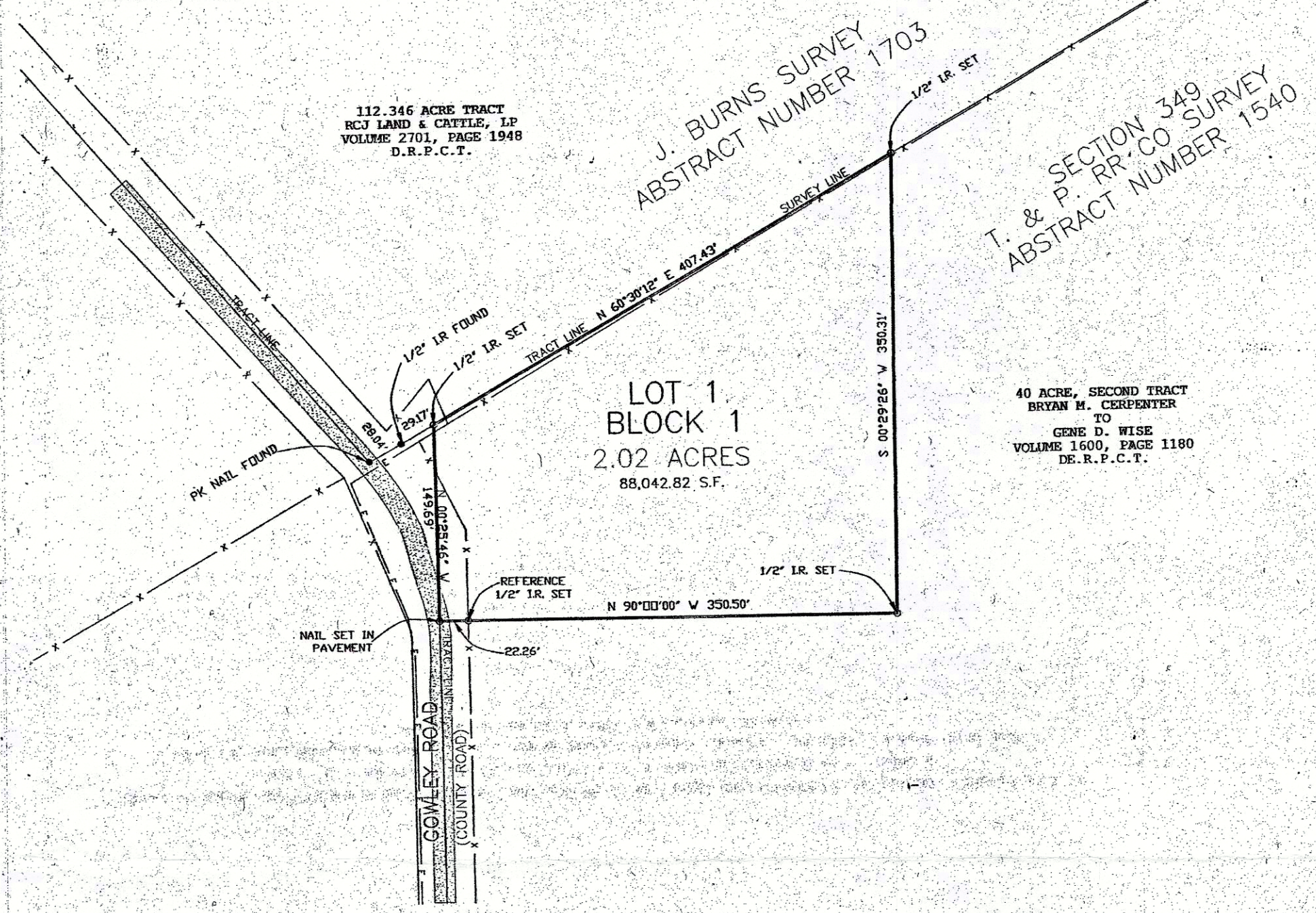


# FINAL PLAT LOT 1, BLOCK 1 WISE ACRES ADDITION

AN ADDITION TO PARKER COUNTY, TEXAS  
OUT OF THE SECTION 349, T. & P. RAILROAD COMPANY SURVEY ABSTRACT NUMBER 1540  
PART OF A 40 ACRE, SECOND TRACT OF LAND DESCRIBED IN A DEED TO  
GENE D. WISE, RECORDED IN VOLUME 1600, PAGE 1180, DEED RECORDS OF PARKER COUNTY TEXAS



112.346 ACRE TRACT  
RCJ LAND & CATTLE, LP  
VOLUME 2701, PAGE 1948  
D.R.P.C.T.

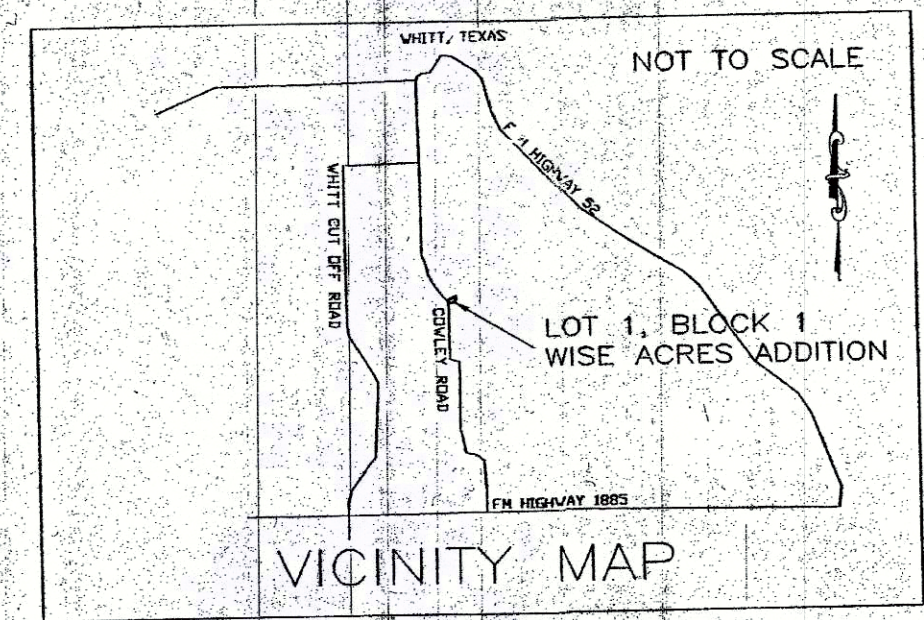
J. BURNS SURVEY  
ABSTRACT NUMBER 1703

SECTION 349  
T. & P. RR. CO SURVEY  
ABSTRACT NUMBER 1540

OWNER:  
GENE D. WISE  
1440 COWLEY ROAD  
PERRIN, TX 76486

40 ACRE, SECOND TRACT  
BRYAN M. CARPENTER  
TO  
GENE D. WISE  
VOLUME 1600, PAGE 1180  
D.R.P.C.T.

LOT 1  
BLOCK 1  
2.02 ACRES  
88,042.82 S.F.



THE STATE OF TEXAS:  
COUNTY OF PARKER  
I, Gene D. Wise, BEING THE DEDICATORY  
AND OWNER OF THE ATTACHED PLAT OF SAID ADDITION, DO HEREBY  
CERTIFY THAT IT IS NOT WITHIN THE EXTRA-TERRITORIAL  
JURISDICTION OF ANY INCORPORATED CITY OF TOWN IN PARKER  
COUNTY, TEXAS.

"THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A  
GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL  
GOVERNMENT CODE, SECTION 232.00232. BUYER IS ADVISED TO QUESTION  
THE SELLER AS TO THE GROUNDWATER AVAILABILITY."

STATEMENT ACKNOWLEDG  
ING VISIBILITY TRIANGLES

"THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREETS, VISIBILITY TRIANGLES AS  
REQUIRED BY COUNTY STATUTES.

NOTE: WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OCCASIONED BY THE  
ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE EXISTING  
STREETS AND ALLEYS, OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE  
SUBDIVISION.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY  
REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER: PRIVATE WELLS

WASTEWATER: PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367 C 0100 E, EFFECTIVE  
DATE: SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHING A 100 YEAR FLOOD HAZARD AREA.

THE STATE OF TEXAS:  
COUNTY OF PARKER:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO,  
AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC  
FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES  
THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Gene D. Wise  
GENE D. WISE, OWNER

THE STATE OF TEXAS:  
COUNTY OF PARKER:

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
THIS 4th DAY OF April, 2019

Pat Duen  
PAT DUEN, COUNTY JUDGE  
George & Conley  
GEORGE CONLEY, COMMISSIONER, PRECINCT NO. 1  
Craig Peacock  
CRIG PEACOCK, COMMISSIONER, PRECINCT NO. 2  
Larry Walden  
LARRY WALDEN, COMMISSIONER, PRECINCT NO. 3  
Steve Dugan  
STEVE DUGAN, COMMISSIONER, PRECINCT NO. 4

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
WHEREAS, GENE D. WISE, BEING THE OWNER OF 2.02 ACRES OF LAND (VOLUME 1600, PAGE 1180, DEED RECORDS OF PARKER COUNTY TEXAS), SITUATED IN PARKER COUNTY, TEXAS, AND BEING  
RECORDED IN VOLUME 1600 AT PAGE 1180, DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF A 112.346 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED TO  
RCJ LAND & CATTLE, LP, RECORDED IN VOLUME 2701, PAGE 1948, SAID DEED RECORDS, THE NORTHEAST CORNER OF SECTION 349 IS CALLED TO BEAR N 61° 33' E 4480.50 FEET, FOR THE  
NORTHWEST CORNER OF THIS TRACT;  
NORTHWEST CORNER OF THIS TRACT;  
THENCE, N 60° 30' 12" E 407.43 FEET, WITH THE NORTH LINE OF SAID 40 ACRE TRACT AND THE SOUTH LINE OF SAID 112.346 ACRE TRACT, TO A 1/2 INCH IRON ROD SET, FOR THE  
NORTHEAST CORNER OF THIS TRACT;  
THENCE, S 00° 29' 26" W 350.31 FEET, TO A 1/2 INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE, N 90° 00' 00" W 350.50 FEET, TO A NAIL SET IN THE WEST LINE OF SAID 40 ACRE TRACT, A REFERENCE 1/2 INCH IRON ROD SET IN A FENCE ON THE EAST LINE OF COWLEY ROAD  
BEARS EAST 22.26 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE, N 00° 25' 46" W 149.69 FEET, WITH THE WEST LINE OF SAID 40 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 2.02 ACRES OF LAND;

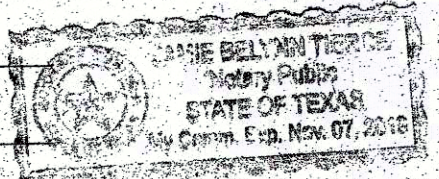
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT GENE D. WISE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, WISE ACRES ADDITION, AN ADDITION TO PARKER COUNTY,  
TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS, (ALLEYS AND PARKS) AND EASEMENTS SHOWN HEREON.  
WITNESS MY HAND AT 101 North W, PARKER COUNTY, TEXAS  
THIS 4th DAY OF April, 2019.

GENE D. WISE

THE STATE OF TEXAS:  
COUNTY OF PARKER:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GENE D. WISE, KNOWN  
TO ME BY 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 CONSIDERATION EXPRESSED AND IN  
THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF April, 2019

Gene D. Wise  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON:



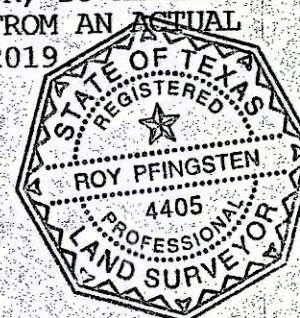
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
201908127  
04/08/2019 10:30 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 19681  
SCH. DIST.: PW  
CITY: B-7  
MAP NO.:

THE STATE OF TEXAS:  
COUNTY OF PARKER:

I, ROY PFINGSTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 15, 2019

Roy Pfingsten  
ROY PFINGSTEN  
RPLS NO. 4405 OF TEXAS



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

CABINET/INSTRUMENT NO. E, SLIDE 268

R C SURVEYING  
108 MITCH CT  
BOYD, TX 76023  
325-647-4818  
FIRM NO. 10194196

21540.002.000.50