

817 BLUEBONNET DRIVE, SUITE C  
KELLER, TEXAS 75248  
TEL: 917.7431-4071 FAX 986.220-4631

KNOW ALL MEN BY THESE PRESENTS:  
That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the relating rules and regulations of the City of Keller, Texas.  
Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
DATE: June 3, 2008

Approved by the City of Keller Planning and Zoning Commission  
Chairman: [Signature] Date: 6-4-08  
Secretary: [Signature] Date: 6-4-08  
This plat filed in Cabinet A, Slide 12941, of the Plat Records of Tarrant County, Texas on 6-15-2008.

STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS, Don Patton, Jana Patton, and Patton Ventures, Inc. are the owners of that certain tract situated in the Samuel Needham Survey, Abstract Number 1171, City of Keller, Tarrant County, Texas, the said tract being two tracts - the first tract being a portion of the tract described in the deed to said Don Patton & Jana Patton recorded under Instrument Number D2072324 of the Deed Records of Tarrant County, Texas, the second tract being Lot 1, Block A of Hailey Addition recorded in Volume 388-174, Page 1 of the Plat Records of Tarrant County, Texas and described in the deed to said Patton Ventures, Inc. recorded under Instrument Number D20312451 of the said Deed Records, the subject tract being more particularly described by metes and bounds as follows:  
COMMENCING at a brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the southeast corner of the tract described in the deed to the Texas Highway Commission recorded in Volume 2569, Page 400 of the Deed Records of Tarrant County, Texas;  
THENCE South 89°53'40" E 12 Minutes 49 Seconds West, with the south line of the said Texas Highway Commission tract and the south right of way of F.M. 1709 a distance of 1.80 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the northeast corner of Lot 1, Block A of Hailey Addition according to the plat recorded in Volume 388-174, Page 3 of the Plat Records of Tarrant County, Texas, and being the PLACE OF BEGINNING;  
THENCE South 89°53'40" E 12 Minutes 49 Seconds West, with the east line of said Lot 1, Block A of Hailey Addition, passing at a distance of 167.39 feet to a MALE nail with a washer stamped "JPH LAND SURVEYING" set at the southeast corner thereof, and continuing on the same course now with the east line of the tract described in the deed to Don Patton & Jana Patton recorded under Instrument Number D2072324 of the said Deed Records, in all, a total distance of 240.39 feet to a 1/2 inch rebar found at the northeast corner of the tract described in the deed to Audie H. Jones recorded in Volume 1906, Page 46 of the said Deed Records;  
THENCE North 87°12'13" W 12 Minutes 12 Seconds West, with the north line of the said Audie H. Jones tract a distance of 80.31 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of the tract described in the deed to Elm Keller Parkway, LLC recorded under Document Number D208182166 of the said Deed Records;  
THENCE North 00°00'00" E 12 Minutes 47 Seconds West, through the interior of the said Patton tract and with the east line of the said Elm Keller Parkway, LLC tract, passing at a distance of 68.74 feet to a 1/2 inch rebar found at the northeast corner of the Elm Keller Parkway, LLC tract and being the southwest corner of said Lot 1, Block A of Hailey Addition, and continuing on the same course, with the occupied east line of the tract described in the deed to Catherine Hooper and wife, Catherine Hooper in Volume 1795, Page 122 of the said Deed Records and the west line of Lot 1, Block A of Hailey Addition, in all, a total distance of 235.41 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the east line of the Hooper tract and at the northwest corner of Lot 1, Block A of Hailey Addition and being the southwest corner of the said Texas Highway Commission tract;  
THENCE North 87°12'13" W 12 Minutes 49 Seconds East, with the north line of Lot 1, Block A of Hailey Addition and the south line of the Texas Highway Commission tract, a distance of 100.19 feet returning to the PLACE OF BEGINNING, and enclosing 0.472 of an acre.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, Don Patton, Jana Patton, and Patton Ventures, Inc. do hereby adopt this plat designating the hereinbefore described property as: **PATTON ADDITION, LOT 1, BLOCK A** an addition in the City of Keller and do hereby dedicate to the public use forever the street and alley shown hereon and do hereby reserve the easement strips shown on this plat for the initial use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and maintaining, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this 4th day of June, 2008.  
Don Patton [Signature] Jana Patton [Signature]  
Don Patton, Jana Patton, and Patton Ventures, Inc.'s representative

STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared Don Patton, Patton Ventures, Inc.'s designated representative, 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 consideration expressed and in the capacity therein stated.  
Given under my hand and seal of office on this 4th day of June, 2008.  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared Jana Patton, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated.  
Given under my hand and seal of office on this 4th day of June, 2008.  
Notary Public in and for the State of Texas



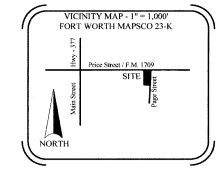
STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared Don Patton, Patton Ventures, Inc.'s representative, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.  
Given under my hand and seal of office on this 4th day of June, 2008.  
Notary Public in and for the State of Texas



### SURVEYOR'S NOTES

- No title occurrence research was provided by a title company for this survey; therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- Underground utilities were not located for this survey.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- The subject property lies within OTHER AREAS - ZONE X, areas determined to be at least 500-year floodplains as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and incorporated areas, Panel 199 of 595, Map Number 4849C0190 H, map revised: August 2, 1995 as published by the Federal Emergency Management Agency (FEMA).
- Any changes to plat due to plan revisions shall be the developer's responsibility.
- Drainage easement is for detection purposes and is to be maintained by the property owner.

LEGEND  
S.F. .... Square Feet  
CRS .... 1/2 Inch Rebar Set With Cap  
Stamped "JPH LAND SURVEYING"  
D.R.T.C.T. .... Deed Records Of Tarrant County, Texas  
P.R.T.C.T. .... Plat Records Of Tarrant County, Texas



OWNER / DEVELOPER: Alvin Don Patton, Don & Jana Patton, 923 Ottinger Road, Rowlett, Texas 75082, Tel: (817) 431-0122, Fax: (817) 431-8121  
ENGINEER: Alvin Thomas Hoover, Prepared November 2007, Resubmitted December 2007, Revised Lot Layout February 2008, 1361 W. Stokes Blvd., Suite 99, Dallas, TX 75260, Resubmitted March 2008, Resubmitted April 2008, Resubmitted June April 2008, Tel: (817) 571-7574, Fax: (817) 571-7564

FINAL PLAT  
PATTON ADDITION  
LOT 1, BLOCK A  
BEING A REPLAT  
OF 0.516 OF AN ACRE  
IN THE SAMUEL NEEDHAM SURVEY, ABSTRACT NUMBER 1171  
LOT 1, BLOCK A, HAILEY ADDITION  
CITY OF KELLER, TARRANT COUNTY, TEXAS  
CURRENTLY - ZONED R  
THIS PLAT RECORDED IN CABINET A, SLIDE 12941 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS