

OWNER:
Home Boys, LLC
PO Box 1534
Keller, TX 76244-1534
214-679-4800

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0010 K, dated September 25, 2009 & Community Panel No. 48367C0200 E, dated September 26, 2008, this property does not lie within a 100-Year Flood Hazard Area.

NOTES:

1. VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC AND PRIVATE STREETS IN ACCORDANCE WITH CITY ORDINANCES. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE ORDINANCE.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
3. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
4. NO BUILDINGS, FENCES OR OTHER STRUCTURES/IMPROVEMENTS ARE ALLOWED TO BE PLACED WITHIN AN EROSION CLEAR ZONE.
5. PARKER COUNTY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT WITHIN THIS ADDITION. DETAILED LOT GRADING PLANS MAY BE REQUIRED FOR LOTS WITHIN THIS ADDITION.
6. THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS AND 1 BLOCK.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. ADDITIONAL BUILDING LINES/EASEMENTS MAY BE REQUIRED BY THE COUNTY OF PARKER.
9. ALL SET IRON RODS ARE 1/2" WITH PLASTIC CAP STAMPED "FELS" UNLESS NOTED OTHERWISE.
10. THE PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESERVED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.
11. SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT I, PAUL G. FULLER II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT ACCURATELY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Paul G. Fuller II
PAUL G. FULLER II, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4843



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS J. LANCE DAY (OWNER OF CLERK'S FILE NO. 201600879), BEING THE OWNERS OF THE TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A 10.276 ACRES IN PARKER COUNTY AND TARRANT COUNTY, TEXAS, AND OUT OF THE T&P RR COMPANY SURVEY NO. 1, ABSTRACT NO. 1371, PARKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 11 ACRE TRACT DESCRIBED IN DEED TO HOME BOYS, LLC, AS RECORDED IN CLERK'S FILE NO. 201600879, OFFICIAL PUBLIC RECORDS, PARKER COUNTY TEXAS (D.P.R.P.C.T.), SAID 10.276 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE HALF INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD BEING CALLED 127.11 FEET SOUTH AND 42.48 FEET WEST OF THE NORTHEAST CORNER OF SAID T&P RR COMPANY SURVEY NO. 1, SAID IRON ROD BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARIAN EASON (NO DEED RECORD), SAID IRON ROD ALSO IN THE WEST LINE OF F.M. HIGHWAY 730 N (100' ROW);

THENCE S 0° 10' W, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SAID WEST LINE OF F.M. HIGHWAY 730 N, A DISTANCE OF 515.93 FEET (DEED CALL - 522.26 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE FIRST CALLED TRACT OF LAND CONVEYED TO JAMES AND WANDA CARTER, AS RECORDED IN INSTRUMENT NO. 201318183, D.R.P.C.T.;

THENCE S 89° 53' 30" W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTH LINE OF SAID FIRST CALLED CARTER TRACT, AT 552.57 FEET PASSING AN ONE HALF INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FIRST CALLED CARTER TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THE SECOND CALLED TRACT OF LAND CONVEYED TO JAMES AND WANDA CARTER, AS RECORDED IN INSTRUMENT NO. 201423187, D.R.P.C.T., IN ALL A TOTAL DISTANCE OF 822.50 FEET (DEED CALL - N 89° 40' W - 821.31 FEET) TO A 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND AN INTERIOR CORNER OF SAID SECOND CALLED CARTER TRACT;

THENCE N 0° 16' 26" W, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND AN EAST LINE OF THE SAID SECOND CALLED CARTER TRACT, A DISTANCE OF 644.59 FEET TO 1/2" IRON ROD FOUND, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID SECOND CALLED CARTER TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF TRACT OF LAND CONVEYED TO WAYNE AND MYRTLE MCREYNOLDS, AS RECORDED IN VOLUME 288, PAGE 155, D.R.W.C.T.;

THENCE N 89° 48' 44" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF SAID MCREYNOLDS TRACT, A DISTANCE OF 184.79 FEET TO A POINT FOR CORNER, FROM WHICH A METAL FENCE POST BEARS N 83° 14' 21" E, 1.24 FEET, SAID POINT ALSO BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE BRIAR CHURCH OF CHRIST, AS RECORDED IN VOLUME 1334, PAGE 152, D.R.P.C.T.;

THENCE S 0° 37' 07" W, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE WEST LINE OF SAID BRIAR CHURCH OF CHRIST TRACT, A DISTANCE OF 130.70 FEET TO 1/2" IRON ROD FOUND, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID BRIAR CHURCH OF CHRIST TRACT;

THENCE N 89° 48' 36" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF SAID BRIAR CHURCH OF CHRIST TRACT, A DISTANCE OF 313.40 FEET TO A 1/2" IRON ROD SET FOR CORNER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BRIAR CHURCH OF CHRIST TRACT AND THE SOUTHWEST CORNER OF THE SAID EASON TRACT;

THENCE N 89° 39' 43" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF SAID EASON TRACT, A DISTANCE OF 327.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.276 ACRES (447,604 SQUARE FOOT) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT J. LANCE DAY, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, 2, 3 & 4, BLOCK 1, OF DAY'S ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.

EXECUTED THIS THE 24th day of October, 2016.

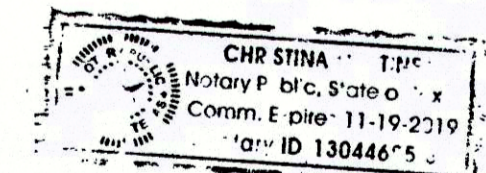
J. Lance Day
J. Lance Day

STATE OF TEXAS
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. LANCE DAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th day of October, 2016

Chris Stina
NOTARY PUBLIC, STATE OF TEXAS

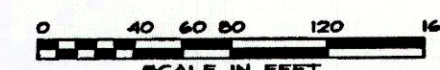


NOT. NO.: 11731
DIST.: A-2
NO.: N-4

FINAL PLAT

DAY'S ADDITION
LOTS 1, 2, 3, & 4, BLOCK 1
BEING 10.276 ACRES OF LAND SITUATED IN THE
T&P RR COMPANY SURVEY NO. 1
ABSTRACT NO. 1371
PARKER COUNTY, TEXAS

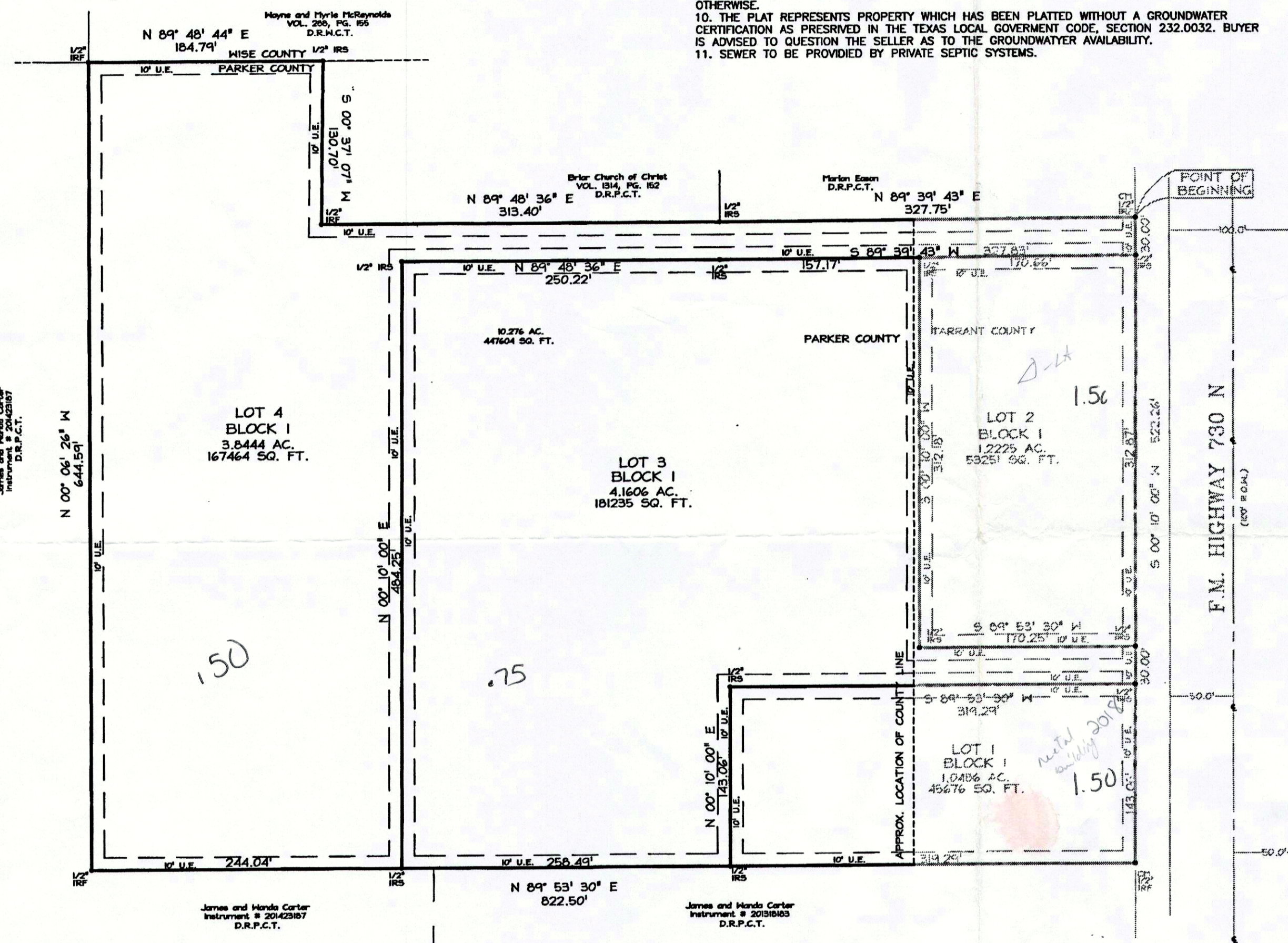
FULLER ENGINEERING
& LAND SURVEYING, INC.
Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800
2411 GARDEN PARK COURT, ARLINGTON, TX. 76013
PH# (817)856-2442, FAX# (817)451-5676



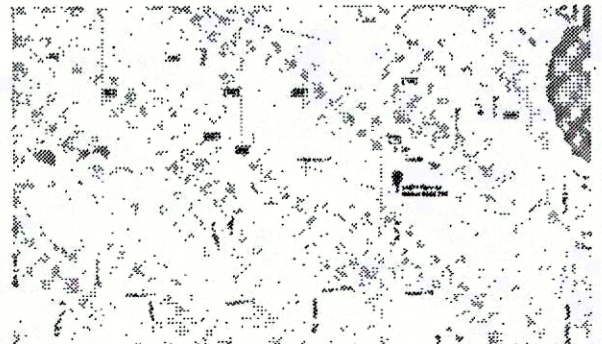
D-631

21371.012.001.00

LIEN HOLDER OF SUBJECT PROPERTY:
Billy Alexander
BILLY A. ALEXANDER



VICINITY MAP
(Not to Scale)



LEGEND OF ABBREVIATIONS AND SYMBOLS

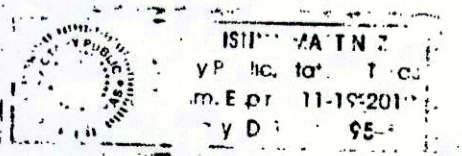
B.L.	= Building Line	I.P.F.	= Iron Pipe Found
C.M.	= Control Monument	I.R.F.	= Iron Rod Found
R.O.M.	= Right of Way	I.R.S.	= Capless Iron Rod Set
D.U.E.	= Drainage & Utility Easement	U.E.	= Utility Easement
□	= Telephone Riser	()	= Record Data
ET	= Electric Transformer	()	= Bearing Basis

STATE OF TEXAS
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. LANCE DAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF October, 2016.

Chris Stina
NOTARY PUBLIC, STATE OF TEXAS



I, J. LANCE DAY, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

J. Lance Day
J. LANCE DAY

STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS THIS 24th DAY OF October, 2016.

COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201625975
11/14/2016 10:44 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT