



( IN FEET )  
1 inch = 50 ft.



Ownership:  
DSCI, INC, A Texas corporation  
5204 Jackboro Highway  
Fort Worth, TX 76114

202230024 PLAT Total Pages: 1

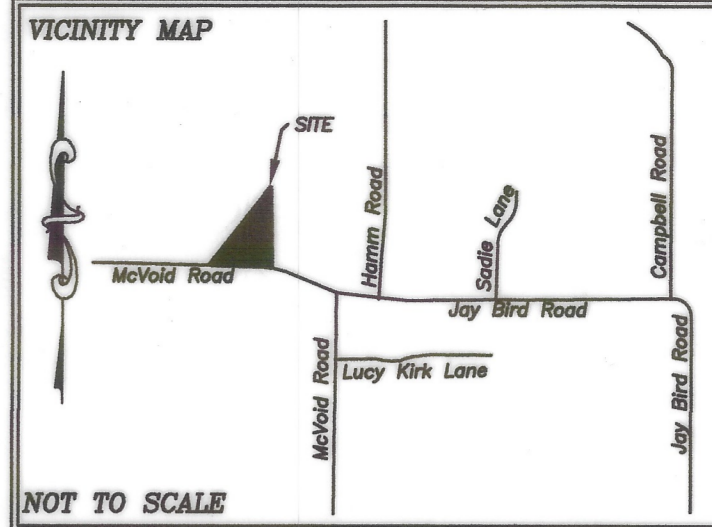
# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
202230024  
08/09/2022 02:00 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

22844.005.000.00

14001  
SP  
L-4



STATE OF TEXAS

PARKER COUNTY

WHEREAS, DSCI, INC., being the owner of Lots 1 - 5, Block 1, JESSICA'S ESTATES, an addition being 3.02 acres of land in the Memphis, El Paso, and Pacific Railroad Company Survey Abstract No. 2844, Parker County, Texas, and 1.98 acres of land in the Memphis, El Paso, and Pacific Railroad Company Survey, Abstract No. 615, Wise County, Texas, being that same tract of land described by deed to DSCI, INC., a Texas corporation, recorded in Document Number 202112150, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 60d nail found (Control Monument) in the north line of McVoid Road, for the southeast corner of said DSCI Tract, same being the southwest corner of a tract of land described in a deed as "Parcel 2" to Larry Wells, recorded in Document Number 201800876, Official Records, Wise County, Texas, being in the north line of a tract of land described in a deed to Doug M. McDonald, recorded in Volume 2910, Page 1294, Official Records, Parker County, Texas;

Thence N89°01'38"W., 647.36 feet along McVoid Road, same being the common line of said DSCI Tract; said McDonald Tract, and a tract of land described in a deed to Joseph M. Lacey and wife, Wanda Lacey, recorded in Volume 2569, Page 1038, Official Records, Parker County, Texas, to a 60d nail found in the centerline of said McVoid Road, for the southwest corner of said DSCI Tract, same being the southerly southeast corner of a tract of land described in a deed to Keith A. Kidwell, recorded in Volume 1735, Page 438, Official Records, Wise County, Texas;

Thence N44°21'28"E., at 26.29 feet passing a 5/8" rebar rod found for reference, and at 340.65 feet passing the Parker County and Wise County line, in all, 925.80 feet along the common line of said DSCI Tract and said Kidwell Tract to a 1/2" rebar rod found (Control Monument) for the north corner of said DSCI Tract, same being an "all" corner of said Kidwell Tract, being in the west line of the aforementioned Wells Tract;

Thence SOUTH. (BASIS FOR DIRECTIONAL CONTROL), at 421.83 feet passing the Parker County and Wise County line, and at 682.32 feet passing a 1/2" rebar rod found for reference, in all 672.93 feet to the point of beginning and containing 5.00 acres of land, of which 0.08 of an acre of land is located within the paved portion of McVoid Road, leaving a net of 4.92 acres of land more or less.

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That I, Don Sneed, Representative for DSCI, INC., the owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicate to the use of the Public forever, all streets, alleys, parks, watercourses, drains, easements and public spaces thereon shown for the purpose and consideration therein expressed and do hereby adopt this plat designating the herein described real property as Lots 1 thru 5, Block 1, JESSICA'S ESTATES, an addition in Parker County, Texas.

Witness our hand in Parker County, Texas, the 24 day of June, 2022.

Don Sneed, Representative for DSCI, INC.

STATE OF TEXAS

COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Don Sneed, Representative for DSCI, INC., known to me to be whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 24 day of June, 2022.

Notary Public



### NOTES:

- 1) According to the Flood Insurance Rate Map for Wise County, Texas, and Incorporated Areas, Community Panel Number 48497C 0550 & 0575 D, Dated December 18, 2011, and the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0175 & 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.
- 2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
- 3) Water source is Walnut Creek Water Supply Corporation.
- 4) Sanitary Sewer will be Private Onsite Septic Facilities.

Memphis, El Paso, and Pacific Railroad Company Survey, Abstract # 2844, Parker County, Texas

I 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.

*Lonnie Reed*  
09-13-2018

Joseph M. Lacey and wife, Wanda Lacey  
V.2569, P.1038, O.R.P.C.T.

Doug M. McDonald  
V.2910, P.1294, O.R.P.C.T.

Memphis, El Paso, and Pacific Railroad Company Survey, Abstract # 615, Wise County, Texas

Keith A. Kidwell  
V.1735, P.438, O.R.W.C.T.

Lot 3  
1 ACRE

Lot 4  
1 ACRE

Lot 2  
1 ACRE

DSCI, INC.  
Doc# 202112150, O.R.P.C.T.  
TOTAL 5.00 ACRES OF LAND  
1.98 ACRES IN WISE COUNTY  
3.02 ACRES IN PARKER COUNTY  
0.08 OF AN ACRE IN PAVED PORTION OF MCVOID ROAD  
NET 4.92 ACRES OF LAND (MORE OR LESS)

Lot 1  
1 ACRE

Lot 5  
1 ACRE

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

ON THIS 24 DAY OF August 2022

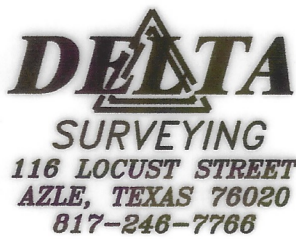
*George A. Carley*  
COUNTY JUDGE  
PRECINCT #1 COMMISSIONER  
*Chris Patten*  
PRECINCT #2 COMMISSIONER  
*Sam Walden*  
PRECINCT #3 COMMISSIONER  
*[Signature]*  
PRECINCT #4 COMMISSIONER

## FINAL PLAT SHOWING LOTS 1 THRU 5, Jessica's Estates

AN ADDITION BEING 3.02 ACRES IN THE MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 2844, PARKER COUNTY, TEXAS. ALSO BEING 1.98 ACRES OF LAND SITUATED IN THE MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 615, WISE COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN

CABINET **F**, SLIDE **298**, DATE **8-9-22**



EMAIL: delta76108@charter.net  
FIRM REGISTRATION: 10194647  
GPI#  
JOB# 21120274