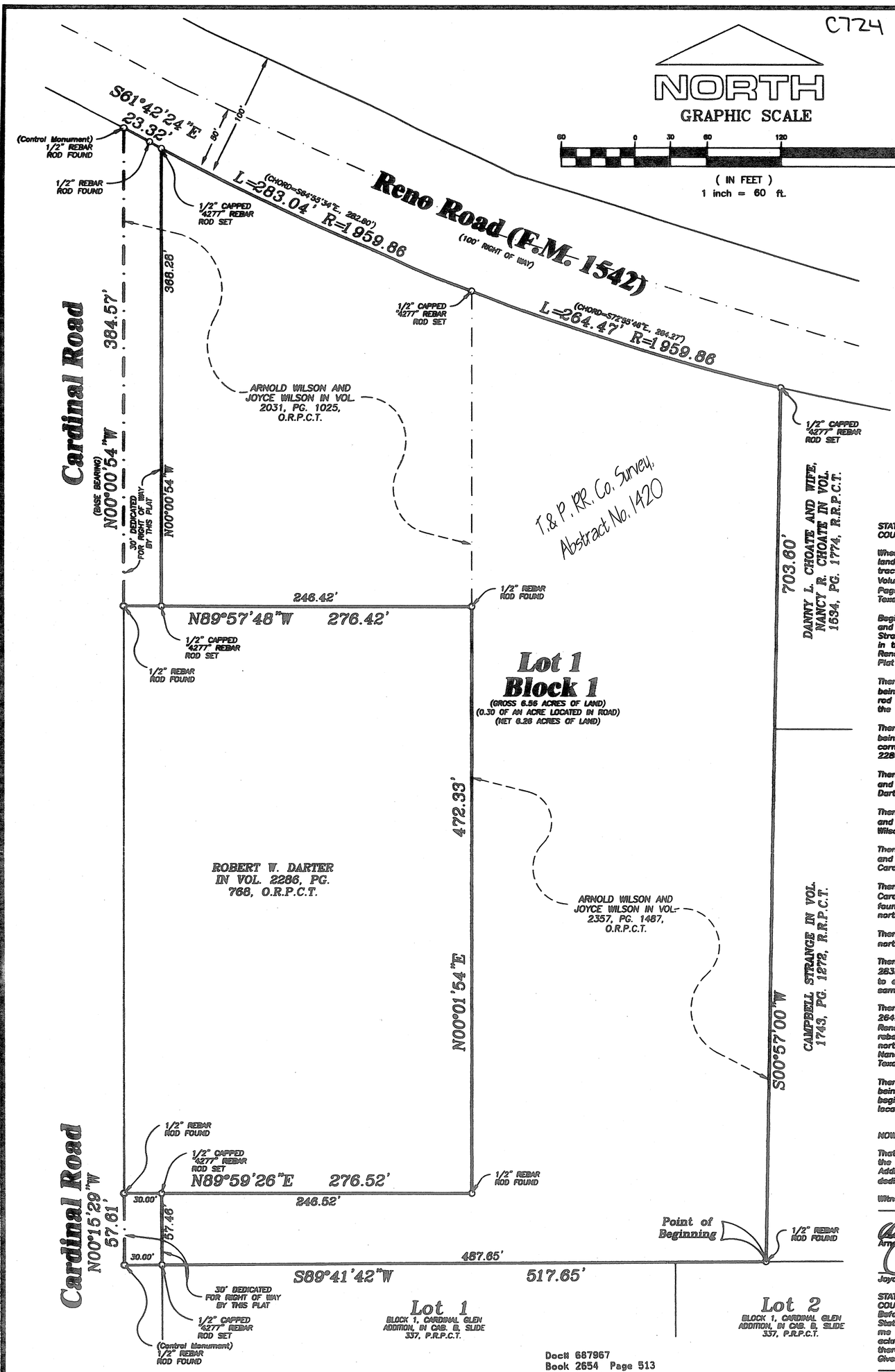
C724

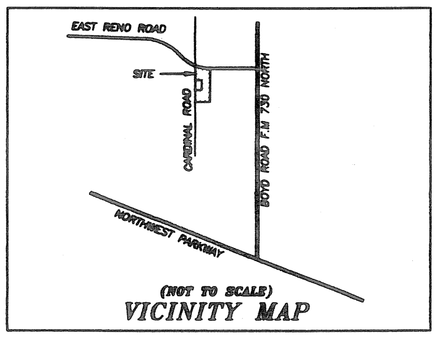


CITY OF RENO
CITY COUNCIL

PLAT APPROVED DATE 7/31/08

BY: _____ MAYOR 7/31/08

BY: _____ SECRETARY 7/31/08



(NOT TO SCALE)
VICINITY MAP

STATE OF TEXAS
COUNTY OF PARKER

Whereas We, Arnold Wilson and wife, Joyce Wilson, being the owners of Two Tracts of land situated in the T. & P. RR. Co. Survey, Abstract No. 1420, being those same tracts of land described in deeds to Arnold Wilson and Wife, Joyce Wilson recorded in Volume 2031, Page 1025 (hereinafter described as Wilson Tract I) and Volume 2357, Page 1487 (hereinafter described as Wilson Tract II), Original Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found for the southeast corner of said Wilson Tract II and for the southwest corner of a tract of land described in a deed to Campbell Strange recorded in Volume 1743, Page 1272, Real Records, Parker County, Texas and in the north line of Lot 2, Block 1, Cardinal Glen Addition, an addition to the City of Reno, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 337, Plat Records, Parker County, Texas;

Thence S.89°41'42"W., 517.65 feet along the south line of the Wilson Tract II same being the north line of Lots 2 and 1 of said Cardinal Glen Addition to a 1/2" rebar rod found in the approximate centerline of Cardinal Road for the southwest corner of the Wilson Tract II;

Thence N.00°15'29"W., 57.61 feet along approximate centerline of Cardinal Road, same being the west line of the Wilson Tract II to a 1/2" rebar rod found for the southwest corner of a tract of land described in a deed to Robert W. Darter recorded in Volume 2286, Page 768, Original Records, Parker County, Texas;

Thence N.89°59'26"E., 276.52 feet along the common lines between the Wilson Tract II and said Darter Tract to a 1/2" rebar rod found for the southeast corner of the Darter Tract;

Thence N.00°01'54"E., 472.33 feet along the common lines between the Wilson Tract II and said Darter Tract to a 1/2" rebar rod found for the southeast corner of said Wilson Tract I, same being the northeast corner of the Darter Tract;

Thence N.89°57'48"W., 276.42 feet along the common line between the Wilson Tract I and the Darter Tract to a 1/2" rebar rod found in the approximate centerline of Cardinal Road;

Thence N.00°00'54"W. (Base Bearing), 384.57 feet along the approximate centerline of Cardinal Road, same being the west line of the Wilson Tract I, to a 1/2" rebar rod found (Control Monument) in the south line of Reno Road (F.M. 1542) and for the northwest corner of the Wilson Tract I;

Thence S.61°42'24"E., 23.32 feet along the south line of Reno Road, same being the north line of the Wilson Tract I to a 1/2" rebar rod found;

Thence along a curve to the left, with a radius of 1959.86 feet, an arc length of 283.04 feet, and whose chord is S.64°55'34"E., 282.80 feet, continuing along said line to a 1/2" capped "4277" rebar rod set for the northeast corner of the Wilson Tract I, same being the northwest corner of the Wilson Tract II;

Thence along a curve to the left, with a radius of 1959.86 feet, an arc length of 264.47 feet, and whose chord is S.72°55'46"E., 264.27 feet along the south line of Reno Road same being the north line of the Wilson Tract II, to a 1/2" capped "4277" rebar rod set for the northeast corner of the Wilson Tract II, same being the northwest corner of a tract of land described in a deed to Danny L. Choate and Wife, Nancy R. Choate recorded in Volume 1534, Page 1774, Real Records, Parker County, Texas;

Thence S.00°57'00"W. 703.60 feet along the east line of the Wilson Tract II, same being the west line of said Choate Tract and said Strange Tract to the point of beginning and containing 6.56 acres of land, of which 0.30 of an acre of land is located in the road, leaving a net of 6.26 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Arnold Wilson and wife, Joyce Wilson, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Rowdy Wingate Yates Second Addition, an addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 5th day of August, 2008.

Arnold Wilson
Arnold Wilson

Joyce Wilson
Joyce Wilson

Lavera Rawls
My Commission Expires
[illegible]

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 Arnold Wilson and wife, Joyce Wilson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 5th day of August, 2008.

Lavera Rawls Wingate
Notary Public

4-14-09
My Commission Expires

Owner
Arnold Wilson and wife, Joyce Wilson
2286 North Cardinal Road
Azle, Texas 76020

Notes:
According to the Flood Hazard Boundary Map for the Town of Reno, Parker County, Texas, Community Panel No. 480969 03, Dated November 5, 1976, this tract is not in the 100 year flood zone

Doc# 687967
Book 2654 Page 513

Doc# 687967 Fees: $66.00
08/07/2008 11:21AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

ACCT. NO.: 17114
SCH. DIST.: AZ
CITY: RE
MAP NO.: N-7

FINAL PLAT OF LOT 1, BLOCK 1, Rowdy Wingate Yates Second Addition,

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, BEING A PLAT OF A TWO TRACTS OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1420, PARKER COUNTY, TEXAS, BEING THOSE SAME TRACTS OF LAND DESCRIBED IN DEEDS TO ARNOLD WILSON AND JOYCE WILSON RECORDED IN VOLUME 2031, PG. 1025 AND VOLUME 2357, PG. 1487, ORIGINAL RECORDS, PARKER COUNTY, TEXAS AND CONTAINING 6.56 ACRES OF LAND, OF WHICH 0.30 OF AN ACRE OF LAND IS DEDICATED FOR CARDINAL ROAD RIGHT OF WAY, LEAVING A NET OF 6.26 ACRES OF LAND.

811 Know what's below. Call before you dig.

TRI SURVEYING COUNTIES
116 LOCUST STREET, AZLE TX 76020
817/444-2355 FAX: 444-4387
EMAIL: tricosurveying@charterinternet.com
JOB# 08-01-0058

STATE OF TEXAS REGISTERED LONNIE REED 4277 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

LONNIE REED
R.P.L.S. No. 4277

06-30-2008

THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____