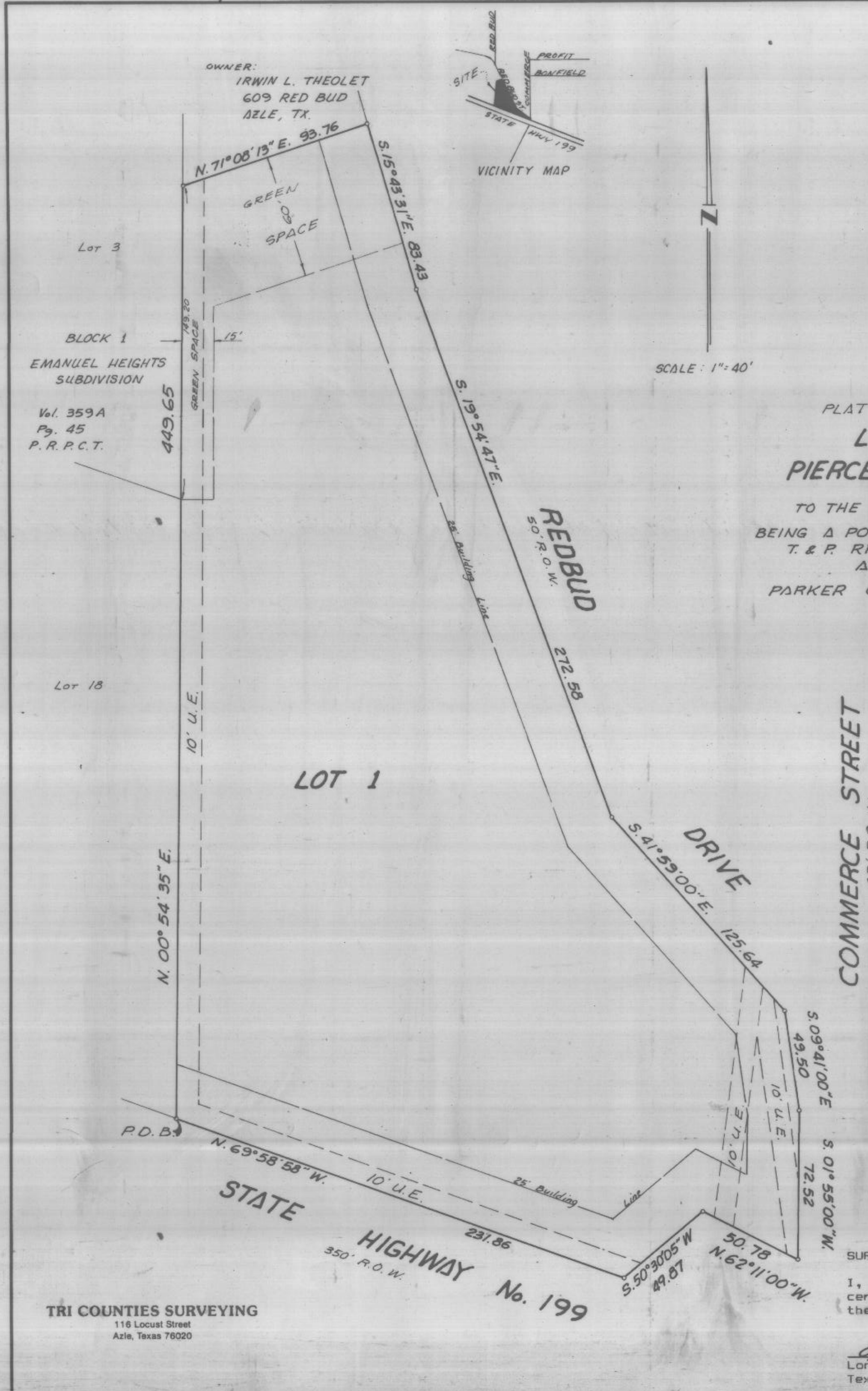
SURVEYOR'S CERTIFICATE

I, Lonnie Reed, Registered Public Surveyor, do hereby certify that this plat represents an actual survey made on the ground under my supervision.

*Lonnie Reed*  
Lonnie Reed, Registered Public Surveyor  
Texas Registration # 4277

9-8-89  
Date

This plat filed in Cabinet \_\_\_\_\_ Slide# \_\_\_\_\_ Date \_\_\_\_\_



TRI COUNTIES SURVEYING  
116 Locust Street  
Azle, Texas 76020