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Final Plat
 Lots 1 thru 38, Block 1
 Lots 1 thru 5, Block 2
 and Lots 1 thru 3, Block 3
SHADY CREEK ESTATES
 An Addition to Parker County, Texas
 Being 59.41 Acres Situated in the
 W.M. HOGGARD SURVEY, Abstract No. 595
 and the
 J.A. MORRISON SURVEY, Abstract No. 1840
 Parker County, Texas

October 2021

USER: PATIENCE GIRMA
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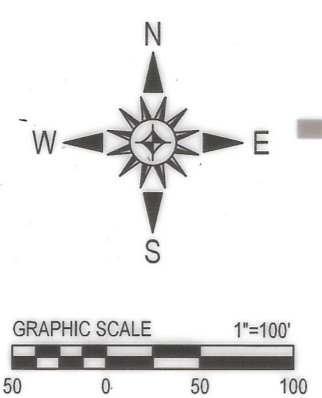
FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **F**, SLIDE **94**
 DATE **12-6-21**

OWNER:
 OAKNUTT PARTNERS, LLC
 1315 WEST 10TH STREET
 FORT WORTH TX. 76102



6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

JOB No. 306-9663
 DATE DEC. 2020
 SHEET
1 OF 5



J.C. REYNOLDS SURVEY
ABSTRACT NO. 1127

CITY OF AZLE
PARKER COUNTY - CITY OF AZLE ETJ

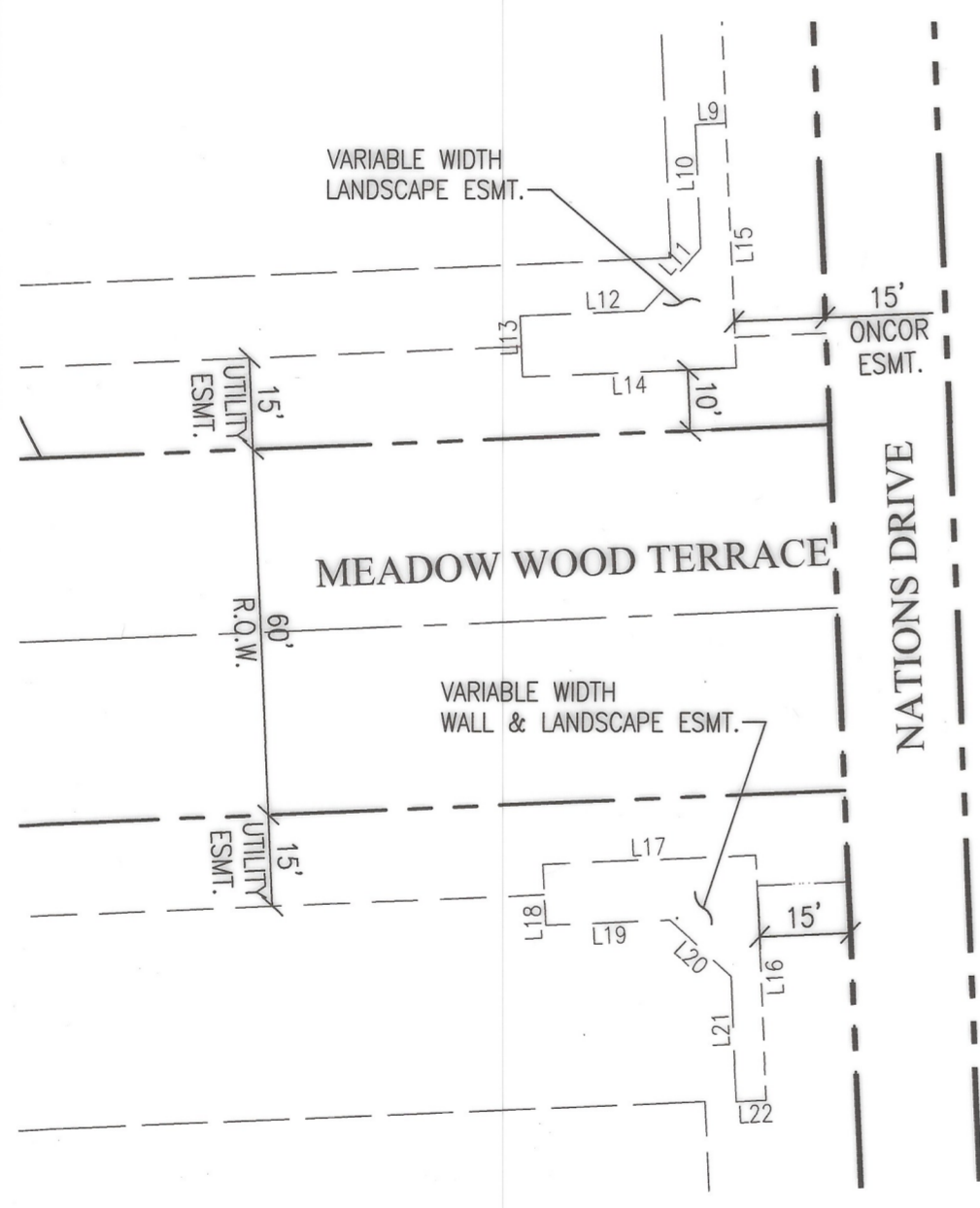
LINE No.	LENGTH	BEARING
L1	63.93	N61°51'35"E
L2	60.71	N49°23'59"E
L3	43.41	N64°19'47"E
L4	59.30	N61°48'09"E
L5	51.90	N12°20'19"W
L6	38.52	N68°36'15"W
L7	70.88	N19°21'09"E
L8	90.15	N40°35'25"E

K.R. THOMAS JR. ET AL
INST NO. 201515078
O.P.R.P.C.T.

A.J. REYNOLDS SURVEY
ABSTRACT NO. 2868

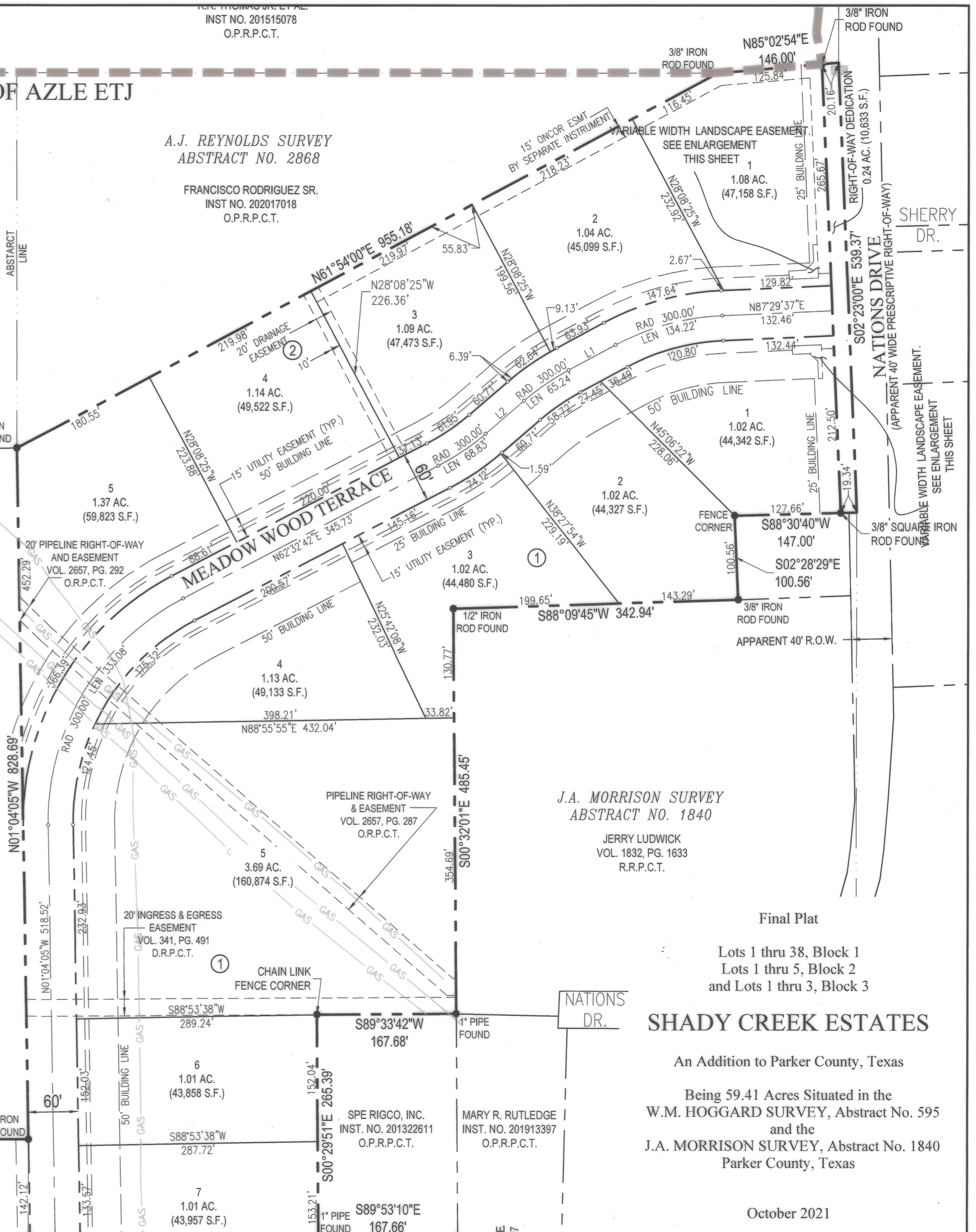
FRANCISCO RODRIGUEZ SR.
INST NO. 202017018
O.P.R.P.C.T.

LINE No.	LENGTH	BEARING
L9	5.00	N87°29'37"E
L10	20.45	S02°28'07"E
L11	13.77	N42°29'37"E
L12	20.47	N87°29'37"E
L13	10.00	S02°30'23"E
L14	35.20	S87°29'37"W
L15	40.19	N02°28'24"W
L16	40.25	S02°31'59"E
L17	35.14	S87°29'37"W
L18	10.00	S02°30'23"E
L19	20.43	N87°29'37"E
L20	13.81	S47°30'30"E
L21	20.49	S02°30'30"E
L22	5.00	N87°27'47"E



W.M. HOGGARD SURVEY
ABSTRACT NO. 595

DENISE S. SAUMTY
VOL. 2825, PG. 1040
O.P.R.P.C.T.



J.A. MORRISON SURVEY
ABSTRACT NO. 1840

JERRY LUDWICK
VOL. 1832, PG. 1633
R.R.P.C.T.

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October 2021

USER: PATIENCE GRINA
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FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
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DATE **12-6-21**

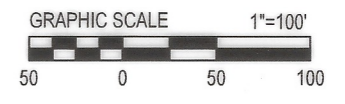
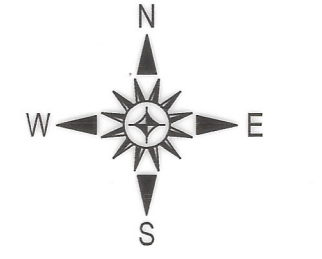
OWNER:
OAKNUTT PARTNERS, LLC
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FORT WORTH TX. 76102



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DATE DEC. 2020
SHEET
2 OF 5

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	63.93	N61°51'35"E
L2	60.71	N49°23'59"E
L3	43.41	N64°19'47"E
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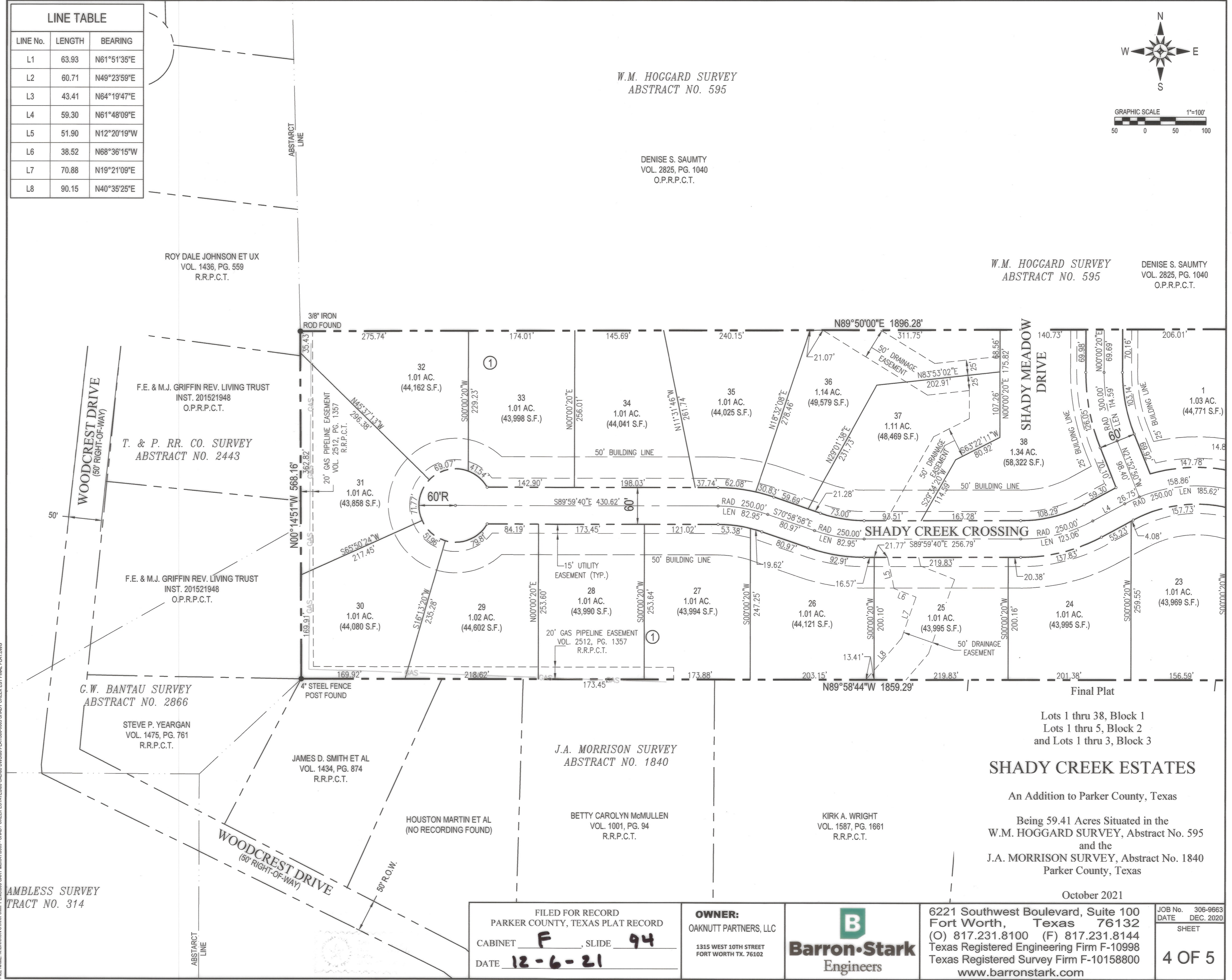


W.M. HOGGARD SURVEY
ABSTRACT NO. 595

DENISE S. SAUMTY
VOL. 2825, PG. 1040
O.P.R.P.C.T.

W.M. HOGGARD SURVEY
ABSTRACT NO. 595

DENISE S. SAUMTY
VOL. 2825, PG. 1040
O.P.R.P.C.T.



USER: EXTENSIVE CORNER
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SHADY CREEK ESTATES
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 DATE DEC. 2020
 SHEET
4 OF 5

DEDICATION

State of Texas }
County of Parker }

WHEREAS, Andrew Rector, on behalf of OAKNUTT PARTNERS, LLC, are the Owners of the herein described property to wit:

BEING 59.41 acres situated in the W.M. HOGGARD SURVEY, Abstract No. 595 and the J.M. MORRISON SURVEY, Abstract No. 1840, Parker County, Texas, being all of those certain tracts of land described in deed as TRACT ONE and TRACT TWO, to Oaknutt Partners, LLC, recorded in Instrument Number 202026183, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found at the southerly southwest corner of said TRACT ONE, being at the southeast corner of the end of Baughman Hill Road variable width Public Right, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7002124.96 and EAST: 2258952.09, for reference;

THENCE N 00°47'42" E, along the southerly west line of said TRACT ONE, a distance of 873.55 feet to a railroad tie post found;

THENCE N 89°58'44" W, along the westerly south line of said TRACT ONE, a distance of 1859.29 feet to a 4" steel fence post found at the most westerly southwest corner of said TRACT ONE;

THENCE N 00°14'51" W, along the most westerly west line of said TRACT ONE, a distance of 568.16 feet to a 3/8" iron rod found at the most westerly northwest corner of said TRACT ONE;

THENCE N 89°50' 00" E, along the westerly north line of said TRACT ONE, a distance of 1896.28 feet to a 3/8" iron rod found;

THENCE N 01°04'05" W, along the most northerly west line of said TRACT ONE, passing the northwest corner of said TRACT ONE, being the southwest corner of said TRACT TWO, and continuing along the west line of said TRACT TWO, in all, a distance of 828.69 feet to a 1/2" iron rod found at the northwest corner of said TRACT TWO;

THENCE N 61°54' 00" E, along the northwesterly line of said TRACT TWO, a distance of 955.18 feet to a 3/8" iron rod found at a deflection point in said northwesterly line;

THENCE N 85°02'54" E, along the north line of said TRACT TWO, at a distance of 126.88 feet passing a 3/8" iron rod found in the west line of Nations Drive (a variable width prescriptive Right-of-Way) and continuing, in all, a distance of 146.00 feet to a point in said Nations Drive, being the northeast corner of said TRACT TWO;

THENCE S 02°23' 00" E, along said Nations Drive and along the east line of said TRACT TWO, a distance of 539.37 feet to a point at the southeast corner of said TRACT TWO;

THENCE S 88°30'40" W, leaving said Nations Drive, along a south line of said TRACT TWO, at a distance of 19.34 feet passing a square 3/8" iron rod found in the west line of said Nations Drive, and continuing along said south line, in all, a distance of 147.00 feet to a fence corner found;

THENCE S 02°28'29" E, a distance of 100.56 feet to a 3/8" iron rod found at the southeast corner of said TRACT TWO;

THENCE S 88°09'45" W, along the south line of said TRACT TWO, a distance of 342.94 feet to a 1/2" iron rod found at the northeast corner of said TRACT ONE;

THENCE along the east line of said TRACT ONE, as follows:

S 00°32'00" E, a distance of 485.45 feet to a 1" pipe found;

S 89°33'42" W, a distance of 167.68 feet to a chain link fence corner found;

S 00°29'51" E, a distance of 265.39 feet to a 1" pipe found;

S 89°53'10" E, a distance of 167.66 feet to a point;

S 00°12'34" E, a distance of 1325.38 feet to a point being the southeast corner of said TRACT ONE;

THENCE S 89°18'19" W, along the south line of said TRACT ONE, a distance of 568.00 feet to the POINT OF BEGINNING and containing 59.41 acres (2,587,902 square feet) of land, more or less.

Does hereby dedicate the same to be known as Lots 1 through 38, Block 1, Lots 1 through 5, Block 2 and Lots 1 through 3, Block 3, SHADY CREEK ESTATES, an Addition to Parker County, Texas, within the Extraterritorial Jurisdiction of the the City of Azle, Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

OAKNUTT PARTNERS, LLC

[Signature]

Andrew C. Rector, President

11/19/21
Date:

STATE OF TEXAS ()
COUNTY OF Tarrant ()

Before me, the undersigned authority on this day personally appeared Andrew C. Rector, on behalf of Oaknutt Partners, LLC, know to me to be the persons whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 19th day of November, 2021.

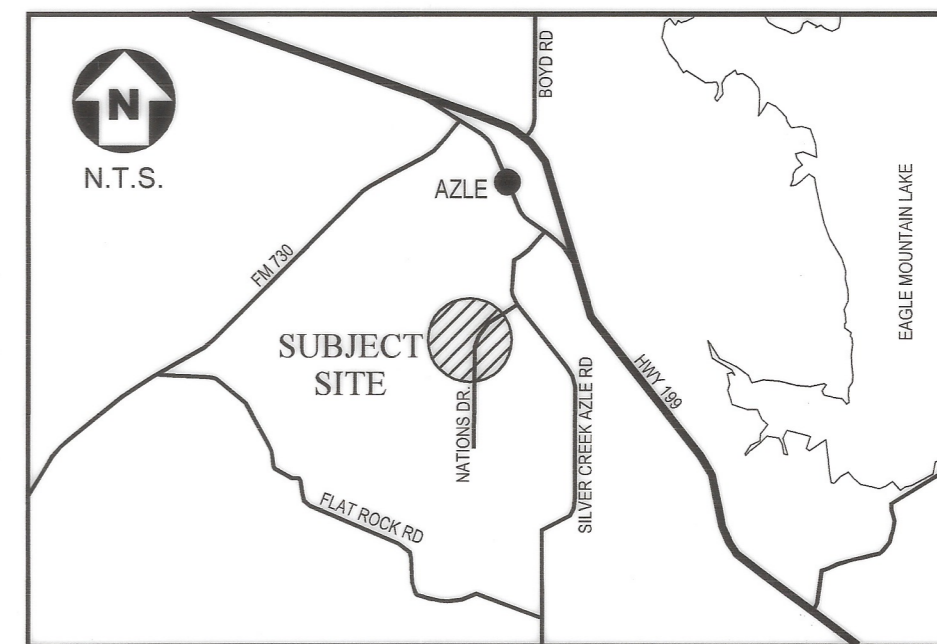
[Signature]
Notary Public in and for The State of Texas



GENERAL NOTES:

- All lots in this subdivision are to be served by the City of Azle Water Systems.
- All lots in this subdivision are to be served by private individual on-site waste-water disposal systems.
- All lots in this subdivision are subject to the following building line setbacks:
Front Building Line = 50' unless otherwise shown on Plat.
Rear Building Line = 15' unless otherwise shown on Plat.
Side Building Line = 15' unless otherwise shown on Plat.

Individual lots may be subject to additional setback restrictions described in the Declaration of Restrictive Covenants of the Shady Creek Estates Subdivision filed in the Official Public Records of Parker County, Texas.
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage easement along the front, rear, and side lot lines.
- All Lots have a 15' public utility easement along the frontage of all Lots, unless denoted differently on the face of the Plat.
- 1/2" capped iron rods set stamped "Stark 5084" at all corners unless otherwise note.
- Total Linear Length of Public Streets = 4,616 feet.
- All Public Street Rights of Ways to be 60' and roadways to be in accordance with PARKER COUNTY rules and regulations.
- Subdivision is located in the Azle ISD.
- Total number of lots = 48
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions. Elevation are NAVD 88.



VICINITY MAP
(NOT TO SCALE)

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0200E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

CITY OF AZLE

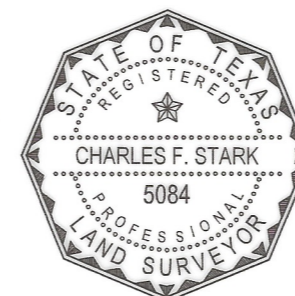
APPROVED by the Planning and Zoning Commission of Azle, Parker County, Texas

[Signature] 11-18-2021
Planning & Zoning Chairman Date

[Signature] 11-18-2021
Planning & Zoning Secretary Date

STATE OF TEXAS }
COUNTY OF PARKER }

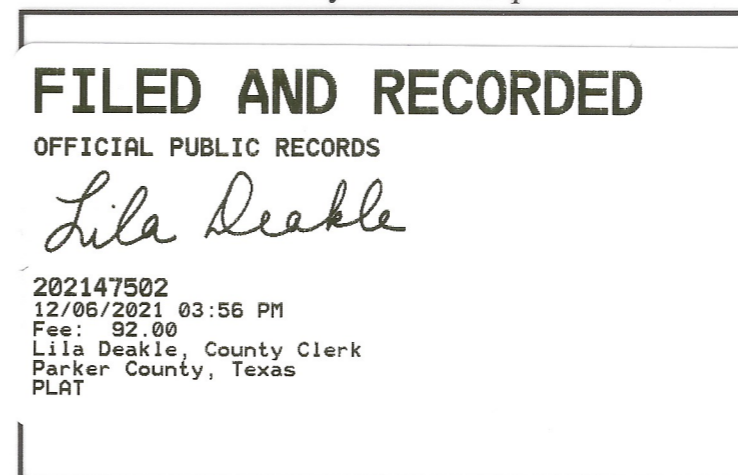
I, Charles F. Stark, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in October, 2020



[Signature] 11/17/21

Charles F. Stark
Texas Registration No. 5084

County Clerk Stamp



Final Plat

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SHADY CREEK ESTATES

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October 2021

USER: CHUCK STARK
PLOTTED ON: 11/18/2021 8:58 AM
FILE NAME: N:\BARRON STARK\SWIFT\ENGINEER\GARY MCKAY\9863 - SHADY CREEK ESTATES\DWG\PLAT\9863 SHADY CREEK ESTATES FINAL PLAT.DWG

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