

State of Texas  
County of Parker

Whereas, Bradley & Rhonda Alm, being the sole owners of a 4.063 acres tract of land; being all of Lots 93 & 94, The Preserve on Ash Creek, an addition to Parker County, Texas, as recorded in Plat Cabinet E, Slide 692, Plat Records, Parker County, Texas; being a portion of that certain tract conveyed to Alm in CF# 202125325, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas 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 found 5/8" iron rod, in the south line of Preserve Street, and at the northeast corner of said Lot 94, for the northeast and beginning corner of this tract.

THENCE S 00°01'11" E 588.23 feet, to a found 5/8" capped iron rod, at the southeast corner of said Lot 94, for the southeast corner of this tract.

THENCE S 89°20'51" W at 150.01 feet, pass a found 5/8" capped iron rod, at the common southerly corner of said Lots 93 & 94, in all 300.02 feet, to a found 5/8" iron rod, at the southwest corner of said Lot 93, for the southwest corner of this tract.

THENCE N 00°01'11" W 591.54 feet, to a set 60d nail, in said south line of Preserve Street, and at the northwest corner of said Lot 93, for the northwest corner of this tract.

THENCE N 89°58'49" E at 150.00 feet, pass a found 5/8" iron rod, at the common northerly corner of said Lots 93 & 94, in all 300.00 feet, to the POINT OF BEGINNING.

**Surveyor's Certificate**

Know All Men By These Presents:

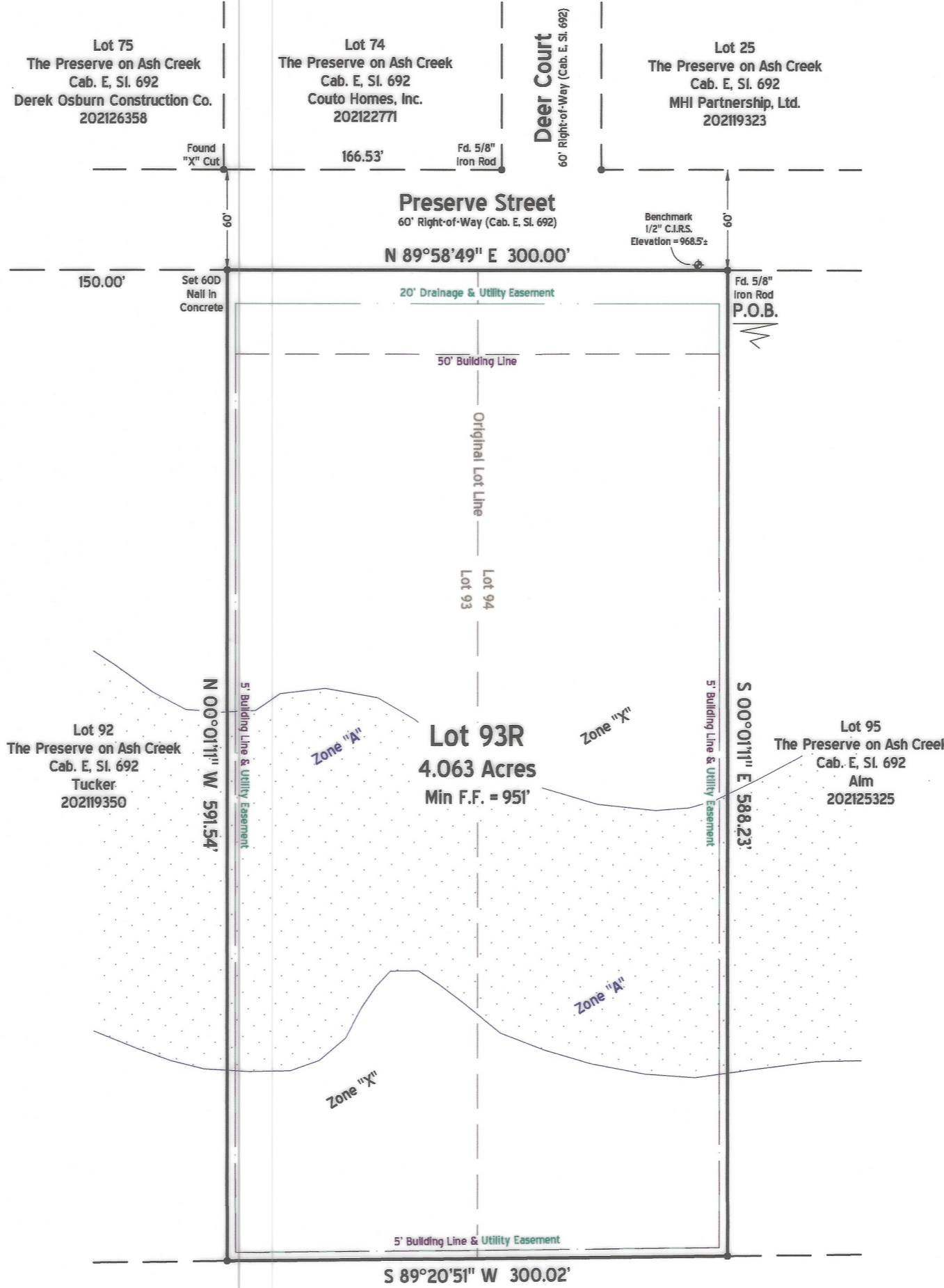
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

*Kyle Rucker*  
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 3, 2022 - W2202015-P



**Notes:**

- 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.L.R.M. Community Panel Map No. 48367C0175E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are found 5/8" capped iron rods, unless otherwise noted.
- 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).
- Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.
- Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
- 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.)
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- 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.
- 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.
- No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- Minimum Finished Floor is according to Plat Cabinet E, Slide 692, Plat Records, Parker County, Texas.
- Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the National Geodetic Survey Geoid Model 12A.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



18341.001.093.00  
18341.001.094.00

Lot 11, Block 6  
Live Oak Hills  
V. 359-A, P. 70  
Hargrove & Watkins  
201505085

18341  
SP  
K-9

Now, Therefore, Know All Men By These Presents:  
That Bradley & Rhonda Alm and Rhonda Alm acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 93R, The Preserve on Ash Creek, 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 30<sup>th</sup> day of April, 2022.

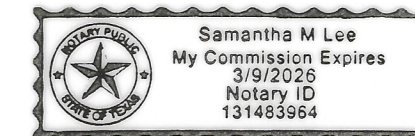
By: *Bradley Alm*  
Bradley Alm  
*Rhonda Alm*  
Rhonda Alm

State of Texas  
County of Bexar

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bradley Alm 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 30<sup>th</sup> day of April, 2022.

*Santia M. Lee*  
Notary Public in and for the State of Texas

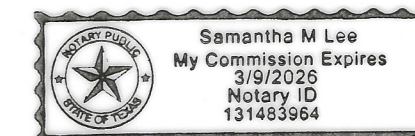


State of Texas  
County of Bexar

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Rhonda Alm 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 30<sup>th</sup> day of April, 2022.

*Santia M. Lee*  
Notary Public in and for the State of Texas



State of Texas  
County of Parker

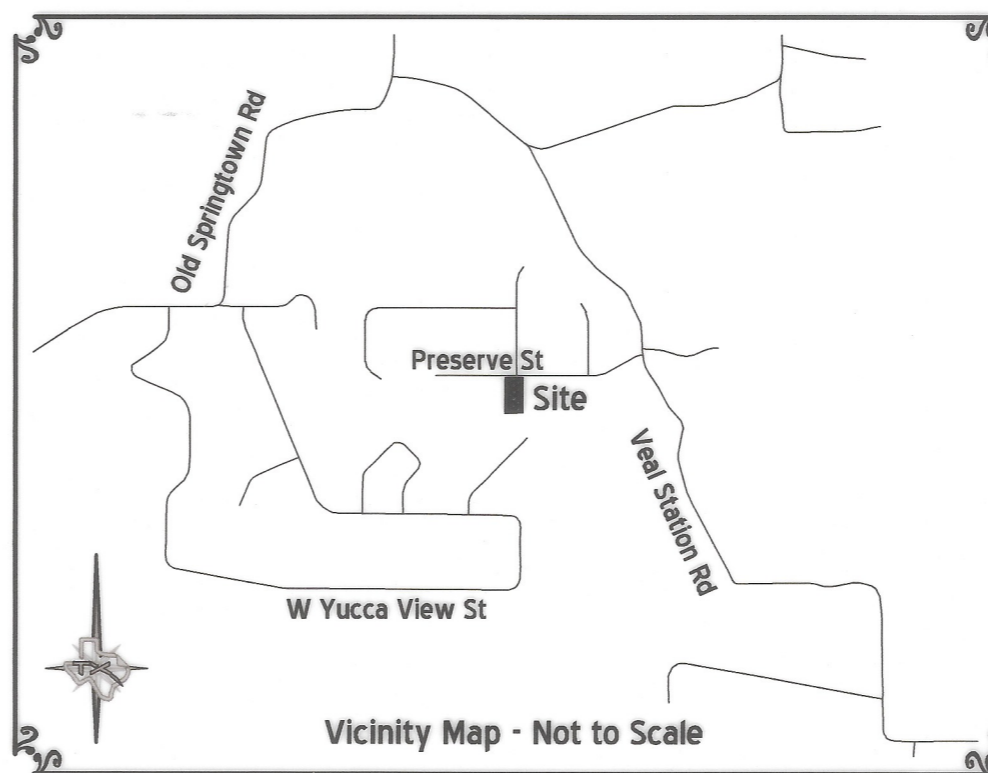
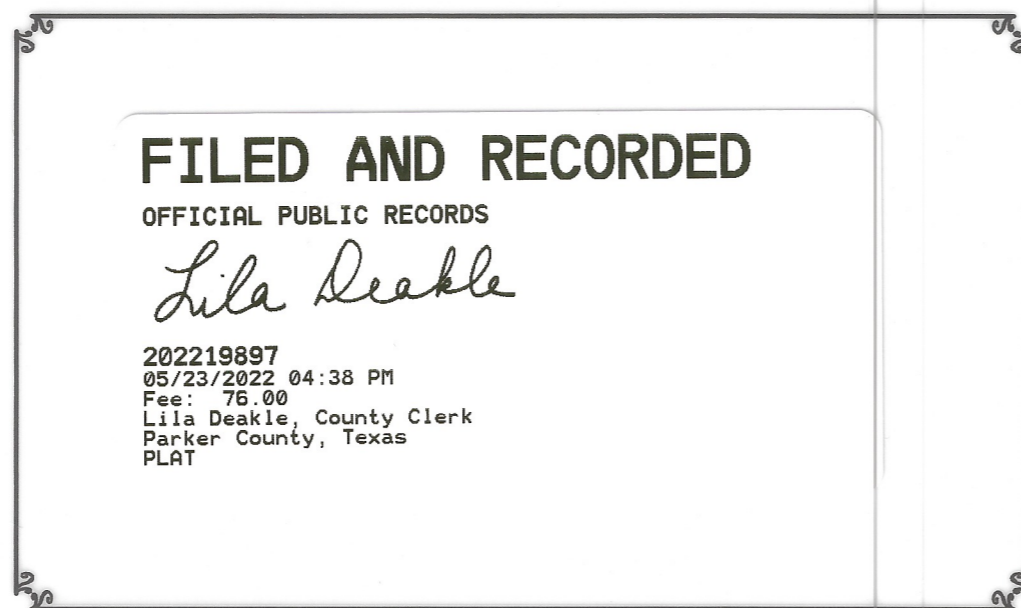
Approved by the Commissioner Court of Parker County, Texas, this the 23 day of May, 2022.

*George F. Corley*  
Commissioner Precinct 1  
*Sam Wald*  
Commissioner Precinct 3  
*Craig Deane*  
Commissioner Precinct 2  
*Alsent*  
Commissioner Precinct 4

Replat  
Lot 93R  
The Preserve on Ash Creek  
an Addition in Parker County, Texas

Being a replat of Lots 93 & 94, The Preserve on Ash Creek, an addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet E, Slide 692, Plat Records, Parker County, Texas

May 2022



Plat Cabinet F Slide 245

