C723

STATE OF TEXAS
COUNTY OF PARKER

Whereas We, Arnold Wilson; Joyce Wilson, and Elizabeth Wingate, being the owners of a tract of land situated in the Robert Lewis Survey, Abstract Number 810, and the J.H. Helm Survey, Abstract Number 1773, Parker County, Texas, being those same tracts of land described in a deed to Arnold Wilson and wife, Joyce Wilson, recorded in Volume 2421, Page 580, Official Records, Parker County, Texas (herein after referred to as Wilson Tract I); Arnold Wilson and wife, Joyce Wilson, recorded in Volume 2003, Page 974, Official Records, Parker County, Texas (herein after referred to as Wilson Tract II); Arnold Dale Wilson and wife, Joyce Wilson, recorded in Volume 1233, Page 1, Deed Records, Parker County, Texas (herein after referred to as Wilson Tract III); Arnold Wilson and wife, Joyce Wilson, recorded in Volume 2414, Page 582, Official Records, Parker County, Texas (herein after referred to as Wilson Tract IV), and a portion of a tract of land described in a deed to Lavughn Dean Wingate and Elizabeth Wingate, recorded in Volume 1777, Page 1494, Real Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 4277" rebar rod found for the northwest corner of said Wilson Tract I, same being the southwest corner of a tract of land described in a deed to Jerry Demby and Ruby Demby, recorded in Volume 2003, Page 970, Official Records, Parker County, Texas, said rod being in the east line of a tract of land described in a deed to Frances Olsovsky Trustees, recorded in Volume 1667, Page 62, Real Records, Parker County, Texas;

Thence S89°38'23"E., 437.52 feet along the common line of said Wilson Tract I and said Demby Tract to a 1/2" capped "RPLS 4277" rebar rod found, said rod being in the west line of a tract of land described in a deed to Paula Elizabeth Ridenour, recorded in Volume 1936, Page 230, Official Records, Parker County, Texas;

Thence S00°11'15"W., 560.34 feet along the common line of said Wilson Tract I and said Ridenour Tract, and a tract of land described in a deed to Jerry D. Demby and Jon E. Veon "Tracts I and II", recorded in Volume 1120, Page 692, Deed Records, Parker County, Texas, and a tract of land described in a deed to Brian Harding "Tracts I and II", recorded in Volume 1542, Page 69, Real Records, Parker County, Texas, to a 1/2" rebar rod found for the southeast corner of said Wilson Tract I, same being the northeast corner of said Wilson Tract III;

Thence S00°24'39"W., 357.69 feet along the common line of said Wilson Tract III, and said Wingate Tract, and said Harding Tracts to a 1/2" rebar rod found (Control Monument), said rod being the northwest corner of said Wilson Tract IV, same being the southwest corner of said Harding Tract;

Thence N89°30'00"E. (Base Bearing), 1009.55 feet along the common line of said Wilson Tract IV and said Harding Tract to a railroad spike found (Control Monument) in the approximate centerline of Cardinal Road;

Thence S40°24'16"W., 197.15 feet along the approximate centerline of Cardinal Road to a railroad spike found, said spike also being the northeast corner of a tract of land described in a deed to Phillip Hernandez and wife, Billie Hernandez, recorded in Volume 576, Page 24, Deed Records, Parker County, Texas;

Thence N88°29'10"W., 441.38 feet along a common line of said Wilson Tract IV and said Hernandez Tract to a cross tie fence corner post found;

Thence S04°06'58"W., 207.98 feet along a common line of said Wilson Tract IV and said Hernandez Tract to a 4" round concrete monument found;

Thence S88°22'13"E., 158.34 feet along a common line of said Wilson Tract IV and said Hernandez Tract to a 1/2" capped "RPLS 4277" rebar rod found, said rod being the northwest corner of a tract of land described in a deed to C.T. Audry and wife, Katie L. Audry, recorded in Volume 1180, Page 110, Deed Records, Parker County, Texas;

Thence S00°43'28"E., 497.14 feet along the common line of said Wilson Tract IV and said Audry Tract to a 1/2" capped "RPLS 4277" rebar rod found in the most easterly north line of said Wingate Tract;

Thence N88°26'31"W., 594.97 feet along a common line of said Wilson Tract IV and said Wingate Tract to a 4" round concrete monument found, same being the southwest corner of said Wilson Tract IV;

Thence N51°33'04"W., 289.01 feet through said Wingate Tract to a 1/2" capped "RPLS 4277" rebar rod set;

Thence N74°47'27"W., 207.48 feet through said Wingate Tract to a 1/2" capped "RPLS 4277" rebar rod set;

Thence N02°37'37"W., 380.03 feet through said Wingate Tract to a 3" square steel post found, said post being the southeast corner of said Olsovsky Tract;

Thence N00°46'40"E., 982.33 feet along the common line of said Wingate Tract and said Wilson Tracts II and III, and said Olsovsky Tract to a 1/2" rebar rod found, said rod being the northwest corner of said Wilson Tract II and the southwest corner of said Wilson Tract I;

Thence N01°05'02"E., 137.30 feet along the common line of said Wilson Tract I, and said Olsovsky Tract to the point of beginning and containing 27.90 acres of land, of which 0.14 of an acre of land is located in Cardinal Road, leaving a net of 27.76 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Arnold Wilson; Joyce Wilson, and Elizabeth Wingate, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Rowdy Wingate Yates First 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 5 day of August, 2008.

Arnold Wilson — Elizabeth Wingate
Arnold Wilson — Elizabeth Wingate

Joyce Wilson
Joyce Wilson

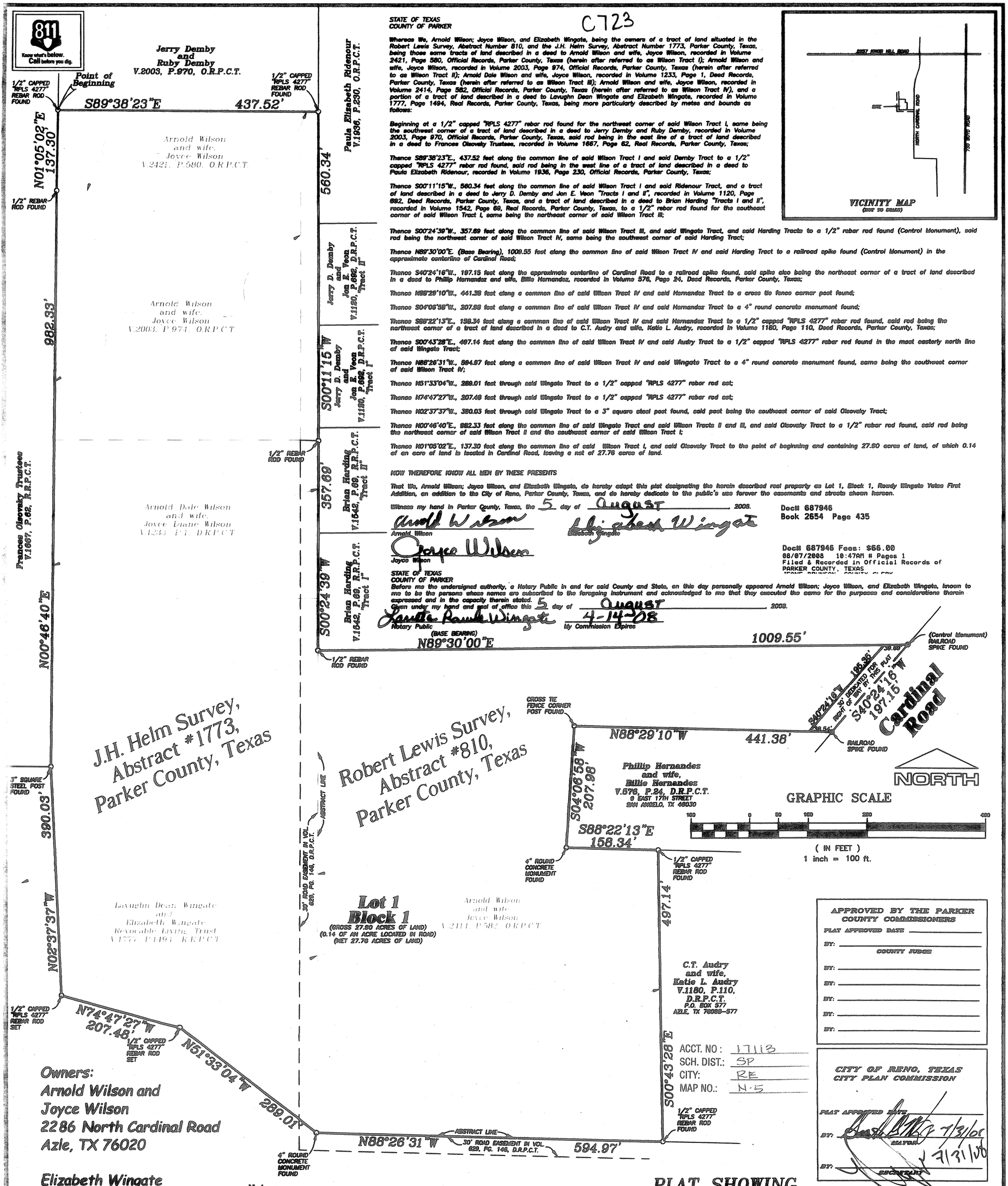
Doc# 687946
Book 2654 Page 435

Doc# 687946 Fees: $66.00
08/07/2008 10:47AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK

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; Joyce Wilson, and Elizabeth Wingate, 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 5 day of August, 2008.

Lanette Pamela Wingate
Notary Public
My Commission Expires 4-14-08

VICINITY MAP
(NOT TO SCALE)



APPROVED BY THE PARKER COUNTY COMMISSIONERS
PLAT APPROVED DATE _____
BY: _____ COUNTY JUDGE
BY: _____
BY: _____
BY: _____
BY: _____
BY: _____

ACCT. NO: 17113
SCH. DIST.: SP
CITY: RE
MAP NO.: N-5

CITY OF RENO, TEXAS
CITY PLAN COMMISSION
PLAT APPROVED DATE _____
BY: _____ 7/31/08 MAYOR
BY: _____ 7/31/08 SECRETARY

Owners:
Arnold Wilson and
Joyce Wilson
2286 North Cardinal Road
Azle, TX 76020

Elizabeth Wingate
2290 North Cardinal Road
Azle, TX 76020

Notes:
According to the Flood Hazard Boundary Map for the Town of Reno, Parker County, Texas, Community Panel No. 480969-H-02, Dated November 5, 1976, this tract is not in the 100 year flood zone.

PLAT SHOWING LOT 1, BLOCK 1, Rowdy Wingate Yates First Addition

AN ADDITION TO PARKER COUNTY, TEXAS, BEING 27.90 ACRES OF LAND SITUATED IN THE J.H. HELM SURVEY, ABSTRACT #1773, AND THE ROBERT LEWIS SURVEY, ABSTRACT #810, PARKER COUNTY, TEXAS.

TRI COUNTIES SURVEYING
116 LOCUST STREET, AZLE TX 76020
817/444-2355 FAX: 444-4367
EMAIL: tricosurveying@charterinternet.com
JOB #08060148

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

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
06-30-2008

STATE OF TEXAS REGISTERED LONNIE REED 4277 PROFESSIONAL LAND SURVEYOR

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