

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°42'00"	200.00'	19.90'	S47°52'39"E	19.89'
C2	7°09'09"	750.00'	92.75'	N47°11'04"W	92.69'
C3	103°24'55"	35.50'	64.08'	N08°03'57"E	55.72'
C4	102°20'46"	35.50'	63.41'	S69°03'12"E	55.31'
C5	12°20'46"	590.00'	107.74'	N24°03'12"W	107.53'
C6	20°30'04"	750.00'	268.36'	N40°28'37"W	266.93'
C7	48°17'41"	200.00'	168.58'	N74°52'30"W	163.63'
C8	48°17'41"	200.00'	168.58'	S15°07'30"W	163.63'
C9	41°38'12"	350.00'	254.34'	S29°50'29"E	248.78'
C10	154°24'50"	50.00'	134.74'	N08°24'46"E	97.52'
C11	154°56'00"	50.00'	135.20'	S68°36'06"E	97.82'
C12	309°35'53"	60.00'	324.21'	N59°33'54"E	51.10'
C13	5°42'00"	235.00'	23.38'	S47°52'39"E	23.37'

LINE TYPE LEGEND

--- (dashed)	BOUNDARY LINE
--- (dash-dot)	EASEMENT LINE
--- (solid)	BUILDING LINE

LEGEND

O.P.R.P.C.T.	OFFICIAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS
IRFC	IRON ROD FOUND
IRSC	IRON ROD FOUND W/ CAP
P.O.B.	POINT OF BEGINNING
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
---	STREET NAME CHANGE

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998432765.
 - According to Community Panel No. 48367C0200E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded" (Areas determined to be outside the 0.2% annual chance floodplain). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - All HOA Lots to be owned and maintained by the Homeowners Association (HOA).
 - Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - The subject tract is located in the City of Azle's corporate limits.
 - Screening wall and associated wall maintenance easements shall be owned and maintained by the Homeowners Association (H.O.A.)

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°01'39"E	58.41'	L11	N75°13'35"W	14.14'	L21	S39°16'21"W	35.37'	L31	N13°32'14"W	49.33'
L2	S30°13'35"E	64.08'	L12	S35°58'40"W	14.14'	L22	N00°55'28"W	55.55'	L32	S80°58'40"W	26.70'
L3	N80°58'40"E	54.22'	L13	N05°43'39"W	14.14'	L23	N09°01'20"W	52.27'	L33	S80°58'40"W	47.65'
L4	N39°20'28"E	15.00'	L14	S89°50'39"W	21.20'	L24	S22°18'22"E	48.91'	L34	N00°14'08"E	25.88'
L5	S90°03'21"E	21.22'	L15	S84°16'21"W	14.14'	L25	S68°38'17"E	31.81'	L35	S00°14'08"W	24.19'
L6	N84°16'21"E	14.14'	L16	N08°23'35"E	12.48'	L26	S50°43'39"E	54.55'	L36	N36°23'03"E	33.45'
L7	S05°43'39"E	14.14'	L17	S66°36'46"E	12.42'	L27	S44°40'45"E	52.85'	L37	N63°19'28"W	27.56'
L8	S14°46'25"W	14.14'	L18	S54°01'20"E	14.14'	L28	S00°49'15"W	42.42'	L38	S13°50'42"W	27.84'
L9	S75°19'35"E	21.21'	L19	N59°46'25"E	28.96'	L29	S00°49'15"W	20.00'	L39	S50°43'39"E	71.69'
L10	N14°46'25"E	21.21'	L20	N68°30'34"E	28.71'	L30	S32°28'48"W	39.51'	L40	S45°01'39"E	28.55'

ACCT NO: 12812
SCH DIST: AZ
CITY: CAZ

21884.021.000.00
20593.001.010.00

**FINAL PLAT
GRAYSTONE RIDGE**
98 RESIDENTIAL LOTS
4 OPEN SPACES

BEING 26.103 ACRES OUT OF
J.HOGGARD SURVEY, ABSTRACT NO. 593 AND
E.ROWDEN SURVEY, ABSTRACT NO. 1884
CITY OF AZLE, PARKER COUNTY, TEXAS



6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	02/23/2021	068517100	1 OF 2

OWNER:
D.R. Horton - Texas, Ltd.
6751 North Freeway
Fort Worth, Texas 76131
P (817) 230-8800
Contact: Justin Bosworth, P.E.

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
P (972) 335-3580
Contact: Thomas L. Fletcher, P.E.

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OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF PARKER §

WHEREAS D.R. HORTON - TEXAS, LTD, is the sole owner of the following described tract of land:

BEING a tract of land situated in the E. Rowden Survey, Abstract No. 1884 and the James Hoggard Survey, Abstract No. 593, Parker County, Texas and being a portion of a called 65.71-acre tract of land described in a Warranty Deed to Charles Allison Scrimshire, recorded in Volume 1257, Page 43, of the Official Public Records of Parker County, Texas, and being more particularly described as follows:

BEGINNING at an 5/8 inch iron rod found the most westerly corner of said 65.71 acre tract, common to the northeast corner of a tract of land described in a deed to BMP Enterprises, recorded in Document No. 201614800, of the Official Public Records of Parker County, Texas, same being on the southeasterly right of way line of Azle Highway (F. M. 730), a called 100' wide right of way;

THENCE North 44°54'57" East, along the northwesterly line of said 65.71-acre tract and the southeasterly right of way line of Azle Highway (F. M. 730), a distance of 376.76 feet to a 1/2 inch iron rod with cap stamped "HARLAN 2074" found for corner;

THENCE South 50°43'39" East, departing the northwesterly line of said 65.71-acre tract and the southeasterly right of way line of Azle Highway (F. M. 730), crossing said 65.71-acre tract a distance of 1491.06 feet to a 1/2 inch iron rod with cap stamped "HARLAN 2074" found on the easterly line of said 65.71 acre tract, same being on the westerly line of a tract of land described in a deed to J.D. Culp, recorded in Document No. 201613997, of the Official Public Records of Parker County, Texas;

THENCE South 00°05'07" West, along the easterly line of said 65.71 acre tract and said J.D. Culp tract, a distance of 247.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for south east corner of said 65.71 acre tract and the southwest corner of said J.D. Culp tract, same being on the northerly right of way line of South Stewart Street, an apparent public use right of way;

THENCE South 76°05'28" West, along the southerly line of said 65.71 acre tract and the northerly right of way line of said South Stewart Street, a distance of 137.77 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE South 59°46'25" West, continuing along the southerly line of said 65.71 acre tract and the northerly right of way line of said South Stewart Street, a distance of 593.81 feet to a 5/8 inch iron rod found for southerly most southwest corner of said 65.71 acre tract, common the southeast corner of a tract of land described in a deed to Marcus Murpree, recorded in Volume 1310, Page 1027 of the Official Public Records of Parker County, Texas;

THENCE North 01°03'04" East, departing the northerly right of way line of said South Stewart Street, and along a westerly line of said 65.71-acre tract and the easterly line of said Marcus Murpree tract a distance of 330.21 feet to a 5/8 inch iron rod found for the northeast corner of said Marcus Murpree tract, common to an ell corner of said 65.71 acre tract;

THENCE North 89°10'45" West, along a southerly line of said 65.71 acre tract and the northerly line of said Marcus Murpree tract and a tract of land described in a deed to Tony R. Cooper, recorded in Document No. 201526669 of the Official Public Records of Parker County, Texas a distance of 633.61 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said 65.71 acre tract, common to the southeast corner of said BMP Enterprises tract;

THENCE North 09°01'20" West, along the westerly line of said 65.71 acre tract and the easterly line of said BMP Enterprises tract, a distance of 928.78 feet to the POINT OF BEGINNING and containing 26.103 acres (1,137,058 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That D.R. HORTON - TEXAS, LTD, ("Owner") does hereby adopt this plat designating the herein described real property as GRAYSTONE RIDGE, an addition to the City of Azle, Parker County, Texas, and does hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness, my hand this the 13 day of April, 2021.

D.R. HORTON - TEXAS, LTD, a Texas limited partnership

BY: D.R. HORTON, INC.,
 a Delaware Corporation,
 its authorized agent

By: Benjamin Clark, Assistant Vice President

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Benjamin Clark, Assistant Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this 13 day of April, 2021.

Katie Sabin
 Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Azle, Texas.

Michael Marx
 Registered Professional Land Surveyor No. 5181
 Kimley-Horn and Associates, Inc.
 6160 Warren Pkwy, Suite 210
 Frisco, Texas 75034
 Phone 972-335-3580
 Fax 972-335-3779

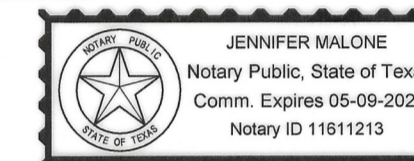


STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Marx, known to me to be the person and officer 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 the 13th day of April, 2021.

Jennifer Malone
 Notary Public, State of Texas



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	0.902	39,279	BLOCK C LOT 1	0.158	6,875	BLOCK C LOT 26	0.170	7,425	BLOCK D LOT 14	0.171	7,440	BLOCK D LOT 39	0.218	9,517
BLOCK A LOT 2	0.158	6,875	BLOCK C LOT 2	0.158	6,875	BLOCK C LOT 27	0.201	8,775	BLOCK D LOT 15	0.197	8,571	BLOCK D LOT 40	0.185	8,075
BLOCK A LOT 3	0.158	6,875	BLOCK C LOT 3	0.157	6,854	BLOCK C LOT 28	0.170	7,425	BLOCK D LOT 16	0.252	10,964			
BLOCK A LOT 4	0.158	6,875	BLOCK C LOT 4X	1.000	43,564	BLOCK C LOT 29	0.170	7,425	BLOCK D LOT 17	0.229	9,968			
BLOCK A LOT 5	0.185	8,075	BLOCK C LOT 5	0.358	15,602	BLOCK C LOT 30	0.170	7,425	BLOCK D LOT 18	0.158	6,875			
BLOCK B LOT 1	0.185	8,075	BLOCK C LOT 6	0.204	8,866	BLOCK C LOT 31	0.170	7,425	BLOCK D LOT 19	0.158	6,875			
BLOCK B LOT 2	0.158	6,875	BLOCK C LOT 7	0.196	8,518	BLOCK C LOT 32	0.196	8,518	BLOCK D LOT 20	0.158	6,875			
BLOCK B LOT 3	0.158	6,875	BLOCK C LOT 8	0.181	7,878	BLOCK C LOT 33	0.279	12,147	BLOCK D LOT 21	0.158	6,875			
BLOCK B LOT 4	0.158	6,875	BLOCK C LOT 9	0.170	7,422	BLOCK C LOT 34	0.244	10,620	BLOCK D LOT 22	0.198	8,630			
BLOCK B LOT 5	0.158	6,875	BLOCK C LOT 10	0.164	7,140	BLOCK C LOT 35	0.199	8,888	BLOCK D LOT 23	0.212	9,244			
BLOCK B LOT 6	0.158	6,875	BLOCK C LOT 11	0.346	15,051	BLOCK C LOT 36	0.162	7,061	BLOCK D LOT 24	0.208	9,072			
BLOCK B LOT 7	0.158	6,875	BLOCK C LOT 12	0.239	10,414	BLOCK C LOT 37X	0.183	7,951	BLOCK D LOT 25	0.209	9,107			
BLOCK B LOT 8	0.158	6,875	BLOCK C LOT 13	0.164	7,125	BLOCK D LOT 1	0.167	7,281	BLOCK D LOT 26	0.190	8,290			
BLOCK B LOT 9	0.158	6,875	BLOCK C LOT 14	0.170	7,414	BLOCK D LOT 2	0.204	8,997	BLOCK D LOT 27	0.176	7,666			
BLOCK B LOT 10	0.158	6,875	BLOCK C LOT 15	0.185	8,041	BLOCK D LOT 3	0.164	7,152	BLOCK D LOT 28	0.168	7,327			
BLOCK B LOT 11	0.158	6,875	BLOCK C LOT 16	0.220	9,583	BLOCK D LOT 4	0.158	6,875	BLOCK D LOT 29	0.160	6,966			
BLOCK B LOT 12	0.158	6,875	BLOCK C LOT 17	0.194	8,451	BLOCK D LOT 5	0.158	6,875	BLOCK D LOT 30	0.158	6,875			
BLOCK B LOT 13	0.166	7,233	BLOCK C LOT 18	0.257	11,191	BLOCK D LOT 6	0.158	6,875	BLOCK D LOT 31	0.158	6,875			
BLOCK B LOT 14	0.172	7,500	BLOCK C LOT 19	0.341	14,874	BLOCK D LOT 7	0.158	6,875	BLOCK D LOT 32	0.164	7,160			
BLOCK B LOT 15	0.275	11,984	BLOCK C LOT 20	0.350	15,230	BLOCK D LOT 8	0.158	6,875	BLOCK D LOT 33	0.195	8,493			
BLOCK B LOT 16	0.360	15,681	BLOCK C LOT 21	0.255	11,092	BLOCK D LOT 9	0.158	6,875	BLOCK D LOT 34	0.252	10,967			
BLOCK B LOT 17X	0.438	19,087	BLOCK C LOT 22	0.228	9,942	BLOCK D LOT 10	0.158	6,875	BLOCK D LOT 35	0.200	8,707			
BLOCK B LOT 18	0.173	7,554	BLOCK C LOT 23	0.201	8,751	BLOCK D LOT 11	0.158	6,875	BLOCK D LOT 36	0.158	6,875			
BLOCK B LOT 19	0.158	6,875	BLOCK C LOT 24	0.183	7,951	BLOCK D LOT 12	0.158	6,875	BLOCK D LOT 37	0.158	6,875			
BLOCK B LOT 20	0.158	6,875	BLOCK C LOT 25	0.170	7,425	BLOCK D LOT 13	0.158	6,875	BLOCK D LOT 38	0.177	7,715			

CITY OF AZLE, TEXAS
 PLANNING & ZONING COMMISSION:
 June 18, 2020
 DATE APPROVED
 [Signature]
 CHAIRMAN
 [Signature]
 SECRETARY

FINAL PLAT
 GRAYSTONE RIDGE
 98 RESIDENTIAL LOTS
 4 OPEN SPACES

BEING 26.103 ACRES OUT OF
 J.HOGGARD SURVEY, ABSTRACT NO. 593 AND
 E.ROWDEN SURVEY, ABSTRACT NO. 1884
 CITY OF AZLE, PARKER COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
 Lila Deakle
 202121074
 05/27/2021 04:00 PM
 Fee: 80.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

E 771

Kimley»Horn
 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	CDS	KHA	02/23/2021	068517100	2 OF 2

OWNER:
 D.R. Horton - Texas, Ltd.
 6751 North Freeway
 Fort Worth, Texas 76131
 P (817) 230-0800
 Contact: Justin Bosworth, P.E.

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 6160 Warren Pkwy, Suite 210
 Frisco, Texas 75034
 P (972) 335-3580
 Contact: Thomas L. Fletcher, P.E.

DWG NAME: K:\PLAT\BUREAU\068517100\GRAYSTONE RIDGE PHASE 1\FINAL.DWG PLOTTED BY: MARX, MICHAEL 4/13/2021 11:49 AM LAST SAVED: 4/13/2021 12:58 AM