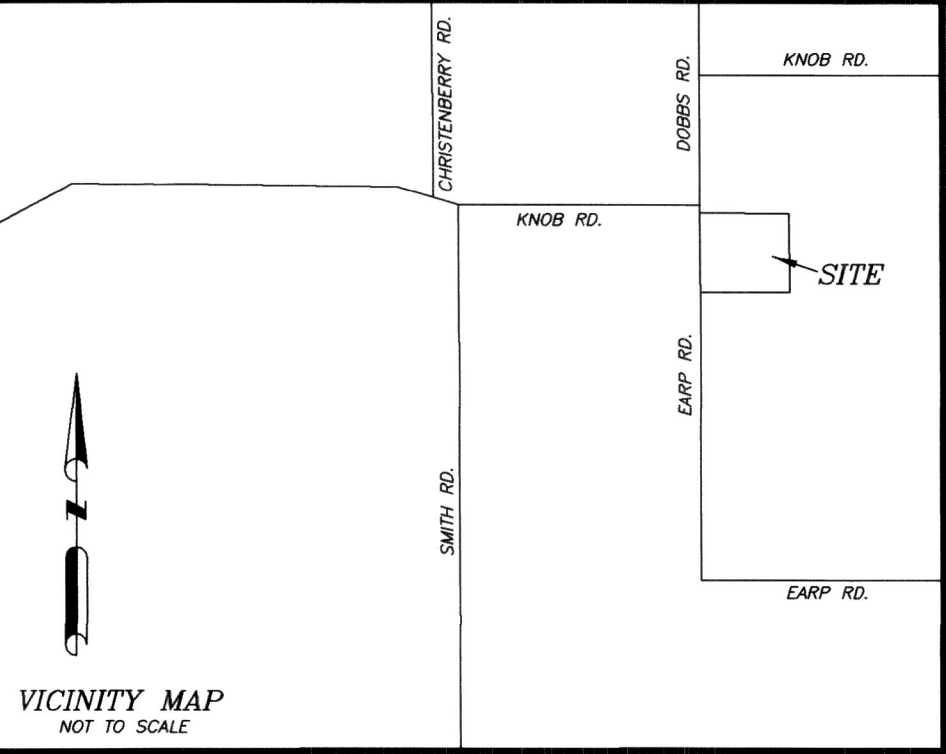




BASIS OF BEARING PER G.P.S. OBSERVATIONS, STATE PLANE COORDINATE SYSTEM NAD83, NORTH TEXAS ZONE 4202, TRIMBLE RTK NETWORK.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS PLAT 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.

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 GROUND WATER STUDY WAS APPROVED IN THE COMMISSIONERS COURT ON MARCH 10, 2025.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

WATER SUPPLIED BY EXISTING PRIVATE WATER WELL.

SEWER PROVIDED BY PRIVATE OSSF'S.

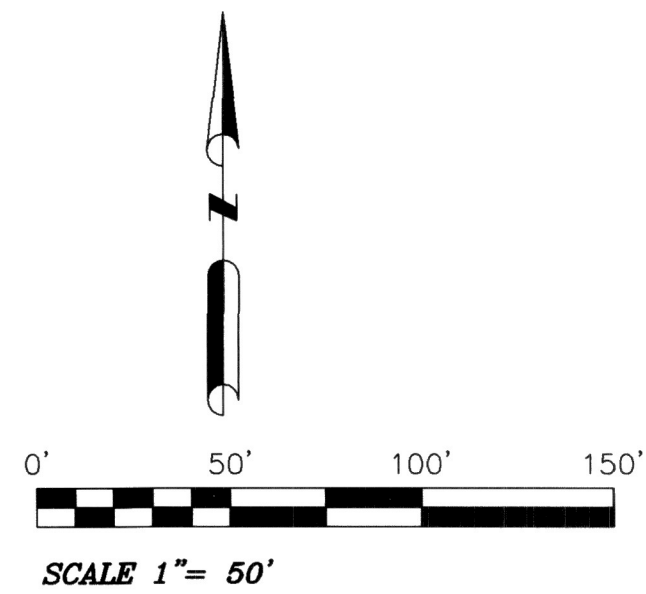
REFLECTIVE HOUSE NUMBERS NEED TO BE DISPLAYED BY THE LANDOWNERS DRIVEWAY THAT IS VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

DRIVEWAY CULVERT IS PREEXISTING. ANY ADDITIONAL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" CMP.

POSTED SPEED LIMIT ALONG EARP ROAD IS 30 MPH.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.

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.



HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-0027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
FEBRUARY 13, 2025

22827.001.001.00
22827.001.002.00

G085

OWNER/DEVELOPER
TOMMY L. MILES
917 E. HWY. 199
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202507685
03/25/2025 09:41 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat Showing
Lot 1,
HOME PLACE ACRES,
an Addition to Parker County, Texas and being
2.63 acres of land situated in the
WILLIAM R. SMITH SURVEY, Abstract No. 2827,
Parker County, Texas.

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY,
TEXAS, THIS THE 14th DAY OF March, 2025.

COUNTY JUDGE
George A. Carley COMMISSIONER PRECINCT #1
James Holt COMMISSIONER PRECINCT #2
Tommy L. Miles COMMISSIONER PRECINCT #3
Debra Miles COMMISSIONER PRECINCT #4

STATE OF TEXAS }
COUNTY OF PARKER }

202507685 PLAT Total Pages: 1
2025100 RSB

WHEREAS Tommy L. Miles, being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the WILLIAM R. SMITH SURVEY, Abstract No. 2827, said tract being the same tract of land described in deed to Tommy L. Miles, recorded in Clerks File No. 201620361, Real Records, Parker County, Texas and being more particularly described as follows

COMMENCING from a 1/2" iron found at the Southeast corner of that certain tract of land described in deed to T.M. Land Co., LP., recorded in Clerks File No. 201601348, Real Records, Parker County, Texas and from the Northeast corner of Earp Road Estates, Phase 2, an addition in Parker County, Texas, according to the plat recorded in Cabinet G, Slide 49, Plat Records, Parker County, Texas;

thence S 89°50'58" W, with the North line of said Earp Road Estates, Phase 2, 958.95 feet to a capped iron found at the Southeast corner of said Clerks File No. 201620361 and being for the POINT OF BEGINNING;

thence S 89°50'58" W, with the South line of said Clerks File No. 201620361 and with the North line of said Earp Road Estates, Phase 2 and with the North line of Earp Road Estates, Phase 1, recorded in Cabinet F, Slide 799, Plat Records, Parker County, Texas, a distance of 361.29 feet to a p.k. nail found in Earp Road, said nail being for the Southwest corner of said Clerks File No. 201620361;

thence N 00°22'57" W, with said Earp Road, a distance of 317.44 feet to a p.k. nail found at the Northwest corner of said Clerks File No. 201620361;

thence N 89°50'58" E, with the North line of said Clerks File No. 201620361, a distance of 361.29 feet to a capped iron found at the Northeast corner of said Clerks File No. 201620361;

thence S 00°22'57" E, with the East line of said Clerks File No. 201620361, a distance of 317.44 feet to the POINT OF BEGINNING and containing 2.63 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Tommy L. Miles, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1
HOME PLACE ACRES, Parker County, Texas

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

Executed this the 14th day of March, 2025.

Tommy L. Miles
Tommy L. Miles

13622
SP

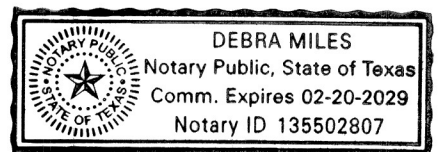
L5

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Tommy L. 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 14th day of March, 2025.

Debra Miles
Notary Public State of Texas



TOMMY L. MILES, 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.

Tommy L. Miles
TOMMY L. MILES