

NOTE:
The purpose of this amending plat is to abandon the current ingress & egress easement running through Lot 2 for Lot 1 and to show that Lot 1 has legal access by an 8' wide access easement recorded in Document Number 202322354, Official Records, Parker County, Texas.

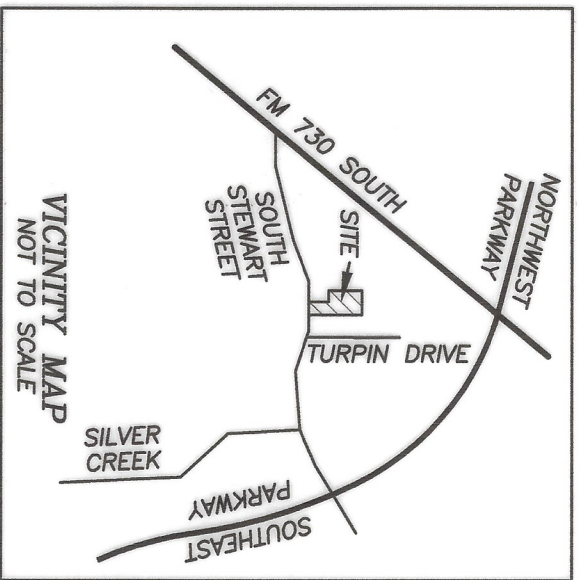
8' ACCESS EASEMENT
D.O.C. 202322354
O.R.P.C.T.

Begonia Drive

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Beekle
189/06/2023 03:52 PM
189/06/2023
Lila Beekle
County Clerk
Parker County, TX
PLAT

FLOYD HAYES SCRIMSHIRE
IN VOL. 1257, PG. 51, D.R.P.C.T.



(Control Monument)
1/2" CAPPED
PINS 4277
REBAR ROD FOUND

JEANNE GRIGSBY IN VOL. 484, PG. 398, D.R.P.C.T.

S89°50'05"E 265.81'

8" WOOD FENCE
CORNER POST FOUND

Lot 1
(1.50 ACRES)

LOT 11

772.48'

244.78'

244.80'

1011.00'

LOT 10

1/2" CAPPED
PINS 4277
REBAR ROD SET

S89°50'05"W

287.06'

1/2" CAPPED
PINS 4277
REBAR ROD SET

LOT 9

CHAD ERIC SHEARER
IN VOL. 1836, PG.
1263, R.P.C.T.
(5.67 ACRES OF LAND
MORE OR LESS)

LOT 8

Lot 2
(4.17 ACRES)

527.70'

(BASE BEARING)
N00°34'41"W

J.G. Reynolds Survey,
Abstract #1127, Parker
County, Texas

30' INGRESS & EGRESS
EASEMENT TO BE ABANDONED
ON THIS AMENDING PLAT
DUE TO THE ACCESSING PLAT
CREATED IN DOC# 202322354,
O.R.P.C.T. CONNECTING LOT 1
TO BEGONIA DRIVE

LOT 7

R.L. TURPIN ADDITION
IN CAB. A, SLIDE 73,
P.R.P.C.T.

LOT 6

17386.001.002.00
17386.001.001.00

(Control Monument)
8" CEDAR FENCE
CORNER POST FOUND

Ownership:

Lot 1:
Ryan E. Shearer
608 S Stewart St
Azle, TX 76020

Lot 2:
Chad Eric Shearer
139 Turpin Dr
Azle, Texas 76020

CITY OF AZLE, TEXAS

PLAT APPROVED DATE 9-6-2023

Ann Marie Reed
ASSISTANT CITY MANAGER
SECRETARY

1/2" CAPPED
PINS 4277
REBAR ROD FOUND

17386
AZ
CAZ
N-9

LEON SHORT IN
VOL. 1102, PG. 597,
D.R.P.C.T.

N85°01'02"W
106.80'

N00°22'10"W 236.71'

S87°39'24"W 165.69'

CELIA PYLE AND
DAVID R. PYLE IN
VOL. 2055, PG.
1836, D.R.P.C.T.

LOT 3

1/2" CAPPED
PINS 4277
REBAR ROD FOUND

602.38'

S00°52'34"E

S00°52'34"E

LOT 5

20' INGRESS & EGRESS EASEMENT

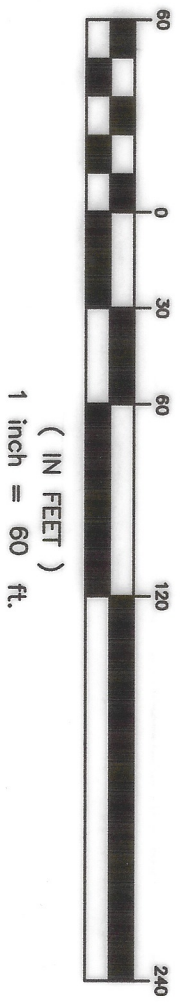
S87°00'00"W

256.29'

LOT 4

TURPIN DRIVE

NORTH
GRAPHIC SCALE



**AMENDING PLAT SHOWING
LOTS 1 AND 2,
Shearer Addition,**

AN ADDITION TO THE CITY OF AZLE, PARKER COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 669, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING A PLAT OF A TRACT OF LAND SITUATED IN THE J.G. REYNOLDS SURVEY, ABSTRACT NUMBER 1127, PARKER COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO CHAD ERIC SHEARER, RECORDED IN VOLUME 1836, PAGE 1263, REAL RECORDS, PARKER COUNTY, TEXAS AND CONTAINING 5.67 ACRES OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN CABINET F, SLIDE 56, DATE 9/6/23

STATE OF TEXAS
COUNTY OF PARKER

Whereas Chad Eric Shearer, being the owner of a tract of land situated in the J.G. Reynolds Survey, Abstract No. 1127, Parker County, Texas, being that same tract of land described in a deed recorded in Volume 1836, Page 1263, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 8" wood fence post found for the northeast corner of said Shearer Tract same being the northwest corner of Lot 11, R.L. Turpin Addition, an addition to the City of Azle, Parker County, Texas, according to the plat recorded in Cabinet A, Slide 73, Plat Records, Parker County, Texas and in the south line of a tract of land described in deed to Jeanne Grigsby recorded in Volume 484, Page 398, Deed Records, Parker County, Texas:

Thence S.00°52'34"E, 1011.00 feet along the east line of the Shearer Tract same being the west line of Lots 3 thru 11 of said Turpin Addition to a 1/2" capped "4277" rebar rod found for the southeast corner of the Shearer Tract same being the northeast corner of a tract of land described in deed to Celia Pyle and David R. Pyle recorded in Volume 2055, Page 1836, Deed Records, Parker County, Texas;

Thence S.87°39'24"W, 165.69 feet along the common line between the Shearer Tract and said Pyle Tract to a 1/2" capped "4277" rebar rod found for the northwest corner of the Pyle Tract and in the east line of a tract of land described in deed to Leon Short recorded in Volume 1102, Page 597, Deed Records, Parker County, Texas;

Thence N.00°22'10"W, 236.71 feet along a common line between the Shearer Tract and said Short Tract to a 6" cross-tie fence post found for the northeast corner of the Short Tract;

Thence N.85°01'02"W, 106.80 feet along a common line between the Shearer Tract and the Short Tract to a 6" cedar fence post found (Control Monument) for the southwest corner of the Shearer Tract same being the northwest corner of the Short Tract and in the east line of a tract of land described in deed to Floyd Hayes Scrimshire recorded in Volume 1257, Page 51, Deed Records, Parker County, Texas;

Thence N.00°34'41"W (Base Bearing), 772.48 feet along the common line between the Shearer Tract and said Scrimshire Tract to a 1/2" capped "4277" rebar rod found (Control Monument) for the northwest corner of the Shearer Tract and in the south line of said Grigsby Tract;

Thence S.89°50'05"E, 265.81 feet along the common line between the Shearer Tract and the Grigsby Tract to the point of beginning and containing 5.67 acres of land more or less.

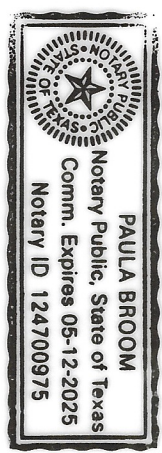
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Chad Eric Shearer, do hereby adopt this plat designating the herein described real property as Shearer Addition, an addition to the City of Azle, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 6th day of September, 2023.

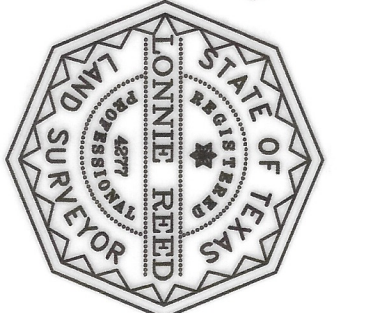
Chad Eric Shearer

Paula Broom
Notary Public
My Commission Expires 05-12-2025



Notes:
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480520 0150 C, Dated January 3, 1997, this lot is in Zone X, which is not in the 100 year Flood zone.

TRI SURVEYING
COUNTIES
STATE OF TEXAS
LONNIE REED
Professional Land Surveyor
0087 07-03-0118



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Lonnie Reed
R.P.L.S. No. 48277
09-05-2023

STATE OF TEXAS
COUNTY OF PARKER

TEKAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
OR BUILD, TO LOCATE
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL OR BURY.