

Whereas Home Boys LLC, being the sole owners of a certain 9.040 acres tract of land out of the M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 2725, Parker County, Texas, and out of the J.R. ERWIN SURVEY, ABSTRACT NO. 423, Parker County, Texas, being a portion of that certain tract of land as described in Document No. 202102740, Official 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, Inc. and reflect N.A.D. 1983, Texas State Plane coordinate system, North Central zone 4202 (GRID):

BEGINNING at a set 1/2" capped iron rod stamped "Texas Surveying, Inc." at the southwest corner of that certain tract conveyed to Perez in Document No. 201628381, in the north line of Erwin Road, being the southeast corner of said Document No. 202102740, for the southeast and beginning corner of this tract.

THENCE S 89°58'08" W 46.70 feet, along the north line of said Erwin Road, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.

THENCE northwesterly, along the north line of said Erwin Road and a curve to the right, with a radius of 356.84 feet, chord of N 6°10'19" W 235.56 feet and an arc length of 240.06 feet, to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.

THENCE N 39°30'50" W 897.08 feet with the northeast line of said Erwin Road to a found 5" fence post in the south line of that certain tract of land conveyed to Barnett and described in V. 1322, P. 747, for the northwest corner of this tract.

THENCE N 89°50'48" E 823.77 feet with the south line of said Barnett tract, to a set 1/2" iron rod capped "Texas Surveying, Inc." at the northwest corner of said Perez tract, being the northeast corner of said Doc.#202102740, for the northeast corner of this tract.

THENCE S 00°00'19" E 807.83 feet, along said Perez tract, to the POINT OF BEGINNING.

Surveyors 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, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: February 10, 2021 - JN201265P



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0150E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are CIRS - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.

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)

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

5) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

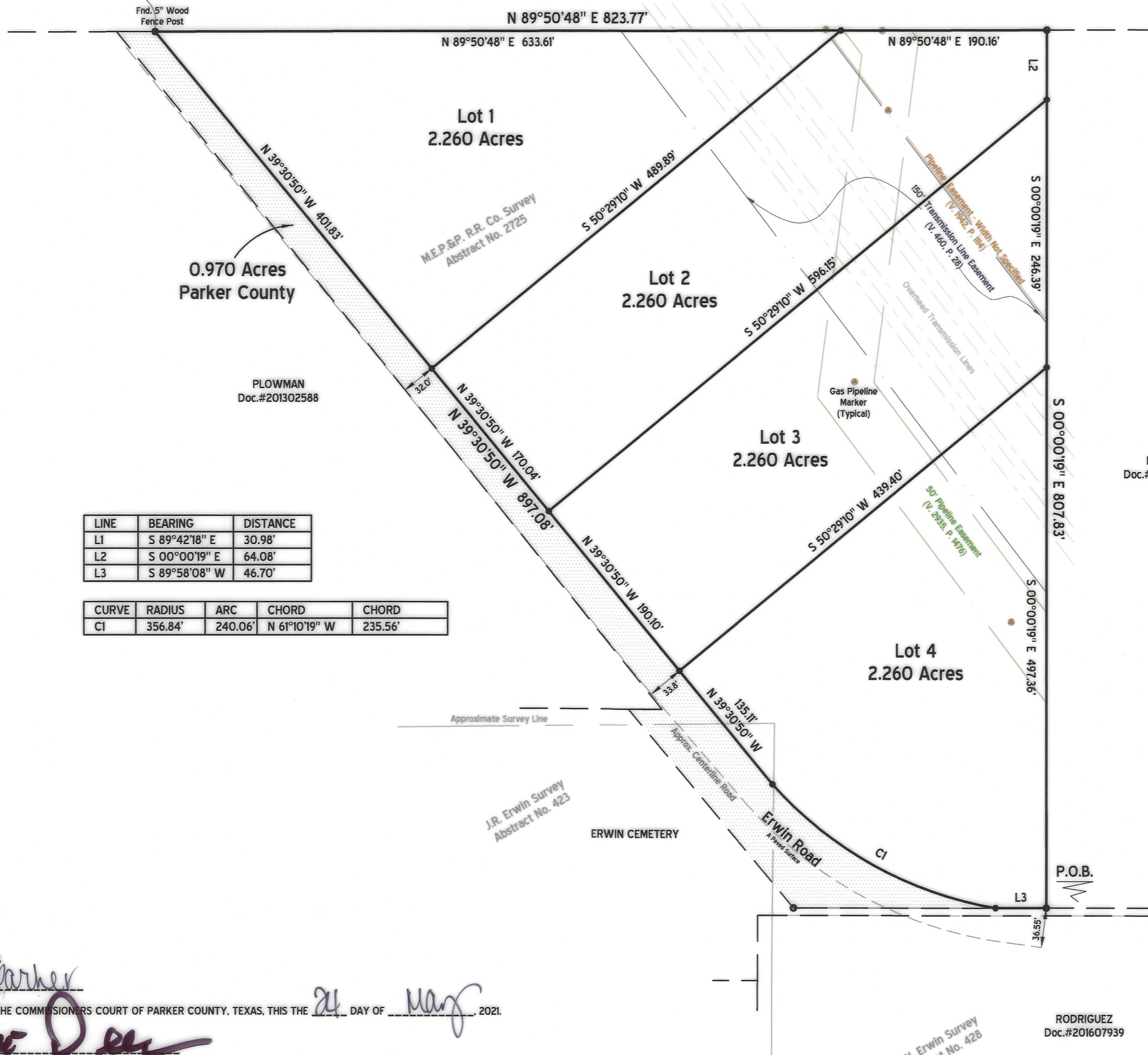
6) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

7) 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.)

8) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

9) 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.

10) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

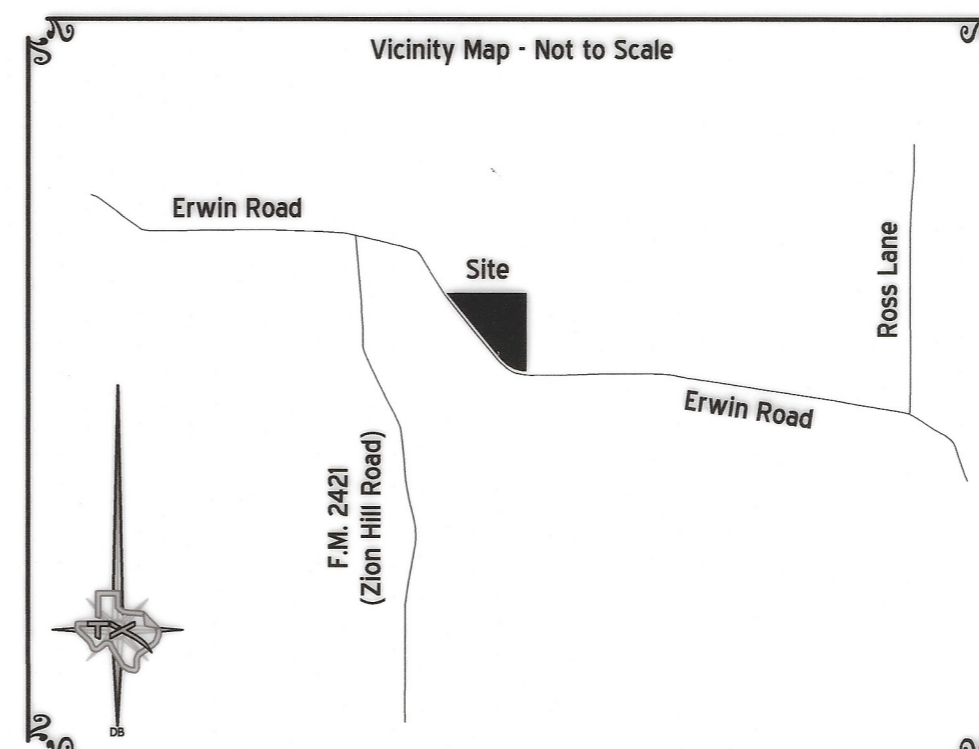


LINE	BEARING	DISTANCE
L1	S 89°42'18" E	30.98'
L2	S 00°00'19" E	64.08'
L3	S 89°58'08" W	46.70'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	356.84'	240.06'	N 6°10'19" W	235.56'

STATE OF TEXAS
COUNTY OF Parker
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS 24 DAY OF May, 2021.
George A. Conley COMMISSIONER PRECINCT #1
Lila Deakle COMMISSIONER PRECINCT #2
Lila Deakle COMMISSIONER PRECINCT #3
Lila Deakle COMMISSIONER PRECINCT #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202120725
05/26/2021 08:43 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Easements:
There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Building Lines:
There shall be a 30' Building Line on the fronts and a 10' side and rear Building Line around the perimeter of all lots shown herein.

Now, Therefore, Know All Men By These Presents:
That Jacoby Levy acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-4, Erwin Village, 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 14th day of May, 2021.

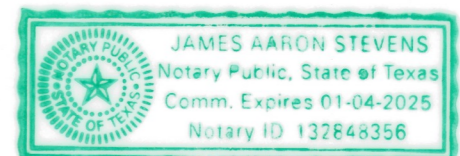
By:
Jacoby Levy
Home Boys LLC
Jacoby Levy

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 Jacoby Levy, 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 14th day of May, 2021.

James Aaron Stevens
Notary Public in and for the State of Texas

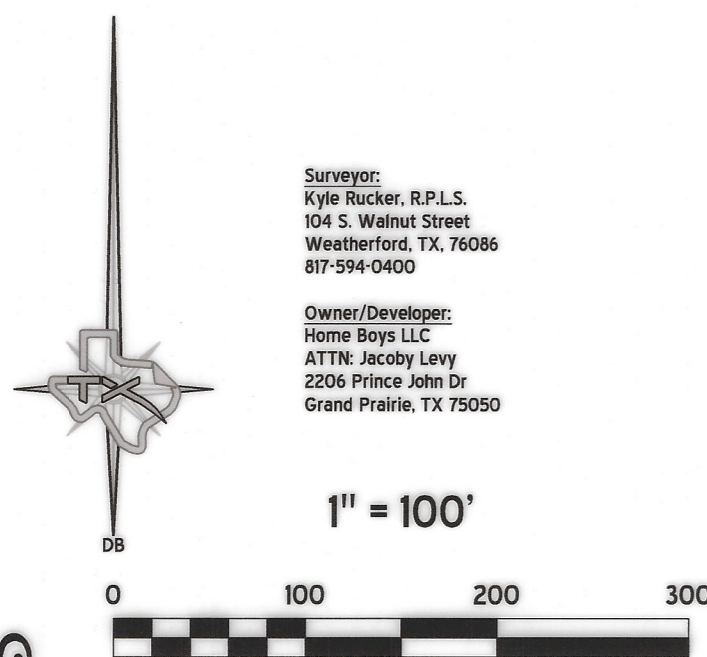


22725.002.003.00

12124
PO
G-6

Final Plat
Lots 1-4
Erwin Village
an Addition in Parker County, Texas
Being a 9.040 acres tract out of the M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 2725 & the J.R. ERWIN SURVEY, ABSTRACT NO. 423, Parker County, Texas.

May 2021



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