

State of Texas
County of Parker

Whereas, Modesta Hernandez, being the sole owner of a certain 5.902 acres tract of land; being a portion of Lot 21, Block 3, LIVE OAK HILLS, an addition to Parker County Texas, as recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas; being all of that certain tract described in Volume 2640, Page 1446, 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 1/2" capped iron rod in the northeast line of East Yucca View Street and at the common westerly corner of Lots 21 and 22 of said LIVE OAK HILLS, for the southwest and beginning corner of this tract.

THENCE N 22°17'10" W 154.40 feet, along said northeast line of said East Yucca View Street, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the southwest corner of that certain tract conveyed to R. & D. Hutcheson in Volume 1442, Page 1360, for the westerly northwest corner of this tract.

THENCE N 67°36'34" E 218.00 feet, along the south line of said Hutcheson tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for an ell corner of this tract.

THENCE N 22°17'10" W 220.00 feet, along the east line of said Hutcheson tract, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", in the south line of Lot 20, Block 3, of said LIVE OAK HILLS, for the northerly northwest corner of this tract.

THENCE N 67°36'34" E 1017.46 feet, along the common line of said Lots 20 and 21, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", at the northeast corner of said Lot 21, for the northeast corner of this tract.

THENCE S 45°08'07" W 704.28, along the southeast line of said Lot 21, being the northwest line of Block 4, of said LIVE OAK HILLS, to a found 3/8" iron rod, at the common corner of said Lot 21 and Lots 4 and 5, of said Block 4, for a corner of this tract.

THENCE S 00°03'30" E 116.54 feet, along the west line of said Lot 4, to a point in a creek, for the southeast corner of this tract.

THENCE S 67°53'15" W, along the common line of said Lots 21 and 22, at 198.84 feet pass a found 1/2" iron rod, in all 541.07 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
W2110052-P - Field Date: January 13, 2022



Now, Therefore, Know All Men By These Presents:

That Modesta Hernandez acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 21-R1, 21-R2, 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 2nd day of May, 2022.

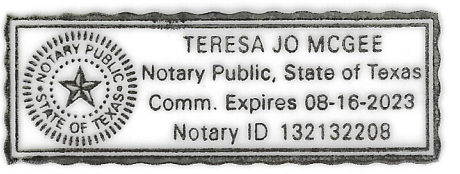
By: *Modesta Hernandez*
Modesta Hernandez

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 Modesta Hernandez 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 2nd day of May, 2022.

Teresa Jo McGee
Notary Public in and for the State of Texas



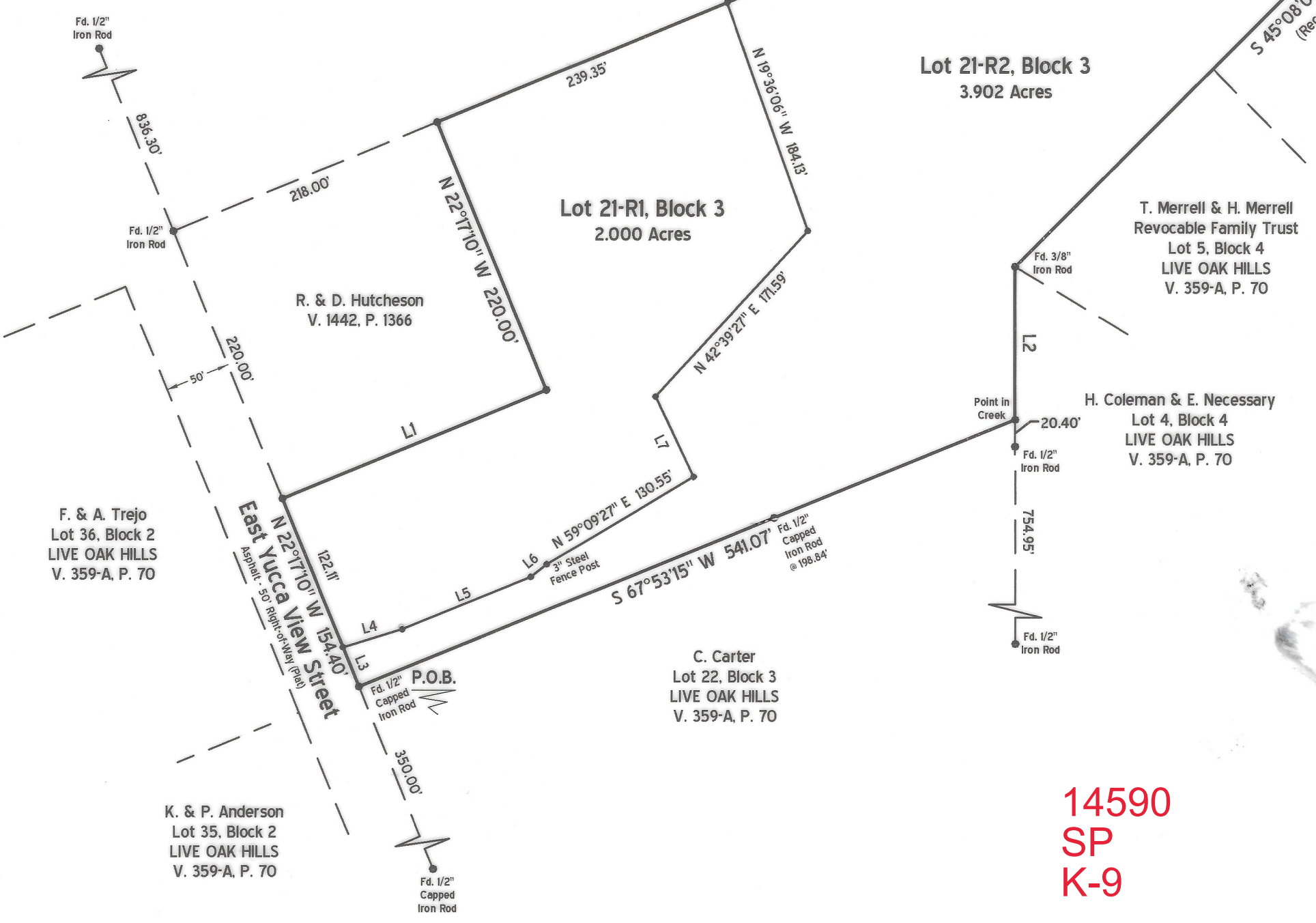
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner:
Modesta Hernandez
145 East Yucca View Street
Weatherford, TX 76085

1" = 100'



- Notes:**
- 1) Currently this tract appears to be located within one or more of the following areas:
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 September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - 2) All corners are C.I.R.S. - set 1/2" iron rods with plastic caps 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).
 - 4) Water is to be provided by water wells and sanitary sewer is to be provided by on-site septic facilities.
 - 5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
 - 6) 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)
 - 7) 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.
 - 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.
 - 9) 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.
 - 10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
 - 11) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.



THE PRESERVES ON ASH CREEK
C.A.B. E-692

D. Bishop
Lot 20, Block 3
LIVE OAK HILLS
V. 359-A, P. 70

T. Merrell & H. Merrell
Revocable Family Trust
Lot 8, Block 4
LIVE OAK HILLS
V. 359-A, P. 70

T. Merrell & H. Merrell
Revocable Family Trust
Lot 7, Block 4
LIVE OAK HILLS
V. 359-A, P. 70

T. Merrell & H. Merrell
Revocable Family Trust
Lot 6, Block 4
LIVE OAK HILLS
V. 359-A, P. 70

T. Merrell & H. Merrell
Revocable Family Trust
Lot 5, Block 4
LIVE OAK HILLS
V. 359-A, P. 70

H. Coleman & E. Necessary
Lot 4, Block 4
LIVE OAK HILLS
V. 359-A, P. 70

C. Carter
Lot 22, Block 3
LIVE OAK HILLS
V. 359-A, P. 70

K. & P. Anderson
Lot 35, Block 2
LIVE OAK HILLS
V. 359-A, P. 70

LINE	BEARING	DISTANCE
L1	N 67°36'34" E	218.00'
L2	S 00°03'30" E	116.54'
L3	N 22°17'10" W	32.29'
L4	N 73°12'10" E	47.40'
L5	N 67°53'41" E	105.93'
L6	N 51°26'37" E	15.50'
L7	N 25°30'43" W	67.56'

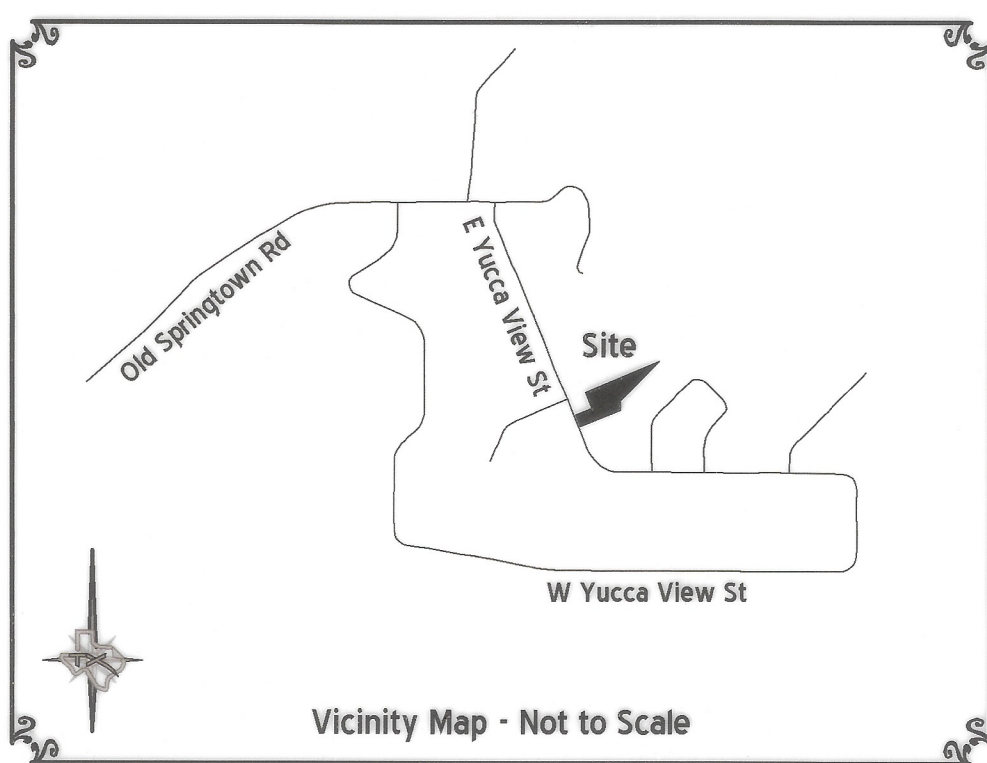
State of Texas
County of Parker
Approved by the Commissioners' Court of Parker County, Texas, this 9th day of May, 2022.

County Judge
George A. Conley
Commissioner Precinct 3
James Holden
Commissioner Precinct 3
Chris Brown
Commissioner Precinct 2
BOgen
Commissioner Precinct 4

14590
SP
K-9

14590.003.021.10
14590.003.021.20
14590.003.021.1*

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202218017
05/10/2022 10:44 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Replat
Lots 21-R1 and 21-R2, Block 3
Live Oak Hills
an Addition in Parker County, Texas
Being a 5.902 acres Replat of a portion of Lot 21, Block 3, Live Oak Hills according to the Plat recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas.

May 2022
TEXAS SURVEYING
INC.
WEATHERFORD BRANCH - 817-594-0400
FIRM NO. 10100000 - WEATHERFORD@TXSURVEYING.COM

Plat Cabinet **F** Slide **230**