

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND
DEDICATION
COUNTY OF WISE

We, Structured Building Group, Inc. are the owners of a 9.50 acre tract of land out of the HUGH NELSON Survey, Abstract No. 1003, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Instrument No. 202142477 Official Records, Parker County, Texas.

BEGINNING at a 1/2" iron found within Nelson Road, said iron being East 2142.41 feet from the Southwest corner of said NELSON SURVEY;
THENCE N 00°00'33" East leaving said Nelson Road a distance of 209.68 feet to a 1/2" iron found;
THENCE North 00°00'32" West, 82.98 feet to a 1/2" iron set;
THENCE North 89°57'34" East, 99.99 feet to a 1/2" iron set;
THENCE North 00°11'42" West, 218.24 feet to a 1/2" iron set;
THENCE South 89°41'10" West, 99.81 feet to a 1/2" iron set;
THENCE North 00°05'24" West, 380.18 feet to a 1/2" iron found;
THENCE North 89°50'01" East, 490.16 feet to a 1/2" iron found in the West line of Cardinal Road;
THENCE with the West line of said Cardinal Road and an existing fence the following calls;
South 02°48'07" East, 356.61 feet to a 16" oak tree;
South 03°47'46" East, 37.23 feet to an 8" hackberry tree;
South 02°01'31" West, 214.84 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;
South 39°04'31" West, 59.98 feet to a fence post;
South 03°08'50" West, 217.59 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;
THENCE South 39°54'26" West, 26.57 feet to a 1/2" iron set in said Nelson Road;
THENCE North 89°58'16" West with said Nelson Road, 434.52 feet to the POINT OF BEGINNING and containing 413,698 square feet or 9.50 acres of land.

That We, Structured Building Group, Owner, do hereby adopt this plat designating the herein above described property as Lots 1-8, Block 1 of Barnes Addition, an addition being located in Parker County, Texas and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual 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 upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno, Texas.

Witness our hands at Wise County, Texas, this 16 day of June, 2022.

Joshua Barnes
Joshua Barnes (Representative)

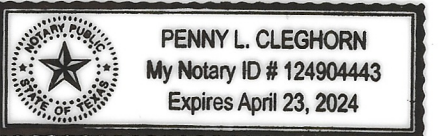
STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Joshua Barnes, 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 the 16 day of June, 2022

Penny L. Cleghorn
Notary Public

Commission expires: April 23, 2024



APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF RENO, TEXAS

6 JUNE 2022
APPROVAL DATE
Barbara...
CHAIRMAN, P&Z

APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO, TEXAS

6 JUNE 2022
APPROVAL DATE
Sam...
CITY MAYOR
ATTEST:
Sam...
CITY SECRETARY

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202225123
07/01/2022 01:51 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

AMENDED FINAL PLAT

OF
LOTS 1-8, BLOCK 1
BARNES ADDITION
IN THE
HUGH NELSON SURVEY, A-1003
SITUATED IN
PARKER COUNTY, TEXAS
8 RESIDENTIAL LOTS

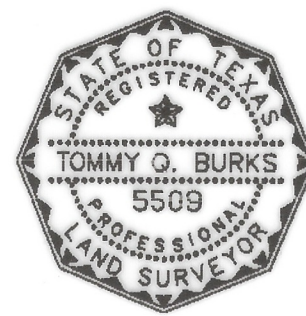
PREPARED BY:
BURKS LAND SURVEYING

223 CR 1260
DECATUR, TEXAS 76234
817/228-5577
E-MAIL: blsurvey98@yahoo.com
MAY 2022

10396
SP
N-6

DEVELOPED BY:
STRUCTURED BUILDING GROUP

200 S MAIN ST
RHOME, TEXAS 76078
CONTACT: Joshus Barnes
E-MAIL: jlbarnesbg@outlook.com
817/875-6088



SURVEYORS CERTIFICATE

I, the undersigned, a Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

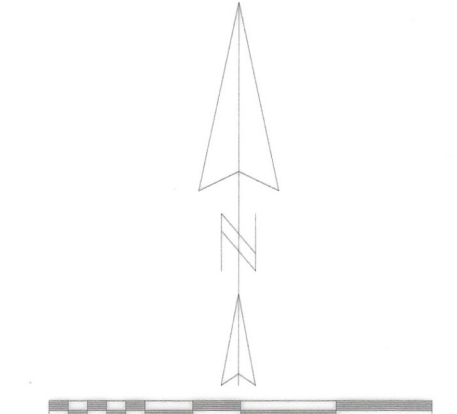
The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks
Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Firm No. 10069700

UTILITY LEGEND

- (S) SEPTIC
- (R) TELEPHONE RISER
- (C) BURIED CABLE MARKER
- (WV) WATER VALVE
- (A) AIR CONDITIONER
- (S) WATER SPIGOT
- (P) POWER POLE
- (PP) FIRE HYDRANT
- (FH) FIRE HYDRANT
- (IRF) IRON ROD FOUND
- (G) GAS MARKER
- (GM) GAS METER
- (WM) WATER METER
- (T) TRANSFORMER

100 50 0 50 100



NOTES:

1. BEARINGS ARE BASED ON GPS NAD 83 COORDINATES
2. ALL LOTS HAVE A 10' BUILDING LINE ALONG THE SIDE AND REAR LOTS UNLESS OTHERWISE SHOWN.
3. ALL LOTS HAVE A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
4. ALL LOTS WILL HAVE SEPTIC.
5. ALL LOTS HAVE PUBLIC WATER.
6. GROSS AREA = 9.50 ACRES
ROW DEDICATION = 0.35 ACRES
NET RESIDENTIAL AREA = 9.15 ACRES
7. THIS PROPERTY LIES IN ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48367C0200E, PARKER COUNTY TEXAS. EFFECTIVE DATE: SEPTEMBER 26, 2008.

AMENDED PLAT IS TO CORRECT DISTANCE ON THE SOUTHWEST LINE OF LOT 3 AND CORRECT SQUARE FOOTAGE FOR LOTS

F281