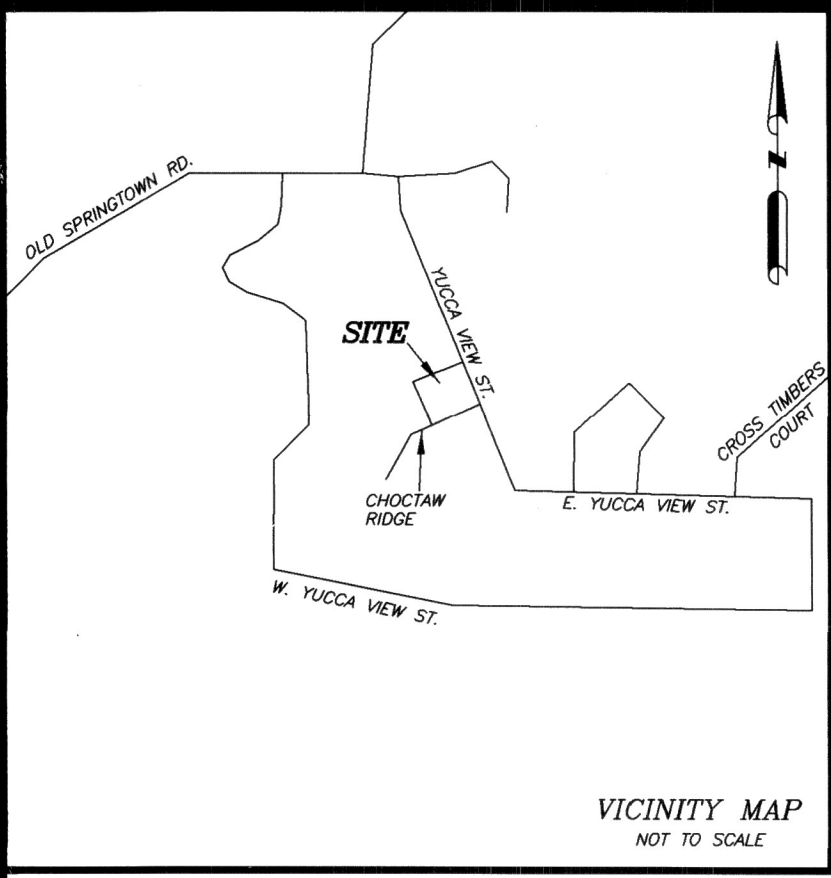




SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367CD175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR E.T.J. OF ANY CITY OR TOWN.

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 GROUNDWATER AVAILABILITY.

WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN COMMISSIONERS COURT IN OCTOBER, 2024.

REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

WATER SUPPLIED BY PRIVATE WATER WELLS.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.

Approval for variance for additional right of way for Choctaw Ridge and East Yucca View Street were approved in Commissioners Court on Nov. 12, 2024

Lot 41R-3 Blk 2 does not have the minimum acreage requirements for a new water well

THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATES OF SUCH PROPERTY. SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY REMOVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT. ANY SALE, CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY. IF ANY PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

STATE OF TEXAS }
COUNTY OF PARKER }

202429634 PLAT Total Pages: 1

WHEREAS K.C. MILES & Elizabeth Ann Miles and, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land being all of Lot 41, Block 2, Live Oak Hills, an addition in 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 described in deed to Debra Ann Pitts, recorded in Volume 1447, Page 694, Real Records, Parker County, Texas, and all of that certain tract of land described in deed to Debra Smith, recorded in Clerks File No. 201620425, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the North line of Choctaw Ridge, said iron being for the Southwest corner of said Lot 41, Block 2 and the Southwest corner of said Volume 1447, Page 694 and the Southeast corner of Lot 40, Block 2;

thence N 22°18'39" W, with the East line of said Lot 40, Block 2 and with the West line of said Lot 41, Block 2 and the West line of said Volume 1447, Page 694 and the West line of said Clerks File No. 201620425, a distance of 460.80 feet to a 1/2" iron found at the Northwest corner of said Lot 41, Block 2 and the Northeast corner of said Lot 40, Block 2 and being in the South line of Lot 42, Block 2;

thence N 67°40'48" E, with the North line of said Lot 41, Block 2 and the South line of said Lot 42, Block 2, a distance of 624.98 to a wood fence post in the West line of East Yucca View Street, and being for the Northeast corner of said Lot 41, block 2 and the Southeast corner of said Lot 42, Block 2;

thence S 22°16'55" E, with the West line of said East Yucca View Street, a distance of 461.22 feet to a capped iron found at the Southeast corner of said Lot 41, Block 2 and being at the intersection of the West line of said East Yucca View Street and the North line of Choctaw Ridge;

thence S 67°43'06" W, with the North line of said Choctaw Ridge, a distance of 624.75 feet to the POINT OF BEGINNING and containing 6.62 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that K.C. Miles and Elizabeth Ann Miles and Debra Ann Miles, acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lots 41R-1, 41R-2 & 41R-3, Block 2
LIVE OAK HILLS, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this 5th day of November, 2024.

K.C. Miles
K.C. Miles

Elizabeth Ann Miles
Elizabeth Ann Miles

Debra Ann Miles
Debra Ann Miles

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle

202429634
11/13/2024 09:52 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared K.C. Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of November, 2024.

mmie
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Elizabeth Ann Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of November, 2024.

mmie
Notary Public State of Texas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Debra Ann Miles, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of November, 2024.

mmie
Notary Public State of Texas



Re: Plat Showing
Lots 41R-1, 41R-2 & 41R-3, Block 2,
LIVE OAK HILLS

being 6.62 acres of land and being a replat of Lot 41, Block 2, Live Oak Hills, recorded in Volume 359-A, Page 70, Plat Records, Parker County, Texas.

CULVERT DETAIL

LOT 41R-1	15" CMP
LOT 41R-2	15" CMP
LOT 41R-3	15" CMP

SCALE 1"=50'

HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlands@gmail.com
FIRM NO. 10194618

POINT OF BEGINNING
1/2" IRON FOUND

OWNER/DEVELOPER
K.C. MILES
ELIZABETH ANN MILES
138 EAST YUCCA VIEW STREET
WEATHERFORD, TX 76085

OWNER/DEVELOPER
DEBRA ANN MILES
102 CHOCTAW RIDGE
WEATHERFORD, TX 76085

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
NOVEMBER 04, 2024

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 2nd DAY OF November, 2024.

COUNTY JUDGE

House A Conlay
COMMISSIONER PRECINCT #1

Just + all
COMMISSIONER PRECINCT #2

Jim Wald
COMMISSIONER PRECINCT #3

Smith
COMMISSIONER PRECINCT #4

G 009