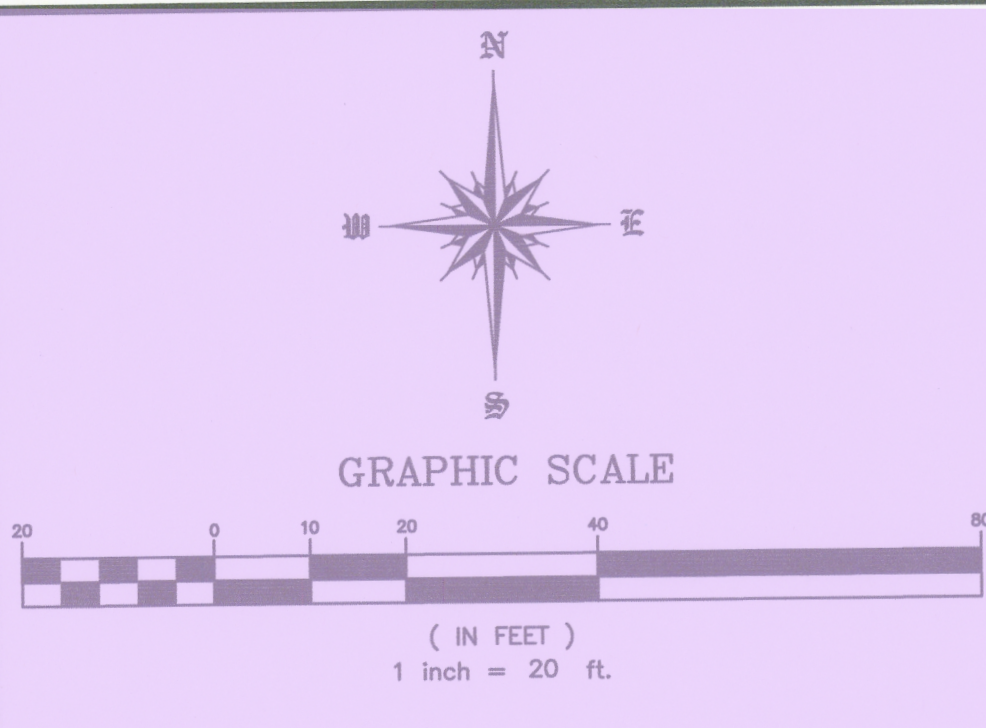




LAND USE TABLE	
LOT 5R ACREAGE	
GROSS=0.23/NET=0.18	
LOT 6R ACREAGE	
GROSS=0.21/NET=0.17	

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON PROPERTY LINE 5 FEET NORTH

LINE CHART	
LINE BEARING	DISTANCE
L1 N36°30'00"W	117.73

FS-25-188

NOTES:

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SIDEWALKS
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER THE CITY OF FORT WORTH STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED, THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREA OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATIONS AREAS, LANDSCAPED AREAS, AND OPEN SPACE; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

PUBLIC OPEN SPACE EASEMENT
NO STRUCTURES, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24 INCHES TO A HEIGHT OF 11 FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

PARKWAY IMPROVEMENTS
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

PRV
PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I..

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C 0170 L, DATED MARCH 21, 2019, THIS LOT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

DELTA SURVEYING

d.b.a. Trico/Delta Joint Venture

116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766

EMAIL: delta76108@charter.net
FIRM REGISTRATION: 10194647
JOB#: 25070094

SURVEYOR'S CERTIFICATE

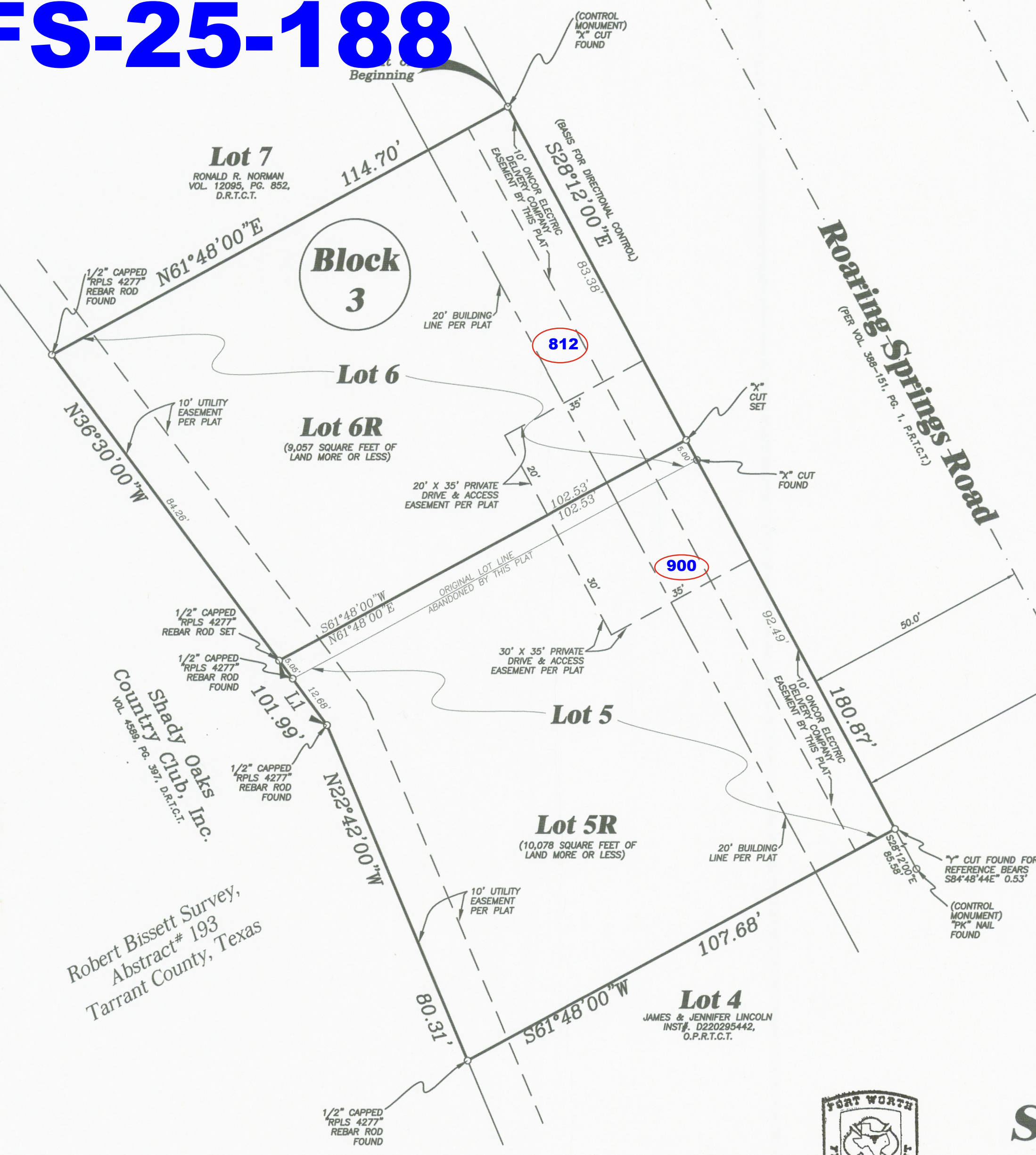
That I Lonnie Reed, R.P.L.S. #4277, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the monuments shown were found and/or placed under my supervision in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Lonnie Reed, R.P.L.S. #4277

01-22-2025



Owner:
The Janna Poland Family
Limited Partnership
PO BOX 121877
FORT WORTH, TX
76121-1877



VICINITY MAP (NOT TO SCALE)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/24/2025 04:51 PM

D225200892
PLAT
Pages: 5
Fees: \$66.00

MARY LOUISE NICHOLSON
COUNTY CLERK

INDIAN CREEK CONDOMINIUM
PHASE II, VOL. 6, PG. 75,
C.R.T.C.T.

INDIAN CREEK CONDOMINIUM
PHASE II, VOL. 6, PG. 75,
C.R.T.C.T.

Case # FS-25-188

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date 9/30/2025

By:
Chairman

By:
Secretary

FINAL PLAT

Shady Oaks Addition

LOTS 5R, AND 6R, BLOCK 3,

BEING A RE-PLAT OF LOTS 5 AND 6, BLOCK 3, SHADY OAKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-151, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE ROBERT BISSETT SURVEY, ABSTRACT NO. 193, AND CONTAINING 0.44 OF AN ACRE OF LAND MORE OR LESS.

Page 1 of 3

THIS PLAT IS RECORDED IN DOCUMENT NO. _____ DATED _____

OWNERS CERTIFICATION/DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas I, Robert A. Poland, Executor, of The Janna Poland Family Limited Partnership, being the owner of Lots 5 and 6, Block 3, SHADY OAKS ADDITION, an Addition to the City of Fort Worth, situated in the Robert Bissett Survey Abstract No. 193, Tarrant County, Texas, according to the plat recorded in Volume 388-151, Page 1, Plat Records, Tarrant County, Texas, being more fully described by metes and bounds as follows;

Beginning at a "X" Cut Found (Control Monument) for the northeast corner of said Lot 6, same being the southwest corner of Lot 7, of said SHADY OAKS ADDITION, in the southwest line of Roaring Springs Road (an existing 100 feet wide right of way) ;

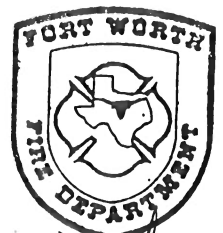
Thence S28°12'00"E, (Basis For Directional Control) at 88.38 feet passing a "X" Cut Found for the common corner of said Lots 5 and 6, in all, 180.87 feet to a point for the southeast corner of said Lot 5, said point bears N84°48'44"W, 0.53 feet from a "Y" Cut Found for reference, from which said point also bears N28°12'00"W, 85.58 feet from a "PK" Nail Found (Control Monument) for the southwest corner of Lot 4, of said SHADY OAKS ADDITION, in said southwest right of way of Roaring Springs Road;

Thence S61°48'00"W, 107.68 feet along the common line of said Lot 5 and Lot 4, to a 1/2" CAPPED "RPLS 4277" rebar rod found for the southwest corner of said Lot 5, same being the northwest corner of said Lot 4, in an easterly line of a tract of land to Shady Oaks Country Club, Inc., as recorded in Volume 4589, Page 397, Deed Records, Tarrant County, Texas;

Thence N22°48'00"W, 80.31 along the common line of said Shady Oaks Country Club, Inc., and said Lot 5, 80.31 feet to a 1/2" CAPPED "RPLS 4277" rebar rod found;

Thence N36°30'00"W, at 12.68 feet passing a 1/2" CAPPED "RPLS 4277" rebar rod found for the northwest corner of said Lot 5, same being the southwest corner of said Lot 6, in all 101.99 feet to a 1/2" CAPPED "RPLS 4277" rebar rod found for the northwest corner of said Lot 6, same being the southwest corner of said Lot 7;

Thence N61°48'00"E, 114.70 feet along said common line of Lots 6 and 7, to the point of beginning and containing 0.44 of an acre of land more or less.



LT D. VORP #533
09/29/2025

Page 3 of 3

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Robert A. Poland, Executor of The Janna Poland Family Limited Partnership, do hereby adopt this plat designating the herein described real property as Lots 5R and 6R, Block 3, SHADY OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use, easements, streets, rights of way, alleys and any other public areas shown on this plat.

Witness my hand in Tarrant County, Texas, the 29 day of September, 2025.

Robert A. Poland

Robert A. Poland, Executor

STATE OF TEXAS
COUNTY OF TARRANT

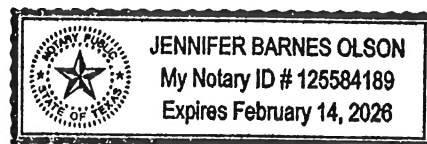
Before me, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Anderson Poland, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office the 29 day of September, 2025

Jennifer Olson
Notary Public

02-14-2026

My Commission Expires



D225200892

10/24/2025 04:51 PM

Page: 1 of 5

Fees: \$66.00

PLAT

SUBMITTER: CITY OF FORT WORTH/DEVELOPMENT & PLANNING (

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



LP Work#533
09/29/2025