

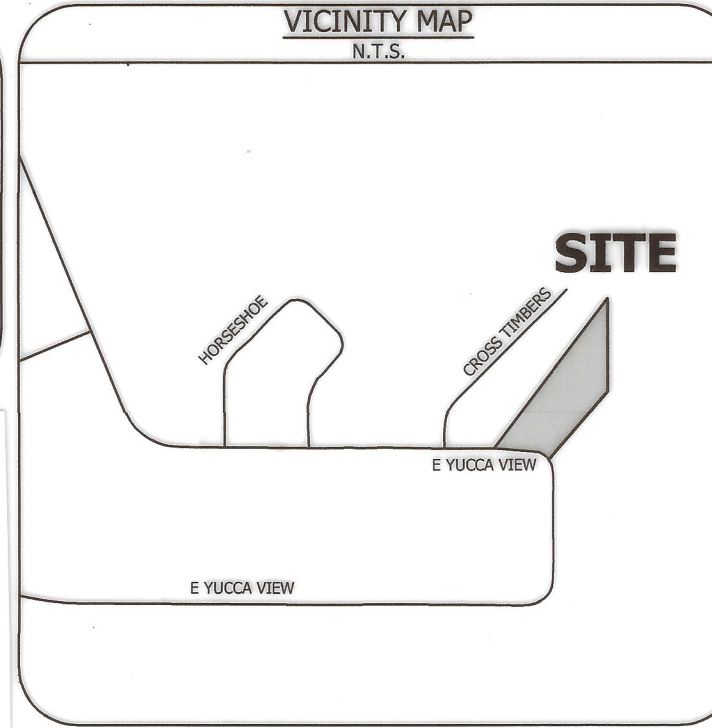
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	225.00'	175.63'	171.21'	N 67°22'49" W	44°43'28"

Flood Statement

According to Community Panel Number 48367C0175E, dated October 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202201204
01/11/2022 08:24 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Owner's Certification

BEING a 9.394 acre tract of land situated in the T&P RR Co. Survey, Abstract Number 1550, Parker County, Texas and being all of Lot 21, Block 6, 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 more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" IRON ROD FOUND at the easternmost corner of said Lot 21, same being the northernmost corner of Lot 22, Block 6, said Live Oak Hills;

THENCE South 44 Degrees 53 Minutes 10 Seconds West, along the southeast line of said Lot 21, being common with the northwest line of said Lot 22, a distance of 830.02 feet, to a 1/2" IRON ROD FOUND at the southernmost corner of said Lot 21, same being the westernmost corner of said Lot 22, and being on the North right-of-way line of East Yucca View Street, a 50' right-of-way, and being at the beginning of a non-tangent curve to the left;

THENCE 175.63 feet, along said North right-of-way line and with said curve to the left, having a radius of 225.00 feet, through a central angle of 44 Degrees 43 Minutes 28 Seconds, whose long chord bears North 67 Degrees 22 Minutes 49 Seconds West, a chord length of 171.21 feet, to a 1/2" IRON ROD FOUND;

THENCE North 89 Degrees 48 Minutes 43 Seconds West, continuing along said North right-of-way line, a distance of 299.55 feet, to a 1/4" IRON ROD FOUND at the westernmost corner of said Lot 21, same being the easternmost corner of Lot 20, Block 6, said Live Oak Hills;

THENCE North 45 Degrees 13 Minutes 57 Seconds East, departing said North right-of-way line and along the northwest line of said Lot 21, being common with the southeast lines of Lots 20-13, Block 6, said Live Oak Hills, a distance of 1463.36 feet, to a 1/2" IRON ROD FOUND at the northernmost corner of said Lot 21;

THENCE South 00 Degrees 29 Minutes 38 Seconds East, departing said common line and along the East line of said Lot 21, a distance of 509.31 feet, to the POINT OF BEGINNING, and containing 9.394 acres or 409,214 square feet of land, more or less.

WITNESS, my hand, this the 10 day of May 2021.

Pauline Sue Reyes
Pauline Sue Reyes

STATE OF TEXAS *
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Pauline Sue Reyes known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of May 2021.

Alejandra Chavez
Notary Public

ALEJANDRA CHAVEZ
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 01/17/2025
NOTARY ID 12827419-5

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Roger Taylor, Porn Taylor and Pauline Sue Reyes, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 21R AND 21R1, LIVE OAK ESTATES, an addition to Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS, my hand, this the 10 day of Dec 2021.

Roger Taylor
Roger Taylor

STATE OF TEXAS *
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Roger Taylor, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of Dec 2021.

Uma Jambon
Notary Public

WITNESS, my hand, this the 10 day of May 2021.

Porn Taylor
Porn Taylor

STATE OF TEXAS *
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Porn Taylor, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of May 2021.

Alejandra Chavez
Notary Public

ALEJANDRA CHAVEZ
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 01/17/2025
NOTARY ID 12827419-5

14590.006.021.00

14590
SP
K-9

F-135

STATE OF TEXAS *
COUNTY OF PARKER *

APPROVED by the Commissioners Court of Parker County, Texas, on this the 10th day of January 2021.

Pat Deen
Pat Deen, County Judge

George Conley
George Conley, Commissioner Precinct #1

Larry Walden
Larry Walden, Commissioner Precinct #3

Craig Peacock
Craig Peacock, Commissioner Precinct #2

Steve Dugan
Steve Dugan, Commissioner Precinct #4

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- This property is not located within any ETJ.
- The purpose of this replat is to subdivide Lot 21 into 2 separate lots.
- This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.
- Sewer service will be on-site sewer facilities subject to approval by officials of Parker County.
- Water service will be provided by Aqua Texas, Inc.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of Parker County, Texas.

Executed this the 07th day of April, in the year of our Lord 2021.

Jeremy Luke Deal
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

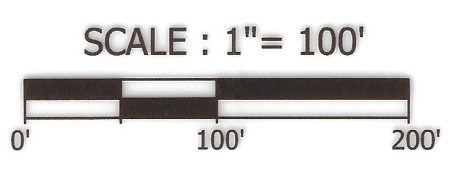
STATE OF TEXAS
REGISTERED
JEREMY LUKE DEAL
5696
PROFESSIONAL LAND SURVEYOR

REVISION PLAT OF
LOTS 21R and 21R1, Block 6
LIVE OAK HILLS
BEING a replat of Lot 21, 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.

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

OWNER:
Pauline Sue Reyes
4812 Sandage Avenue
Fort Worth, TX 76115

OWNER:
Roger and Porn Taylor
211 E. Yucca View
Weatherford, TX 76086



Project Number: 210066 Date: March 5, 2021
Revised Date:
Revision Notes:
Sheet 1 of 1