

State of Texas
County of Parker

Whereas, Michael and Teela Willis, being the sole owners of a 9.354 acres tract of land, being all of those certain Lots 8 and 9, Block 1, 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 described in Probate No. 01-2808-1, Probate 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 & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 3/8" iron rod in the west line of West Yucca View Street and at the easterly common corner of said Lots 9 and 10, for the southeast and beginning corner of this tract.

THENCE S 89°53'36" W 582.93 feet, to a found 1/2" iron rod at the westerly common corner of said Lots 9 and 10, and being in the east line of that certain tract, to Willis and described as First Tract, Volume 2286, Page 1784, for the southwest corner of this tract.

THENCE N 00°02'08" E 685.57 feet, along the east line of said Willis tract, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING INC" at the westerly common corner of said Lots 7 and 8, for the northwest corner of this tract.

THENCE N 89°57'20" E 674.71 feet, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING INC" in the west line of said West Yucca View Street, at the easterly common corner of said Lots 7 and 8, for the northeast corner of this tract.

THENCE along the west line of said West Yucca View Street and along the arc of a curve to the left, having a radius of 411.60 feet, an arc length of 276.80 feet, and whose chord bears S 19°28'57" W 271.61 feet, to a found 1/2" iron rod at a corner of Lot 8 for a corner of this tract.

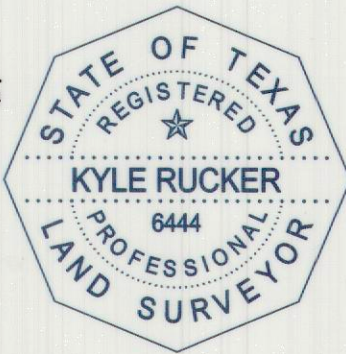
THENCE S 00°13'00" W along the west line of said road at 119.33 feet passing a found 1/2" iron rod at the easterly common corner of said Lots 8 and 9, in all 428.94 feet to the POINT OF BEGINNING.

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 & Engineering, Inc.
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2312011-RP
Field Date: January 3, 2025
Revised Date: February 1, 2025



Surveyor Notes:

1) Currently this tract appears to be located within the following area(s):

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 9/26/2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) C.I.R.S. = set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

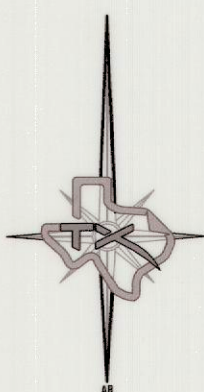
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) 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.).

6) 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.

7) All Building Lines and Utility Easements from the previous plat of record (Live Oak Hills, V. 359-A, P. 70) have been incorporated and reconfigured into this replat, as shown hereon.



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

Owner(s):
Michael and Teela Willis
136 W Yucca View St
Weatherford, TX 76085

1" = 100'

202503404 PLAT Total Pages: 1



LINE	BEARING	DISTANCE
LI	N 89°52'46" E	46.18'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	411.60'	276.80'	S 19°28'57" W	271.61'
C2	416.60'	276.15'	S 19°12'26" W	271.13'

Lot 7, Block 1
Live Oak Hills
Volume 359-A, Page 70
Michael Ray Willis
Probate No. 01-2808-1

Lot 8R, Block 1
6.273 Acres
(276,264 Sq. Ft.)

Lot 9, Block 2
Live Oak Hills
Volume 359-A, Page 70
Jonathan & Kathryn Medina
Brian & Sally Emerson
Volume 2856, Page 425

Lot 10, Block 2
Live Oak Hills
Volume 359-A, Page 70
Deborah Lankford
Volume 1783, Page 868

Lot 10, Block 1
Live Oak Hills
Volume 359-A, Page 70
Donald and Barbara Lambert
Volume 479, Page 223

Michael Ray Willis
Remainder of First Tract
Volume 2286, Page 1784

T&P RR Co Survey No. 75
Abstract No. 1439

14590

SP
K-9

14590.001.008.00
14590.001.008.0*
14590.001.008.60

Lot #	Culvert
8R	15" x 15" x 20" C.M.P.
9R	15" x 15" x 20" C.M.P.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

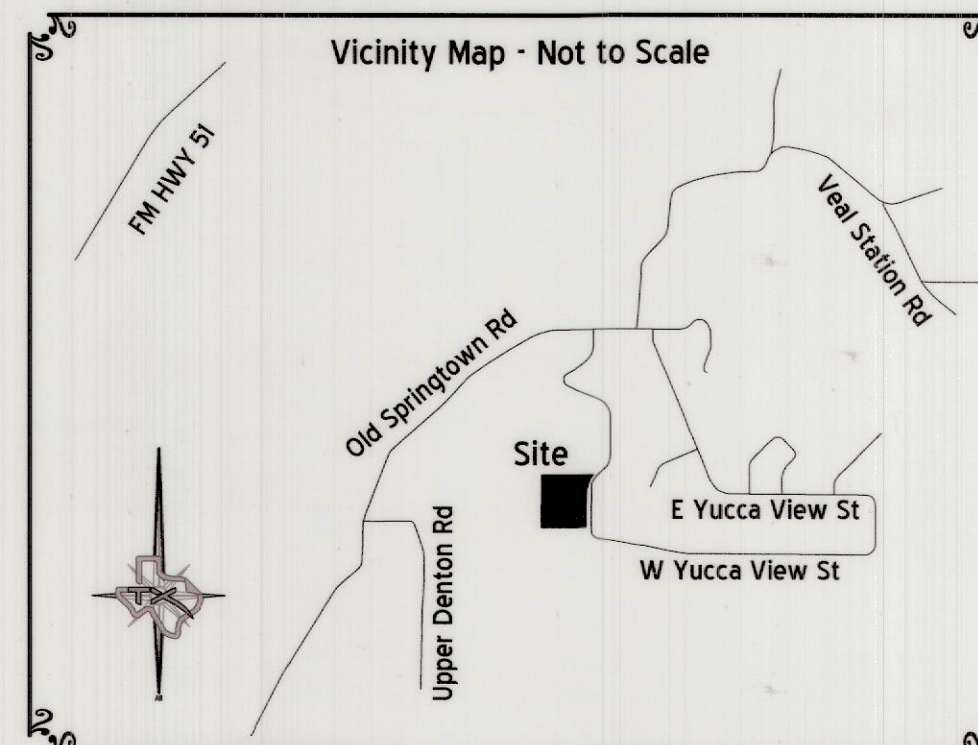
Lila Deakle
202503404
02/10/2025 12:39 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet

Slide

058

Vicinity Map - Not to Scale



Now, Therefore, Know All Men By These Presents:

That Michael Ray Willis and Teela Willis, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 8R and 9R, Block 1, 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 3rd day of February, 2025.

By: *Michael Ray Willis*
Michael Ray Willis

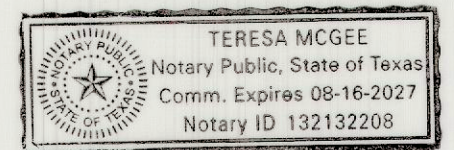
Teela Willis
Teela Willis

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 Michael Ray Willis, 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 3rd day of February, 2025.

Teressa McGee
Notary Public in and for the State of Texas

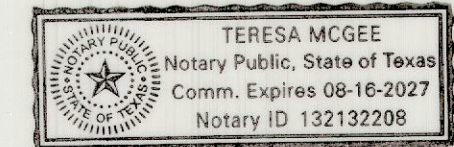


State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Teela Willis, 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 3rd day of February, 2025.

Teressa McGee
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas,

this the 10 day of February, 2025.

County Judge
Joseph G. Conley
Commissioner Precinct 1
Sam Wald
Commissioner Precinct 3

Jack Velt
Commissioner Precinct 2
Debra Lankford
Commissioner Precinct 4

Parker County Notes:

A) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.

B) At time of plat, no portion of this tract lies within the extra territorial jurisdiction of any city or town.

C) Sanitary sewer is to be provided by on-site septic facilities (OSSF).

D) Water is to be provided by private water well for Lot 8R. Water for Lot 9R is to be provided by Aqua Texas, Inc.

E) 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.

F) At time of plat, West Yucca View Street has a posted speed limit of 30 miles per hour.

G) Lots shown hereon require reflective address numbers, visible from the public road during the day and night.

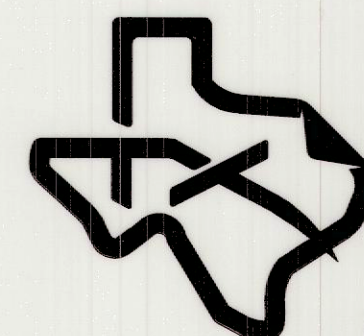
H) The Parker County Commissioner's Court approved the waiver for a Groundwater Availability Certification on January 13, 2025.

I) Culvert sizing is according to the Parker County Commissioner for Precinct 1.

Replat
Lots 8R and 9R, Block 1
Live Oak Hills
an addition in Parker County, Texas

Being a 9.354 acres tract of land, being all of Lots 8 and 9, Block 1, 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; being all of Lots 8 and 9, Block 1, Live Oak Hills, probated to Michael Ray Willis in Probate No. 01-2808-1, Probate Records, Parker County, Texas.

February 2025



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586