

201731106 PLAT Total Pages: 1

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, That Oaknutt Partners, LLC, is the owner of the following described real property to wit:

Description for a tract of land situated in the T. & P. RR. CO. SURVEY NO. 7, ABSTRACT NO. 1431, Parker County, Texas, being that certain tract of land described by deed to Oaknutt Partners LLC recorded in Document No. 201721144, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2, Block 4, AZLE INDUSTRIAL PARK, an addition to the City of Azle, Parker County, Texas, according to the Plat recorded in Cabinet A, Slide 700, Plat Records, Parker County, Texas, and being in the South line of that certain tract of land described by deed to Tracy G. Crouch Keshtkar, recorded in Document No. 201404642, Official Records, Parker County, Texas;

THENCE N 89°26'13" E, along the common line of said Oaknutt tract and said Keshtkar tract, passing the Southwest corner of Lot 6, Block 1, OAK COURT ADDITION, an addition to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 662, Plat Records, Parker County, Texas, in all, 290.83 feet to a capped iron found at the Northwest corner of Lot 4, Block 4, AZLE INDUSTRIAL PARK, an addition to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 102, Plat Records, Parker County, Texas;

THENCE S 00°00'08" W, along the West line of said Lot 4, Block 4, 542.50 feet to a 1/2" iron found in the North line of Commerce Street;

THENCE S 89°53'24" W, along the North line of said Commerce Street, 290.94 feet to a 5/8" iron found at the Southeast corner of said Lot 2, Block 4;

THENCE N 00°00'56" E, along the East line of said Lot 2, Block 4, 538.30 feet passing a 1/2" iron found, continuing in all, 540.20 feet to the POINT OF BEGINNING and containing 3.61 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Oaknutt Partners LLC, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

LOT 3, BLOCK 4,  
AZLE INDUSTRIAL PARK  
CITY OF AZLE,  
PARKER COUNTY, TEXAS.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 12 day of December, 2017.

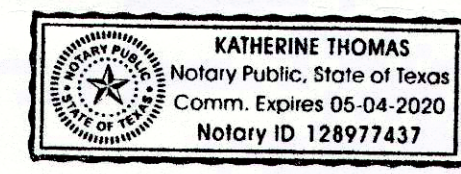
*Andy Rector*  
Andy Rector, President

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Andy Rector, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12<sup>th</sup> day of December, 2017.

*Katherine Thomas*  
Katherine Thomas  
Notary Public State of Texas

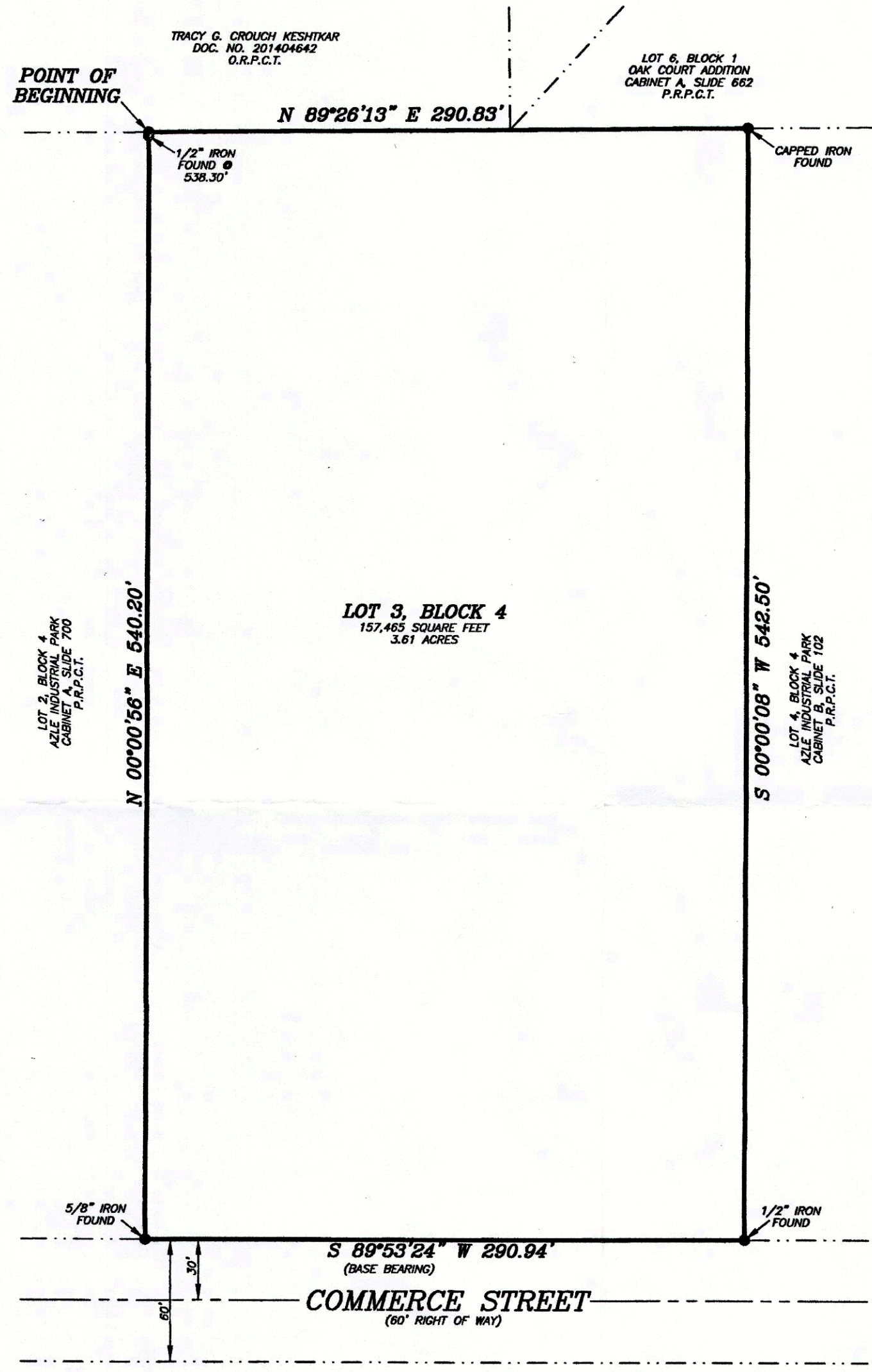


ACCT. NO.: 10300  
SCH. DIST.: AZ  
CITY: N-8  
MAP NO.:

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201731106  
12/15/2017 02:50 PM  
Fee: 75.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

FINAL PLAT  
Lot 3, Block 4,  
AZLE INDUSTRIAL PARK,  
AN ADDITION TO THE CITY OF AZLE,  
PARKER COUNTY, TEXAS.

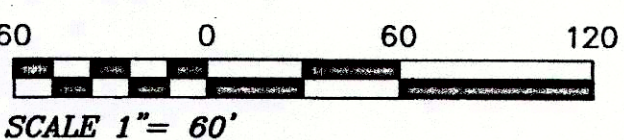


SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE CO. IN TITLE COMMITMENT NO. FT-2RE-9000381700537-RM, DATED JULY 23, 2017.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008 SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

THE EASEMENTS RECORDED IN VOLUME 163, PAGE 194; VOLUME 259, PAGE 17; VOLUME 658, PAGE 517 AND VOLUME 658, PAGE 519, D.R.P.C.T. DO NOT AFFECT THIS PROPERTY.

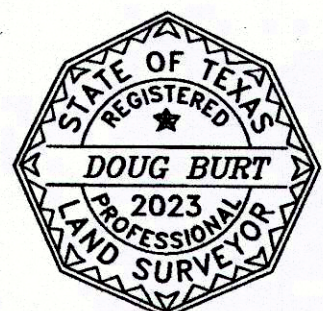
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.



Approved by the Planning and Zoning Commission  
ON THIS THE 15 DAY OF December 2017  
*[Signature]*  
Planning and Zoning Chairman  
Attest:  
*[Signature]*  
Planning and Zoning Secretary

NRB SURVEYING, PLLC  
P.O. BOX 454  
SPRINGTOWN, TEXAS, 76082  
817-584-9027  
surveyrequest@nrbsurveying.com  
FIRM NO. 10186800

OWNER/DEVELOPER:  
OAKNUTT PARTNERS LLC  
1315 W. 10TH ST.  
FORT WORTH, TEXAS, 76102



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*[Signature]*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 16, 2017

E-9

10300.004.00.10