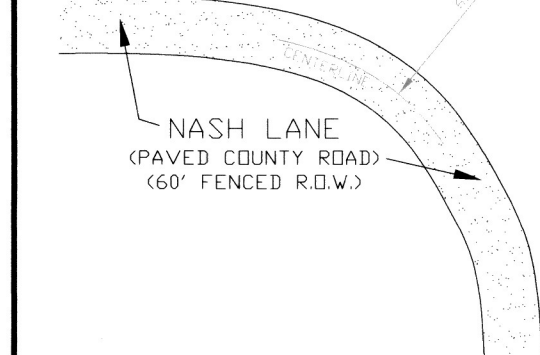
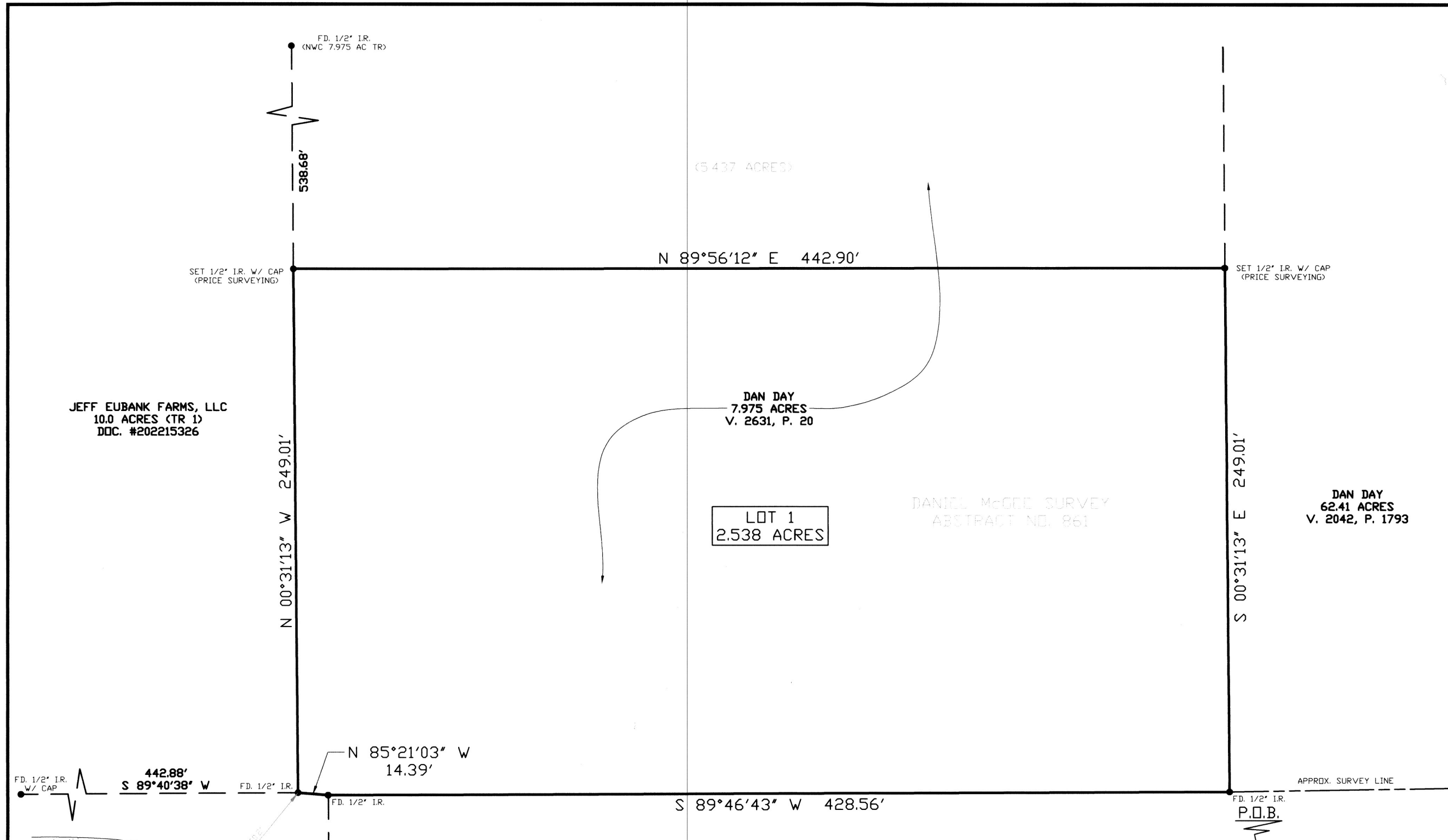




BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 48367C0500F,
DATED APRIL 5, 2019

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT TO
FINES OR OTHER PENALTIES

NOTE: 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.

NOTE: WATER IS SUPPLIED BY:
PARKER COUNTY S.U.D.
500 BROCK SPUR
MILLSAP, TX 76066
PH. 817-594-2900

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS
OF PARKER COUNTY

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND
SHALL BE ERRECTED BY THE LANDOWNER'S DRIVEWAY
SO THEY ARE VISIBLE AND READABLE FROM THE
PUBLIC ROADS

NOTE: IF A NEW CULVERT IS REQUIRED, IT WILL
HAVE A MINIMUM DIAMETER OF 15"

NOTE: CURRENT SPEED LIMIT OF NASH LANE IS 30 MPH



(5.437 ACRES)

DAN DAY
7.975 ACRES
V. 2631, P. 20

LOT 1
2.538 ACRES

DANIEL MCGEE SURVEY
ABSTRACT NO. 861

DAN DAY
62.41 ACRES
V. 2042, P. 1793

J.M. CAMPBELL, ET UX
6.00 ACRES
DOC. #202310536

H. WEBER
ABSTRACT NO. 861

20861.008.000.00 IMP
20861.008.000.50 SP

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 24th DAY OF February, 2025.

COUNTY JUDGE

George A. Guley
COMR. PRECINCT #1

James Hart
COMR. PRECINCT #2

James W. Hall
COMR. PRECINCT #3

James W. Hall
COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

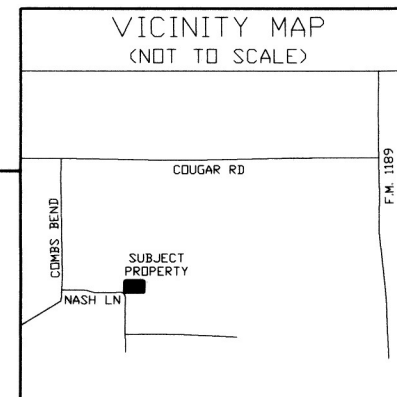
202504709
02/24/2025 03:18 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____, SLIDE _____

DATE _____

G-068



LEGAL DESCRIPTION

Of a 2.538 acres tract of land out of the Daniel McGee Survey, Abstract No. 861, Parker County, Texas; being part of a certain 7.975 acres tract described in Volume 2631, Page 20 of the Official Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod at the southeast corner of said 7.975 acres tract and at the most southerly southwest corner of a certain 62.41 acres tract described in Volume 2042, Page 1793 of said Official Records and in the north line of a certain 6.00 acres tract described in Document No. 202310536 of the Official Public Records for the southeast and beginning corner of this tract.

Thence S. 89 deg. 46 min. 43 sec. W. 428.56 feet to a found 1/2" iron rod in the east line of Nash Lane (paved) and at the northwest corner of said 6.00 acres tract for a corner of this tract.

Thence N. 85 deg. 21 min. 03 sec. W. 14.39 feet along the north line of said Nash Lane to a found 1/2" iron rod at the southeast corner of a certain 10.0 acres tract (Tract 1) described in Document No. 202215326 of said Official Public Records for the southwest corner of this and said 7.975 acres tract.

Thence N. 00 deg. 31 min. 13 sec. W. 249.01 feet along the east line of said 10.0 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 7.975 acres tract for the northwest corner of this tract.

Thence N. 89 deg. 56 min. 12 sec. E. 442.90 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 7.975 acres tract and in a west line of said 62.41 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 31 min. 13 sec. E. 249.01 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, DAN DAY, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as DAY DREAM ACRES. This plat being a subdivision of 2.538 acres out of the Daniel McGee Survey, Abstract No. 861, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot number as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 21st DAY OF February, 2025

BY: DAN DAY

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAN DAY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 21st day of February, 2025

Karen Carlton
Signature

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 18, 2024.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN241266 FN241259

FINAL PLAT

DAY DREAM
ACRES - LOT 1

BEING A SUBDIVISION OF
2.538 ACRES OUT OF THE
DANIEL MCGEE SURVEY,
ABSTRACT NO. 861
PARKER COUNTY, TEXAS

PLAT DATE: FEBRUARY 21, 2025

DEVELOPER

DAN DAY
1233 COUGAR ROAD
LIPAN, TX 76462
PH. 817-247-2000

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841