

OWNERS CERTIFICATE

We, Treg and Carrie Manning, being the owners of a 5.506 acre tract of land and being a portion of that certain as recorded in Instrument No. 201933648 Official Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at 1/2" iron rod found with a cap at the northeast corner of that certain 38.01 acre tract of land as described in deed to Kathy Ann Randall, Jack Randall and Pamela Kovarnik as described in Instrument No. 201825150 O.R.P.C.T. and being the northwest corner of the remaining 20.01 acres of said Anderson tract;

THENCE S 89°23'57" E along the north line of said Anderson tract a distance of 300.00 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 00°36'03" W leaving said north line a distance of 767.52 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap in the south line of said Anderson tract;

THENCE S 78°34'25" W along the south line of said Anderson tract a distance of 306.73 feet to a 1/2" iron rod found with a cap at the southeast corner of said Randall and Kovarnik tract;

THENCE N 00°36'03" E a distance of 831.44 feet to the Point of Beginning and containing in all 239,844 square feet or 5.506 acres of land.

SAVE AND EXCEPT:
INGRESS/EGRESS EASEMENT:

BEING a 0.92 acre tract of land and being a portion of that certain 58.02 acre tract of land as described in deed to Kenneth Earl Anderson as recorded in Instrument No. 201321646 Official Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at 5/8" iron rod found in the south line of said Anderson tract and also being the northwest corner of that certain tract of land as described in deed to Kenneth Darter as recorded in Volume 2248, Page 418 O.R.P.C.T. and the northeast corner of that certain tract of land as described in Volume 1842, Page 418 O.R.P.C.T.;

THENCE S 80°19'21" W along the south line of said Anderson tract a distance of 684.18 feet to a point;

THENCE N 09°40'39" W a distance of 54.74 feet to a 1/2" iron rod found with a cap;

THENCE N 78°34'25" E a distance of 336.66 feet to a 1/2" iron rod found with a cap;

THENCE N 83°09'57" E a distance of 356.53 feet to a 1/2" iron rod found with a cap;

THENCE S 00°01'35" W a distance of 48.00 feet to the Point of Beginning and containing in all 39,931 square feet or 0.92 acres of land.

That We, Treg and Carrie Manning, Owners, do hereby adopt this plat designating the herein above described property as Lot 1, Block 1 of Manning Farm Subdivision, 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 30 day of January, 2020.

Treg Manning
Carrie Manning

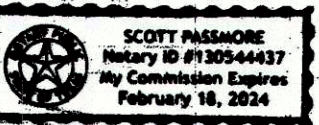
STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Treg Manning 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 30 day of January, 2020

Scott Passmore
Notary Public

Commission expires: 10/6 2024



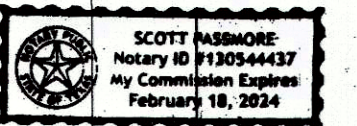
STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Carrie Manning 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 the 30 day of January, 2020

Scott Passmore
Notary Public

Commission expires: 10/6 2024



AGCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

14850
30
CWE
AA-LA

FINAL PLAT

OF
LOT 1, BLOCK 1
MANNING FARM

IN THE
W.A. SHOWN SURVEY, ABSTRACT NO. 1894

SITUATED IN
PARKER COUNTY, TEXAS

PREPARED BY:
BURKS LAND SURVEYING

223 CR 1260

DECATUR, TEXAS 76234

817/228-5577

E-MAIL: blsurvey98@yahoo.com

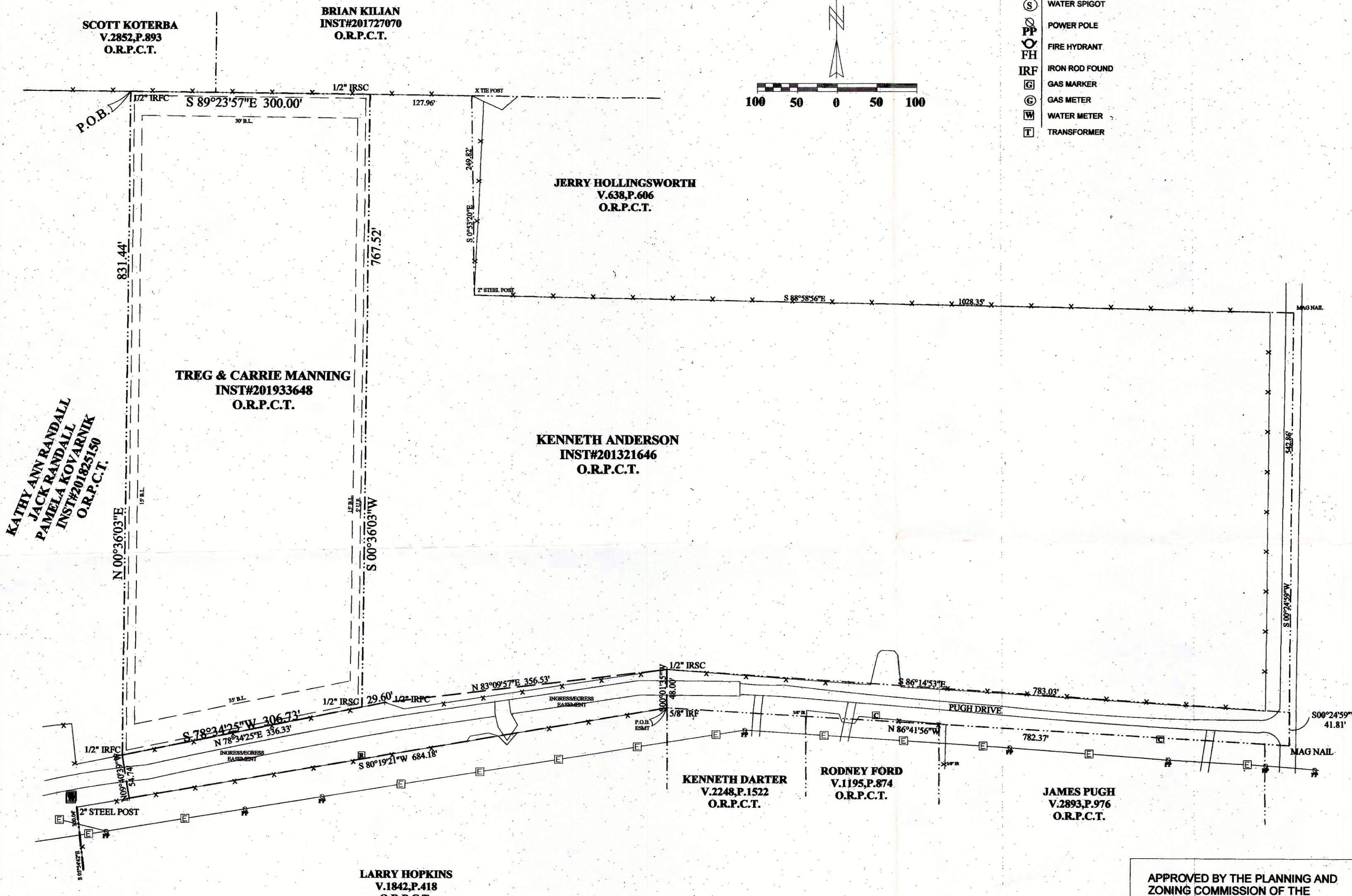
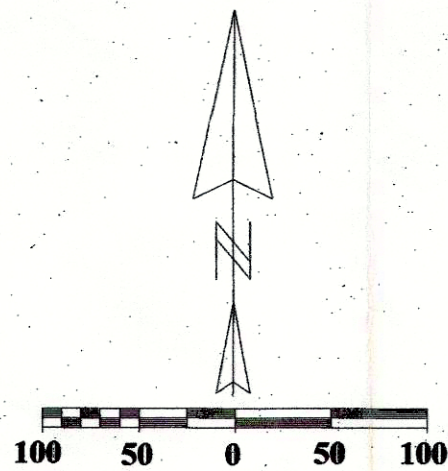
JANUARY 2020

18176-5ACRES

21894.004.007.00

UTILITY LEGEND

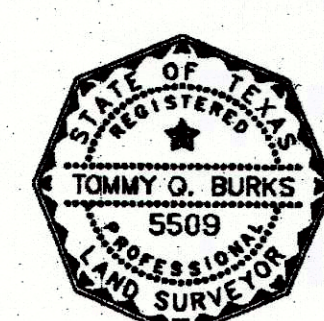
- Ⓢ SEPTIC
- Ⓡ TELEPHONE RISER
- ⓐ BURIED CABLE MARKER
- ⓌⓋ WATER VALVE
- ⓐ AIR CONDITIONER
- Ⓢ WATER SPIGOT
- Ⓟ POWER POLE
- ⓁⓁ FIRE HYDRANT
- Ⓡ IRON ROD FOUND
- ⓐ GAS MARKER
- ⓐ GAS METER
- Ⓦ WATER METER
- ⓐ TRANSFORMER



NOTES:
1. BEARINGS ARE BASED ON GPS COORDS

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.

TQ Burks 12/19/19
Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Firm No. 10069700



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deable
202014390
05/22/2020 10:51 AM
Fee: 75.00
Lila Deable, County Clerk
Parker County, Texas
PLAT

DEVELOPED BY:
TREG & CARRIE MANNING
12556 LEATHER STRAP DR
HASLET, TEXAS 76056

E 518

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF RENO, TEXAS
2/13/2020
James Pugh
CHAIRMAN, P&Z

APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO, TEXAS
1/30/2020
Euditha
CITY MAYOR
ATTEST
Pamela Burks
CITY SECRETARY