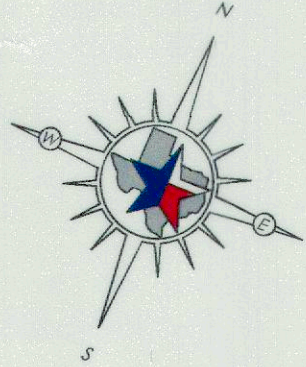
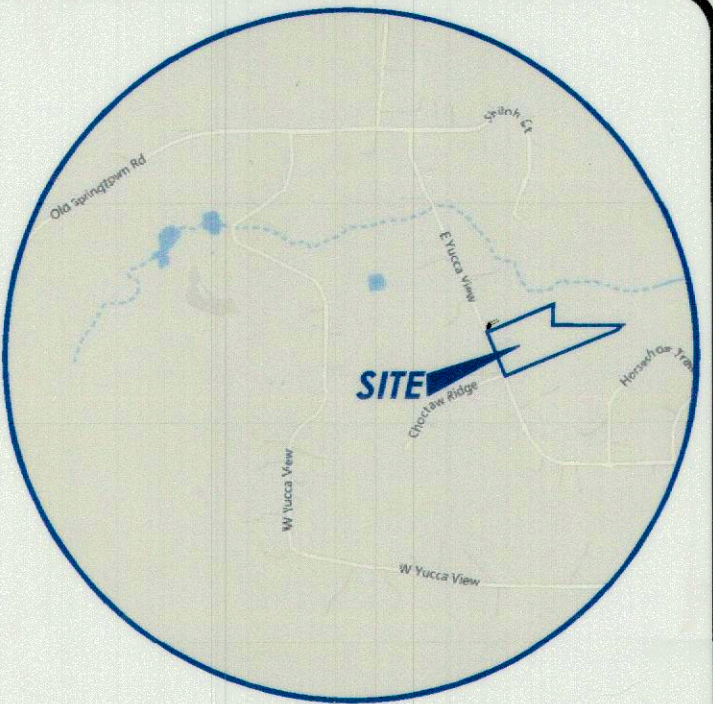


LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S45°10'57"W	72.60'
L2	S89°46'03"E	52.73'

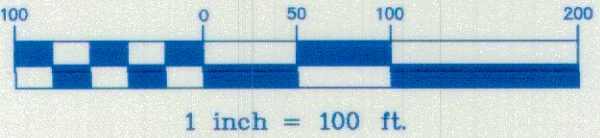


14590  
SP  
K-9

14590.003.020.00

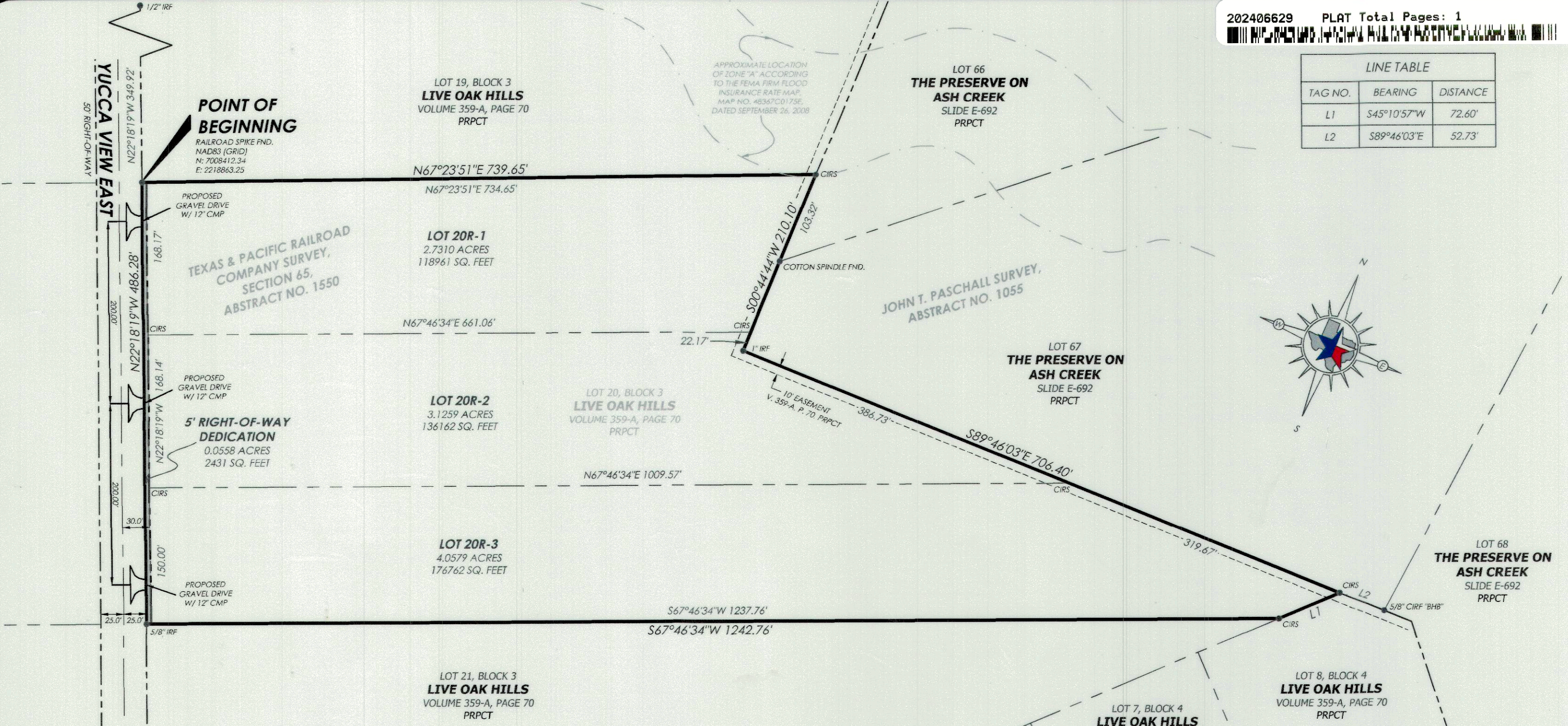
**LEGEND**  
DRCT = DEED RECORDS, PARKER COUNTY, TEXAS  
PRCT = PLAT RECORDS, PARKER COUNTY, TEXAS  
OPRCT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

**OWNER:**  
AMBITION GROUP, LLC  
5070 S COLLINS ST #200, ARLINGTON, TX 76018  
CONTACT: NATHAN BOWERS  
PHONE: (817) 914-1033  
EMAIL: nathan@ambitionrealestategroup.com



**REPLAT  
LIVE OAK HILLS  
LOTS 20R-1, 20R-2, & 20R-3,  
BLOCK 3**  
BEING 9.971 ACRES OF LAND SITUATED IN THE T&P R.R. CO. SURVEY, SECTION 65, ABSTRACT NO. 1550, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 20, BLOCK 3, LIVE OAK HILLS, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 359-A, PAGE 70, PLAT RECORDS, PARKER COUNTY, TEXAS.  
3 BUILDABLE LOTS  
MARCH, 2024

**-LONESTAR-  
LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



**OWNER'S CERTIFICATE**  
STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS AMBITION GROUP, LLC, IS THE SOLE OWNER OF A 9.971 ACRE TRACT OF LAND LOCATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, SECTION 65, ABSTRACT NO. 1550, IN PARKER COUNTY, TEXAS;

BEING A 9.971 ACRE TRACT OF LAND SITUATED IN THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, SECTION 65, ABSTRACT NO. 1550, IN PARKER COUNTY, TEXAS, AND BEING ALL OF LOT 20, BLOCK 3, LIVE OAK HILLS, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 359-A, PAGE 70, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO AMBITION GROUP, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202317019, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, SAID 9.971 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A RAILROAD SPIKE FOUND FOR THE WESTERNMOST CORNER OF SAID LOT 20, SAME BEING THE SOUTHERNMOST CORNER OF LOT 19, OF SAID BLOCK 3, AND BEING IN THE NORTHEAST LINE OF YUCCA VIEW EAST, A 50' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID LOT 19 BEARS NORTH 22 DEGREES 18 MINUTES 19 SECONDS WEST, A DISTANCE OF 349.92 FEET;

**THENCE** NORTH 67 DEGREES 23 MINUTES 51 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 20, BEING COMMON WITH THE SOUTHEAST LINE OF SAID LOT 19, A DISTANCE OF 739.65 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHERNMOST CORNER OF SAID LOT 20, SAME BEING THE SOUTHERNMOST EAST CORNER OF SAID LOT 19, AND BEING IN THE WEST LINE OF LOT 66, THE PRESERVE ON ASH CREEK, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE E-692, PLAT RECORDS, PARKER COUNTY, TEXAS;

**THENCE** SOUTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, ALONG THE UPPER EAST LINE OF SAID LOT 20, BEING COMMON WITH THE WEST LINE OF SAID LOT 66, AT A DISTANCE OF 103.32 FEET, PASSING A COTTON SPINDLE FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 66, AND CONTINUING ALONG THE WEST LINE OF LOT 67, OF SAID THE PRESERVE ON ASH CREEK, A TOTAL DISTANCE OF 210.10 FEET, TO A 1" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 20, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 67;

**THENCE** SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 20, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 67, A DISTANCE OF 706.40 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE EASTERNMOST CORNER OF SAID LOT 20, SAME BEING THE UPPER NORTHWEST CORNER OF LOT 8, BLOCK 4, OF SAID LIVE OAK HILLS, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "BHB" FOR THE SOUTHEAST CORNER OF SAID LOT 67 BEARS SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST, A DISTANCE OF 52.73 FEET;

**THENCE** SOUTH 45 DEGREES 10 MINUTES 57 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 20, BEING COMMON WITH THE NORTHWEST LINE OF LOT 8, A DISTANCE OF 72.60 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR AN ANGLE POINT IN SAID SOUTHEAST LINE, SAME BEING THE NORTHEAST CORNER OF LOT 21, BLOCK 3, OF SAID LIVE OAK HILLS;

**THENCE** SOUTH 67 DEGREES 46 MINUTES 34 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 20, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 21, A DISTANCE OF 1242.76 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 20, SAME BEING THE WESTERNMOST CORNER OF SAID LOT 21, AND BEING IN SAID NORTHEAST RIGHT-OF-WAY LINE;

**THENCE** NORTH 22 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 20, BEING COMMON WITH SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 486.28 FEET, TO THE POINT OF BEGINNING AND CONTAINING 9.971 ACRES (434,319 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **NATHAN BOWERS, MANAGER**, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOTS 20R-1, 20R-2, AND 20R-3, BLOCK 3, LIVE OAK HILLS**, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT. I HAVE SUBMITTED TO PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATER ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES RELATING TO WATER SUPPLY.

*Nathan Bowers*  
AMBITION GROUP, LLC  
BY: NATHAN BOWERS, MANAGER

STATE OF TEXAS )  
COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **NATHAN BOWERS, MANAGER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1 DAY OF March, 2024.

*Marci Miller*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARCI MILLER  
Notary Public, State of Texas  
Comm. Expires 01-05-2027  
Notary ID 134128460

- PLAT NOTES**
- 1) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48367C0175E, MAP REVISED SEPTEMBER 26, 2008.
  - 2) THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
  - 3) THIS SURVEYOR HAS PERFORMED NO RESEARCH INTO EASEMENTS AFFECTING THE SUBJECT PROPERTY. NO TITLE POLICY WAS ISSUED ON THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
  - 4) WATER PROVIDER - AQUA TEXAS INC. - 512-990-4400 EXT. 103  
SEWER PROVIDER - ON-SITE SEWER FACILITY (SEPTIC)  
ELECTRIC PROVIDER - ONCOR
  - 5) THIS PROPERTY IS NOT LOCATED IN THE ETJ OF ANY CITY.
  - 6) THIS PLAT REPRESENTS PROPERTY WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT I, **MARSHALL W. MILLER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Marshall Miller*  
DATE: March 7, 2024  
MARSHALL W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
STATE OF TEXAS

STATE OF TEXAS )  
COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARSHALL W. MILLER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 7 DAY OF March, 2024.

*Marci Miller*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1-5-2027

STATE OF TEXAS \*  
COUNTY OF PARKER \*

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 11<sup>th</sup> DAY OF March, 2024.

PAT DEEN, COUNTY JUDGE

*George A. Conley*  
GEORGE CONLEY, COMMISSIONER PRECINCT #1

*Harry Walden*  
HARRY WALDEN, COMMISSIONER PRECINCT #3

*Jacob Holt*  
JACOB HOLT, COMMISSIONER PRECINCT #2

*Mike Hale*  
MIKE HALE, COMMISSIONER PRECINCT #4

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202406629  
03/18/2024 09:03 AM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Waiver for groundwater study  
approved in Commissioners  
Court March 11, 2024