

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WISE

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

17.407 acres situated in and being a portion of the T. & P. RAILROAD COMPANY SURVEY, ABSTRACT No. 1499 and the A. DUNLAP SURVEY, ABSTRACT No. 261, Wise County, Texas and being that certain tract of land conveyed to Jerry W. Shults et ux Christa B. Shults by deed recorded in Volume 1068, Page 446, Official Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3" steel fence post, said post being called by deed to be S 89°14'E., 189.80 feet and S 01°24'W., 628.25 feet from the Northwest corner of said A. Dunlap Survey;

THENCE S 03°54'20" E, 339.59 feet to a 3" steel fence post;
THENCE S 54°08'50" E, 81.36 feet to a point;
THENCE S 01°22'32" W, at 7.73 feet passing a 3" steel fence post continuing in all 309.94 feet to a 3" steel fence post;
THENCE S 49°54'48" W, 18.06 feet to a point in the North line of County Road No. 3690;
THENCE N 88°53'06" W, with the North line of said County Road No. 3690, 27.22 feet to a 3" steel fence post;
THENCE N 00°53'29" E, 253.78 feet to a 3" steel fence post;
THENCE N 33°58'26" W, 64.31 feet to a 3" steel fence post;
THENCE S 87°46'36" W, 108.28 feet to a 3" steel fence post;
THENCE N 00°17'27" E, 66.63 feet to a 3" steel fence post;
THENCE N 87°02'56" W, 245.20 feet to a 3" steel fence post;
THENCE N 01°36'37" E, 79.44 feet to a 3" steel fence post;
THENCE N 88°25'46" W, 348.43 feet to a 3" steel fence post in the East line of County Road No. 3689;
THENCE N 02°37'09" E, with the East line of said County Road No. 3689, 908.22 feet to a 3" steel fence post;
THENCE S 87°43'11" E, 814.46 feet to a 3" steel fence post;
THENCE S 05°34'00" W, 50.41 feet to a 3" steel fence post;
THENCE S 12°13'47" E, 352.05 feet to a 3" steel fence post;
THENCE N 89°04'38" W, 99.21 feet to a 3" steel fence post;
THENCE S 42°30'21" W, 72.73 feet to a 3" steel fence post;
THENCE S 89°08'54" W, 9.14 feet to a 3" steel fence post;
THENCE S 02°09'13" W, 186.00 feet to a 3" steel fence post;
THENCE S 84°58'08" W, 71.17 feet to the POINT OF BEGINNING and containing 17.407 acres of land.

And designated herein as the SHULTS ESTATES, subdivision to Wise County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights of way and public places thereon shown for the purpose and consideration therein expressed.

Jerry W. Shults

Christa B. Shults

Date:

STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority on this day personally appeared, Jerry W. Shults and Christa B. Shults, 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 stated.

Given under my hand and seal of office this the ___ day of _____, 2006.

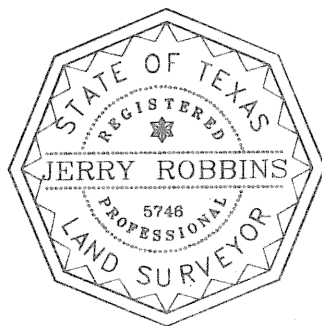
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF WISE
CERTIFICATE OF SURVEYOR

I, the undersigned, a Register 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.

Jerry Robbins RPLS 5746

Date:



THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON
20
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT
AND APPROVE IT FOR FILING OF RECORD.

BY: _____
WISE COUNTY JUDGE

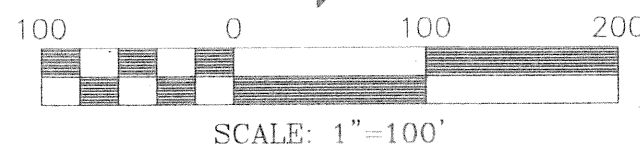
ATTEST: _____
WISE COUNTY CLERK



LONE STAR SURVEYING LLC
108 SHADY LANE
AZLE, TEXAS 76020
OFFICE 817-270-2323
FAX 817-270-4181

JSR

06310



COUNTY ROAD No. 3689

N 02°37'09" E 908.22'

659.43'

LOT 1
11.933 ACRES

BLOCK 1

T. & P. RR. Co. SURVEY
ABSTRACT No. 1499

A. DUNLAP SURVEY
ABSTRACT No. 261

S 89°00'00" E 663.88'

LOT 2
5.162 ACRES

N 88°25'46" W 348.43'

COOK
VOLUME 1216, PAGE B42
O.R.W.C.T.

BRAWNER
VOLUME 686, PAGE 772
R.R.W.C.T.

N 87°02'56" W 245.20'

S 87°46'36" W 108.28'
N 33°58'26" W 64.31'

N 00°53'29" E 253.78'

S 01°22'32" W 309.94'

C/L ROAD
N 88°53'06" W 27.22'

S 49°54'48" W 18.06'

COUNTY ROAD No. 3690

S 87°43'11" E 814.46'

799.96'

S 05°34'00" W 50.41'

S 12°13'47" E 352.05'

N 89°04'38" W 99.21'

S 42°30'21" W 72.73'

S 89°08'54" W 9.14'

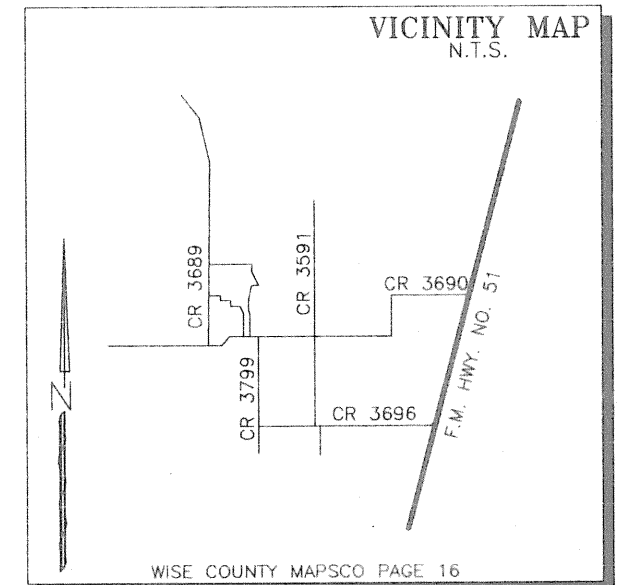
S 02°09'13" W 186.00'

S 84°58'08" W 71.17'

S 03°54'20" E 339.59'

S 54°08'50" E 81.36'

WEEKS
VOLUME 1435, PAGE 699
O.R.W.C.T.



GENERAL NOTES

UNLESS SHOWN ON PLAT
50' FRONT BUILDING LINE
10' REAR BUILDING LINE
10' SIDE BUILDING LINE
15' UTILITY EASEMENT ALONG ALL ROADS
10' UTILITY & DRAINAGE EASEMENT CENTERED
ALONG ALL SIDE LOT LINES
5' UTILITY & DRAINAGE EASEMENT ALONG
THE REAR OF ALL LOTS.

1/2" IRONS PHYSICALLY SET ON THE GROUND
AT ALL LOT CORNERS, ANGLE POINTS AND
POINTS OF CURVATURE UNLESS OTHERWISE NOTED

17.407 TOTAL ACRES
2 LOTS RESIDENTIAL

ONSITE SEWAGE PER T.N.R.C.C. & WISE
COUNTY RULES AND REGULATIONS

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 48497C0190-C
EFFECTIVE DATE: MAR. 19, 1990
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.

Utility Easements:
ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, SHALL HAVE
THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF
ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS
OR IMPROVEMENTS WHICH IN ANY ENDANGER OR INTERFERE
WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF
ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN
ON THE PLAT, AND ANY PUBLIC UTILITY, TO INCLUDE
WISE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF
INGRESS-EGRESS TO AND FROM AND UPON SAID EASEMENTS
FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION,
INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR
REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS
WITHOUT THE NECESSITY AT ANY TIME OF PROCURING
PERMISSION OF ANYONE.

Drainage Easement Restriction:
NO CONSTRUCTION, OR FILLING WITHOUT WRITTEN APPROVAL
OF THE WISE COUNTY COMMISSIONER'S COURT, SHALL BE
ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION
OF THE NATURAL FLOW OF WATER SHALL OCCUR.

OWNER/DEVELOPER:
JERRY W. SHULTS
CHRISTA B. SHULTS
238 COUNTY ROAD 3689
SPRINGTOWN, TEXAS 76082
VOL. 1068, PG. 446, O.R.W.C.T.
214-534-6710 TELEPHONE

ACCT. NO.: 17393
SCH. DIST.: SP/WI
CITY: CO
MAP NO.: J.3

FINAL PLAT
SHULTS ESTATES
LOTS 1 AND 2, BLOCK 1

AN ADDITION TO WISE COUNTY, TEXAS
BEING 17.407 ACRES SITUATED IN THE
T. & P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1499
AND THE A. DUNLAP SURVEY ABSTRACT NO. 261
WISE COUNTY, TEXAS

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

SHULTS ESTATES, M.C.T.