202219879 PLAT Total Pages: 1

State of Texas
County of Parker

Whereas, Theresa Stewart, being the sole owner of a 14.227 acres tract of land, being all of Lots 18 and 19, Block 3, Live Oak Hills, according to the plat recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas and being all of that certain tract conveyed to Stewart Volume 1107, Page 751 (Lot 18, Block 3, Live Oak Hills and "Tract 2") and Volume 1107, Page 755 (Lot 19, Block 3, Live Oak Hills), Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the west line of Lot 66, PRESERVES AT ASH CREEK, as recorded in Plat Cab. E, Sl. 692, P.R.P.C.T. being the northeast corner of that certain tract conveyed to Bishop, being Lot 20, Block 3, said V. 359-A, P. 70. for the southeast corner of said Lot 19, Block 3 and this tract. WHENCE a found 1" iron rod for the southwest corner of Lot 67, Said Cab. E, Sl. 692 bears, S 00°44'49" W 206.56 feet.

THENCE S 67°38'34" W 737.83 feet, with the south line of said Lot 19, Block 3, to a found railroad spike in the east line of East Yucca View Street, 50' R.o.W. (Plat), being the northwest corner of said Lot 20, Block 3, for the southwest corner of said Lot 19, Block 3, and this tract.

THENCE N 22°20'15" W 699.45, with the east line of said East Yucca View Street, at 349.98 feet, passing a found 1/2" iron rod, for the common westerly corners of said Lot 18, Block 3 and said Lot 19, Block 3, in total 699.45 feet to a found 1/2" iron rod for the southwest corner of that certain tract conveyed to Oldaker, being Lot 17, Block 3, said V. 359-A, P. 70, for the northwest corner of this tract.

THENCE N 67°40'50" E 564.48 feet, with the north line of said Lot 18, Block 3, to a found 1/2" iron rod for the southwest corner of that certain tract conveyed to Cole, in V. 1320, P. 850, R.P.R.P.C.T., being the common northerly corner of said Lot 18, Block 3 and said V. 1107, P. 751, for a corner of this tract.

THENCE N 67°43'14" E 470.50 feet, with the north line of said V. 1107, P. 751, to a found 1/2" iron rod in the west line of Lot 65, said Cab. E, Sl. 692, being the southeast corner of said V. 1320, P. 850, for the northeast corner of said V. 1107, P. 751 and this tract.

THENCE S 00°42'25" W, at 380.0 feet, passing a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the common easterly corner of said V. 1107, P. 751 and said Lot 19, Block 3, in total 759.12 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: March 23, 2022 - W2201023-P

STATE OF TEXAS · REGISTERED · KYLE RUCKER · 6444 · PROFESSIONAL LAND SURVEYOR

Surveyor Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "A" - Area determined to be within the 1% annual chance (100-year) - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0175E, dated 9/26/2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

6) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (I.e. architectural control committee, municipal departments, home owners assoc., etc.)

8) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

County Notes:

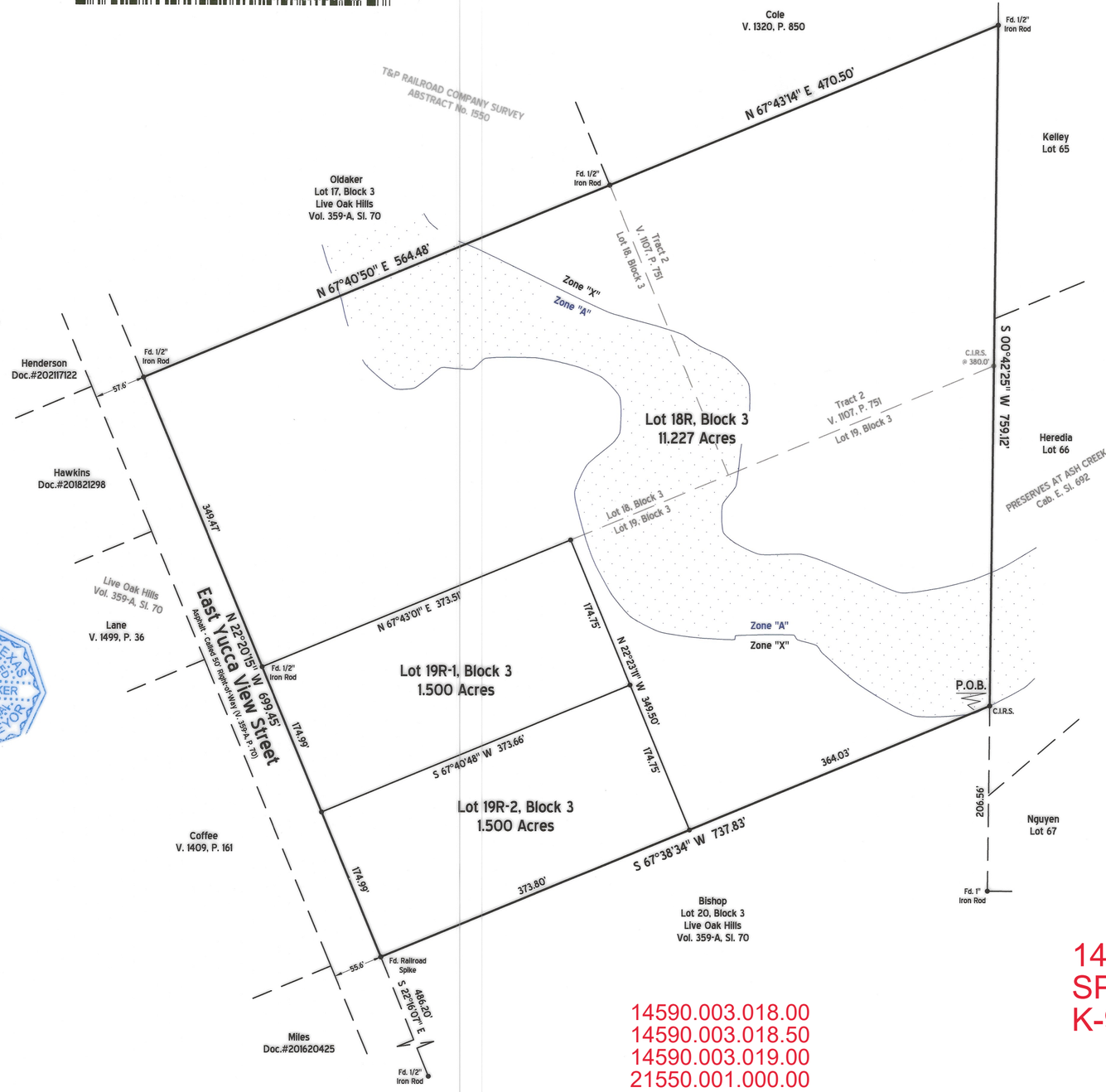
1) Water is to be provided by private water well on Lot 18R, Block 3 and Aqua Texas Inc. on Lots 19R-1 and 19R-2, Block 3. Sanitary sewer is to be provided by on-site septic facility on each lot.

2) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

3) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

4) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

5) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



Now, Therefore, Know All Men By These Presents:

That Theresa Stewart, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 18R, 19R-1 and 19R-2, Block 3, Live Oak Hills, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 16th day of May, 2022.

By:

Theresa Stewart

State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Theresa Stewart, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 16th day of May, 2022.

Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 23 day of May, 2022.

County Judge

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

14590
SP
K-9

14590.003.018.00
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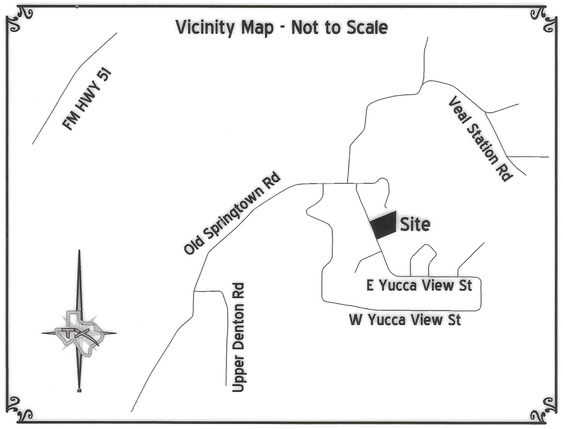
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202219879
05/23/2022 04:15 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 244



Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner:
Theresa Stewart
127 E Yucca View St
Weatherford, TX 76085

1" = 100'

0 100 200 300

Replat
Lots 18R, 19R-1 and 19R-2, Block 3
Live Oak Hills
an Addition in Parker County, Texas

Being a 14.227 acres tract of land, bein all of Lots 18 and 19, Block 3, Live Oak Hills, according to the plat recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas and being all of that certain tract conveyed to Stewart Volume 1107, Page 751 (Lot 18, Block 3, Live Oak Hills and "Tract 2") and Volume 1107, Page 755 (Lot 19, Block 3, Live Oak Hills), Real Property Records, Parker County, Texas.

May 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM