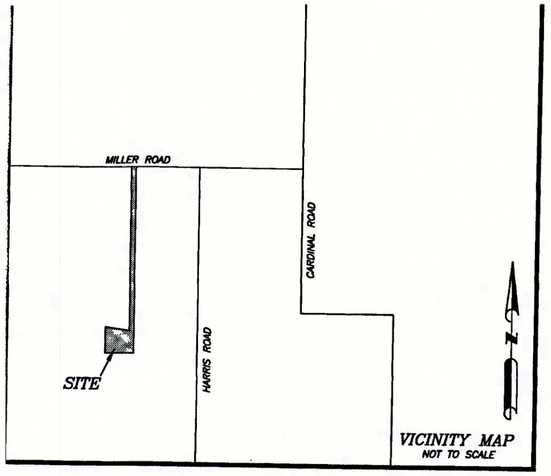
201625004 PLAT Total Pages: 1



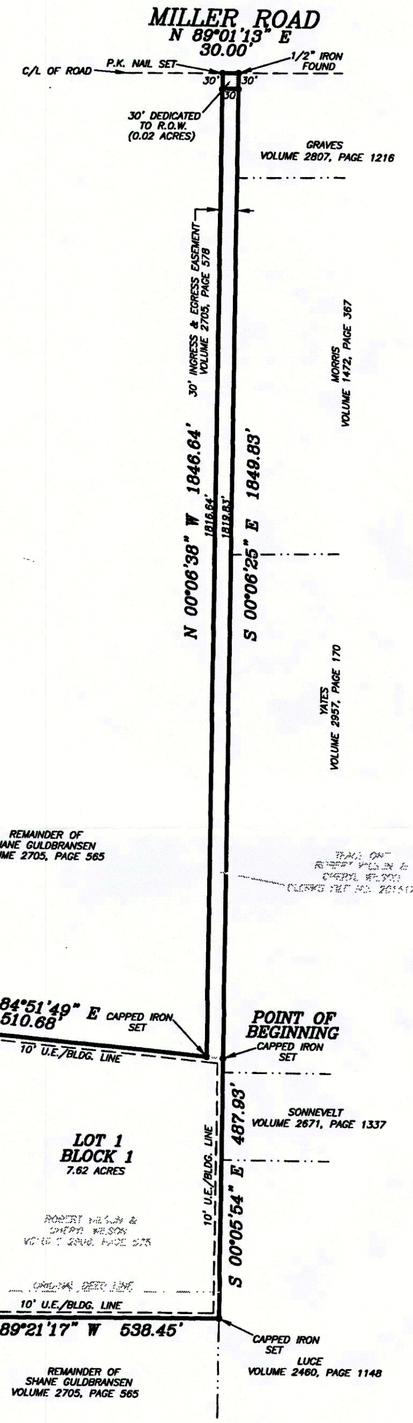
BASIS OF BEARING PER THE SOUTH LINE OF VOLUME 2906, PAGE 575, R.R.P.C.T.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY STEWART TITLE CO., IN TITLE COMMITMENT G.F. NO. 00683-1280, DATED JULY 26, 2016.

THE EASEMENT RECORDED IN VOLUME 315, PAGE 234, D.R.P.C.T., IS A BLANKET EASEMENT, CONTACT GAS PIPELINE CO. FOR EXACT LOCATION BEFORE DIGGING, TRENCHING OR EXCAVATING.

THE EASEMENT RECORDED IN VOLUME 1752, PAGE 242, R.R.P.C.T., IS A BLANKET EASEMENT, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATION.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS Robert Wilson and Cheryl Wilson, being the owners of the tracts of land more particularly described as follows:

Description for a 7.64 acre tract of land situated in the Alfred Shackelford Survey, Abstract No. 1224, Parker County, Texas, said tract being all of those certain tracts of land described in deed to Robert Wilson and Cheryl Wilson, recorded in Volume 2906, Page 575 and all of Tract One & Tract Two, recorded in Clerks File No. 201617478, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northeast corner of that certain tract of land described in deed to Robert Wilson and Cheryl Wilson, recorded in Volume 2906, Page 575, Real Records, Parker County, Texas;

THENCE S 00°05'54" E, 487.93 feet to a capped iron set;

THENCE S 89°21'17" W, 538.45 feet to a capped iron set;

THENCE N 00°05'54" W, 542.40 feet to a capped iron set;

THENCE S 84°51'49" E, 510.68 feet to a capped iron set;

THENCE N 00°06'38" W, 1846.64 feet to a p.k. nail set in the approximate center of Miller Road and being in the North line of said Volume 2705, Page 565;

THENCE N 89°01'13" E, with said Miller Road, 30.00 feet to a ½" iron found at the Northeast corner of said Volume 2705, Page 565;

THENCE S 00°06'25" E, with the East line of said Volume 2705, Page 565, 1849.83 feet to the POINT OF BEGINNING and containing 7.64 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Robert Wilson and Cheryl Wilson, acting by and thru their duly authorized agents does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1, Block 1
Wilson Addition,
City of Reno, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 28 day of OCTOBER, 2016.

Robert Wilson

Cheryl Wilson

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Robert Wilson, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of October, 2016.

Notary Public State of Texas

SCOTT GREGORY
Notary Public, State of Texas
Comm. Expires 02/[illegible]/2020
Notary ID 129[illegible]

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Cheryl Wilson, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of October, 2016.

Notary Public State of Texas

SCOTT GREGORY
Notary Public, State of Texas
Comm. Expires [illegible]/2020
Notary ID 13[illegible]

ACCT. NO: 19578
SCH. DIST.: SP
CITY: CRE
MAP NO.: N-6

CITY OF RENO
CITY COUNCIL

APPROVAL DATE 10-10-16

MAYOR

SECRETARY

CITY OF RENO
PLANNING & ZONING

APPROVAL DATE 10-3-16

Vice CHAIRMAN

SECRETARY

21224.008.000.00
21224.008.001.00
21224.008.002.00

Final Plat Showing
Lot 1, Block 1,
Wilson Addition,
an Addition to the City of Reno, Parker County, Texas and being 7.64 acres of land situated in the ALFRED SHACKELFORD SURVEY, Abstract No. 1224, Parker County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson

201625004
11/01/2016 12:36 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

0' 200' 400' 600'
SCALE 1"= 200'

OWNER/DEVELOPER
ROBERT & CHERYL WILSON
688 MILLER ROAD
AZLE, TEXAS 76020

STATE OF TEXAS
REGISTERED
DOUG BURT
2023
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
AUGUST 30, 2016

VRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
NLR# 817-406-6439
FIRM NO. 10186800

D-628