

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°40'25"E	21.07'
L2	N89°52'07"E	95.02'
L3	S58°22'51"E	103.67'
L4	N83°53'02"E	107.99'
L5	N00°00'20"E	43.42'
L6	N89°59'40"W	57.49'
L7	N29°34'20"E	158.15'
L8	N63°22'11"E	65.25'
L9	N00°00'20"E	45.90'
L10	S83°53'02"W	69.43'
L11	N58°22'51"W	201.56'



CALL 35.91 ACRES
SAUMTY DENISE SHAWN
VOLUME 2825, PAGE 1040

202604454 PLAT Total Pages: 1

The purpose of this plat is to create one platted Lot from two platted Lots. Lot size is 2.2509 acres.
Water is provided by City of Azle. Septic is provided by individual On-Site Sanitary Sewer Facilities.

According to Map No. 48367C0200E dated September 26, 2008 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. 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.

Property is located within the Extraterritorial Jurisdiction of the City of Azle.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the 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.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Elizabeth Bussell Lucy is the owner of a tract of land out of the W.M. HOGGARD SURVEY, Abstract No. 595, and all of Lots 37 and 38 of SHADY CREEK ESTATES, an addition within the Extra Territory Jurisdiction of the City of Azle Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 94 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found marked "STARK" (whose Northing is 7003305.66 and whose Easting is 2257849.59) for the common south corner of said Lot 36 and Lot 35 in said SHADY CREEK ESTATES, and being in the northerly right-of-way line of Shady Creek Crossing, as dedicated in said Plat Cabinet F, Slide 94;

THENCE North 18°32'8" East, along the common line of said Lots 36 and 35, a distance of 278.46 feet to a capped iron rod found marked "STARK" for the common north corner of said Lots 36 and 35, being in the south line of called 35.91 acre tract of land described in the deed to Saumty Denise Shawn as recorded in Volume 2825, Page 1040 of the Deed Records of Parker County, Texas;

THENCE North 89°49'60" East, along the common line of said Lot 36 and said 35.91 acre tract, to and along the northerly line of said Lot 37, a distance of 311.75 feet to a capped iron rod found marked "STARK" for the common north corner of Lot 37 and Lot 36 in said SHADY CREEK ESTATES; THENCE generally southerly along the common line of said Lots 36 and 37 the following:

South 0°0'20" West, a distance of 175.82 feet to a capped iron rod found marked "STARK"
South 63°22'11" West, a distance of 80.92 feet to a capped iron rod found marked "STARK"
South 29°34'20" West, a distance of 114.59 feet to a mark "X" on concrete found for the common south corner of said Lots 37 and 38 and being in the said northerly right-of-way Shady Creek Crossing;

THENCE generally westerly along the common line of said Lots 37 and 36 and said northerly line of Shady Creek Crossing the following:

North 89°59'40" West, a distance of 93.51 feet to a mark "X" on concrete found at the beginning of a curve to the right, from which a rejected mark "X" on concrete found bears North 18° West 0.50 of a foot;

along said curve to the right, having a radius of 220.00 feet, an arc length of 73.00 feet, a delta angle of 19° 00' 45", and long chord bearing and distance of North 80°29'14" West 72.67 feet found capped iron rod found marked "STARK";

North 70°58'58" West, a distance of 80.97 feet to a 1/2" iron rod found "spinner" at the beginning of a curve to the left;

along a curve to the left, having a radius of 280.00 feet, an arc length of 30.83 feet, a delta angle of 06° 18' 28", and long chord bearing and distance of North 74°7'22" West, a distance of 30.81 feet to the POINT OF BEGINNING and containing 2.2509 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Elizabeth Bussell Lucy does hereby adopt this plat designating the herein above described real property as

LOT 36R

SHADY CREEK ESTATES

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

Executed this 27 day of January, 2026.

By:

Elizabeth Bussell Lucy

Elizabeth Bussell Lucy

STATES OF TEXAS §
COUNTY OF PARKER §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27 day of January, 2026.

Kasey King
Notary Public State of Texas



LOT 35, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

LOT 36, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

LOT 37, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

LOT 36R
2.2509 ACRES
98,049 SQ. FT.

LOT 38, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

Δ=6°18'28"
R=280.00'
L=30.83'
CB=N74°07'22"W
C=30.81'

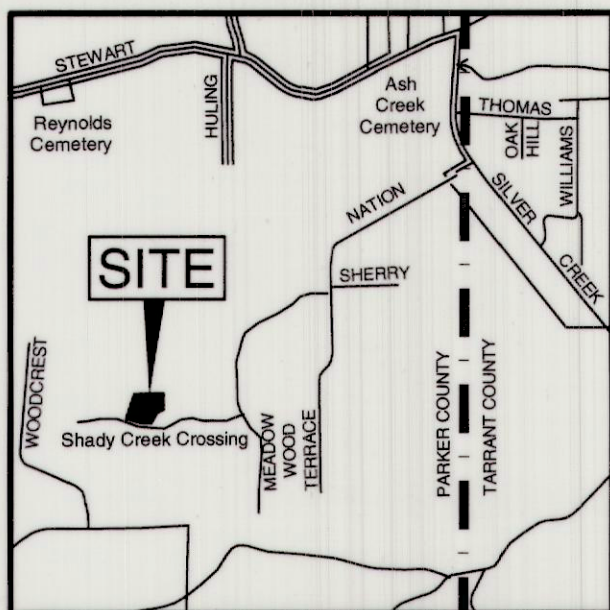
LOT 27, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

Δ=19°00'45"
R=220.00'
L=73.00'
CB=N80°29'14"W
C=72.67'

SHADY CREEK CROSSING
60' RIGHT OF WAY
PLAT CABINET F, SLIDE 94

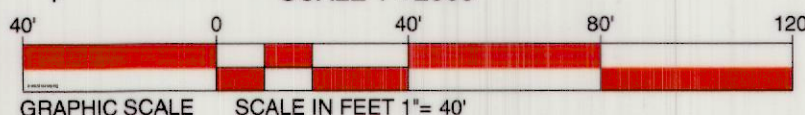
LOT 26, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94

LOT 25, BLOCK 1
SHADY CREEK ESTATES
PLAT CABINET F, SLIDE 94



LOCATION MAP

SCALE 1"=2000'



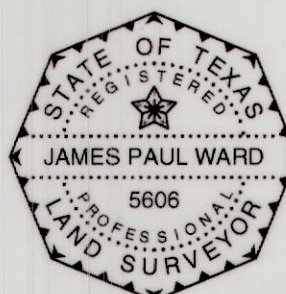
A-WARD PROJECT NO: 2025-1039 (2020) SHADY CREEK CROSSING-REPLAT

17297.001.036.00
17297.001.037.00

APPROVED BY THE CITY OF AZLE, TEXAS THIS THE 18th DAY OF February 2026
Malinda Newell
ASSISTANT CITY MANAGER
SECRETARY

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground in the month of January, 2025.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202604454
02/19/2026 08:45 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

17297
AZ
N-9

FINAL PLAT
LOTS 36R
SHADY CREEK ESTATES

an addition within the ETJ of the City of Azle, Parker County, Texas being a replat of Lots 36 and 37 of SHADY CREEK ESTATES, an addition to the City of Azle, Parker County, Texas according to the plat thereof recorded in Plat Cabinet F, Slide 94 of the Plat Records of Parker County, Texas.

2.2508 ACRES

January, 2026

OWNER:
ELIZABETH BUSSELL LUCY
568 TIMBER BRIDGE LANE
ATLANTIC BEACH FL 32233

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435