

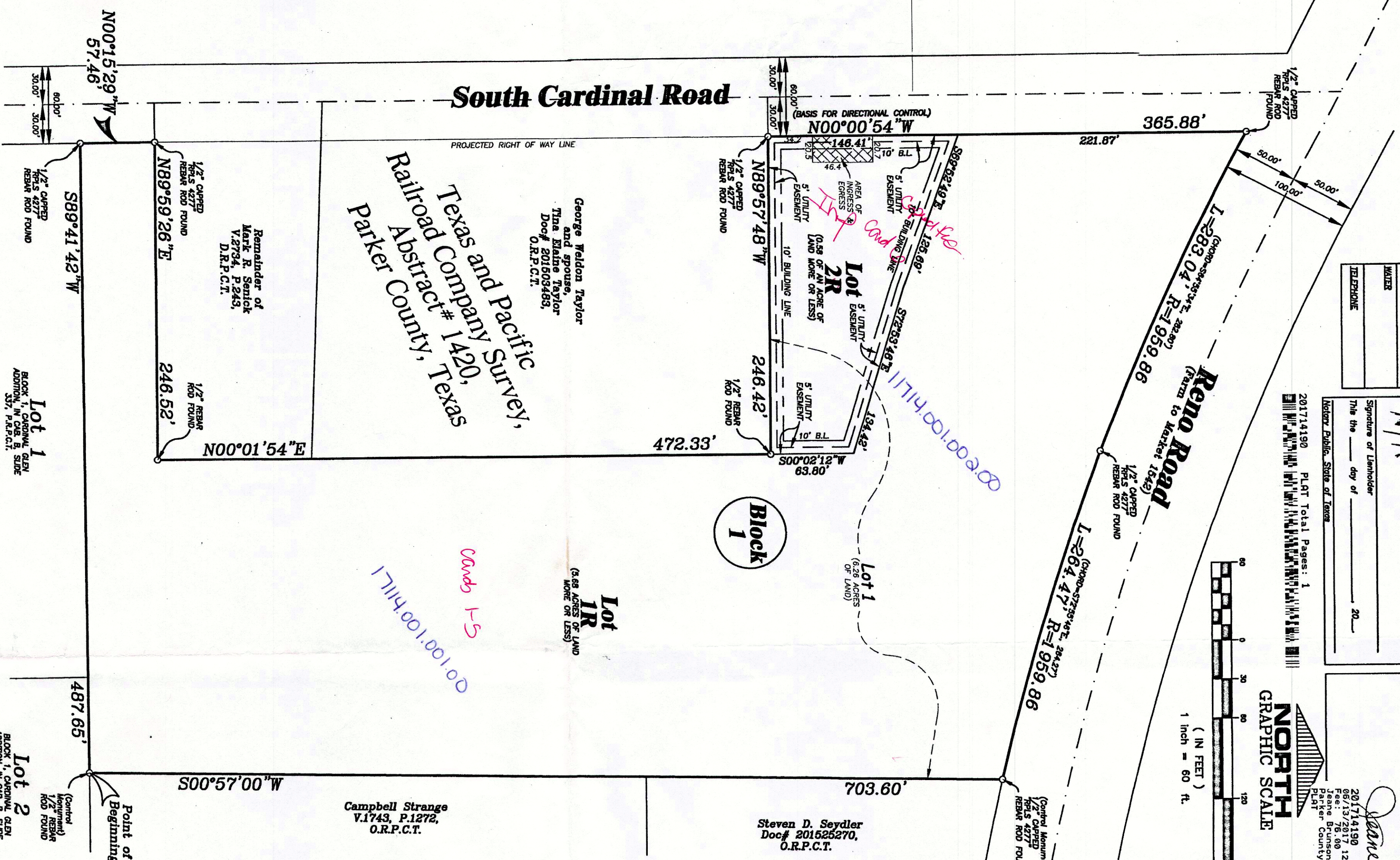
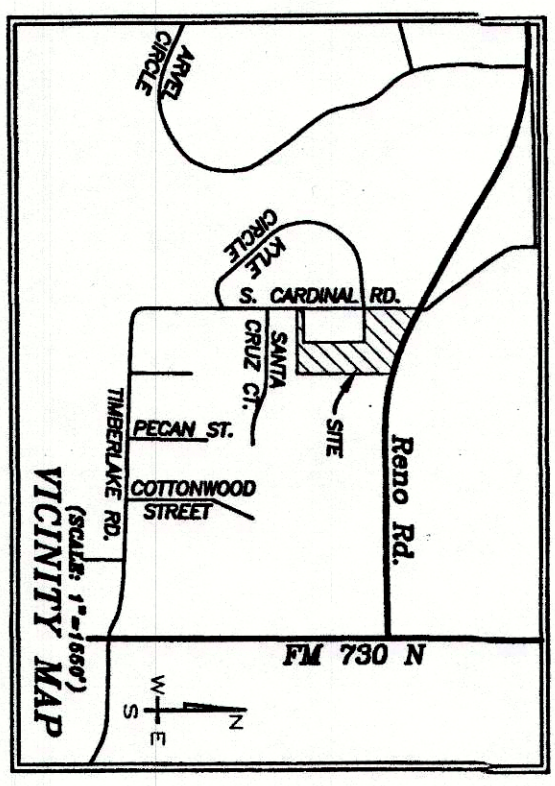
UTILITY PROVIDERS
ELECTRIC
WATER
TELEPHONE

LENDER: (if applicable)  
N/A  
Signature of Lender  
This the \_\_\_ day of \_\_\_\_\_, 20\_\_  
Title Public, State of Texas

CLERK: STICKER  
OFFICIAL PUBLIC RECORDS  
201714190  
06/13/2017 12:02 PM  
Jesse B. Burns, County Clerk  
Parker County, Texas

Approved this 30<sup>th</sup> day of \_\_\_\_\_, by the  
Commissioner of the City of Reno  
Mayor  
City Secretary

201714190 PLAT Total Pages: 1  
PLAT



**Ownership:**  
Arnold Wilson  
Joyce Wilson  
2286 North Cardinal Road  
Azle, Texas 76020

**NOTES:**  
One (1) Residential lot, and One (1) Commercial lot.  
The plat represents property which has been platted without groundwater certification in Texas. Local Government Code, Section 82.032. Buyer is advised to question seller as to the groundwater availability.  
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48387C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

**FINAL PLAT SHOWING**  
**LOT 1R AND 2R, BLOCK 1,**  
**Rowdy Wingate Yates**  
**Second Addition**  
AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK 1, ROWDY WINGATE YATES SECOND ADDITION, RECORDED IN CABINET C, SLIDE 724, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING 6.26 ACRES OF LAND MORE OR LESS.

Campbell Strange  
V.1743, P.1272,  
O.R.P.C.T.

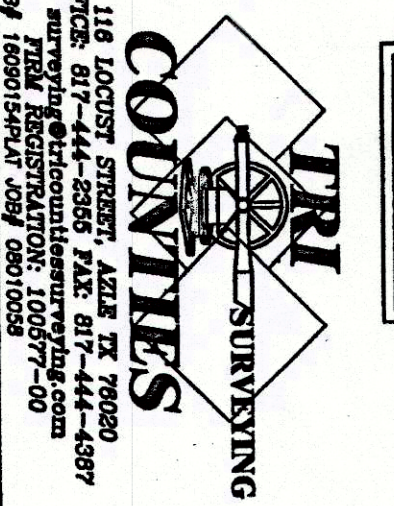
Steven D. Seydler  
Doc# 201525270,  
O.R.P.C.T.

STATE OF TEXAS  
COUNTY OF PARKER  
We, Arnold Wilson and wife, Joyce Wilson, being the owners of Lot 1, Block 1, Rowdy Wingate Yates Second Addition, recorded in Cabinet C, Slide 724, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:  
Beginning at a 1/2" rebar rod found (Control Monument) for the southeast corner of herein described tract, some being the southwest corner of a tract of land described in a deed to Campbell Strange, recorded in Volume 1743, Page 1272, Official Records, Parker County, Texas, and in the north line of Lot 2, Block 1, Control Rod Addition, recorded in Cabinet B, Slide 537, Plat Records, Parker County, Texas;  
Thence S89°41'42"W, 487.65 feet along the common line of herein described tract, some being the north line of Lots 2 and 1 of said Cardinal Glen Addition, to a 1/2" capped "RPLS 4277" rebar rod found in the east line of South Cardinal Road;  
Thence N00°15'29"W, 57.46 feet along the east line of said South Cardinal Road to a 1/2" capped "RPLS 4277" rebar rod found, and being in the south line of a remainder of a tract of land described in a deed to Mark R. Senick, recorded in Volume 2734, Page 245, Deed Records, Parker County, Texas;  
Thence N89°59'26"E, 246.52 feet along a common line of herein described tract and said Senick Tract to a 1/2" rebar rod found;  
Thence N00°01'54"E, 472.33 feet along a common line of herein described tract, said Senick Tract, and a tract of land described in a deed to George Weldon Taylor and spouse, Tina Elaine Taylor, recorded in Document Number 201503483, Official Records, Parker County, Texas, to a 1/2" rebar rod found;  
Thence N89°57'48"W, 246.42 feet along a common line of herein described tract, and said Taylor Tract to a 1/2" capped "RPLS 4277" rebar rod found in the east line of said South Cardinal Road;  
Thence N00°00'54"W, (BASIS FOR DIRECTIONAL CONTROL), 365.88 feet along the east line of said South Cardinal Road, to a 1/2" capped "RPLS 4277" rebar rod found at the intersection of the east line of said South Cardinal Road, and the southwest line of Reno Road (From to Market 1542);  
Thence along a curve to the left, with a radius of 1959.88 feet, and whose chord is S64°55'34"E, 282.80 feet, an arc distance of 283.04 feet along the southwest line of said Reno Road to a 1/2" capped "RPLS 4277" rebar rod set;  
Thence along a curve to the left, with a radius of 1959.88 feet, and whose chord is S72°55'46"E, 264.27 feet, an arc distance of 264.47 feet along the southwest line of said Reno Road, to a 1/2" capped "RPLS 4277" rebar rod found for the northwest corner of herein described tract, some being the northwest corner of a tract of land described in a deed to Steven D. Seydler, recorded in Document Number 201525270, Official Records, Parker County, Texas;  
Thence S00°57'00"W, 703.60 feet along the common line of herein described tract, said Seydler Tract, and said Strange Tract to the point of beginning and containing 6.26 acres of land more or less.

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 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, this 20<sup>th</sup> day of \_\_\_\_\_, 2011  
Arnold Wilson  
Joyce Wilson



AGG. NO: 17114  
SCH. DIST: 02  
CITY:   
MAP NO: N-1  
DATE: 6-13-2017



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
Jennie Reed  
LAND SURVEYOR  
R.F.L.S. No. 4277  
05-15-2017

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 731, DATE 6-13-2017

1114.001.001.00