

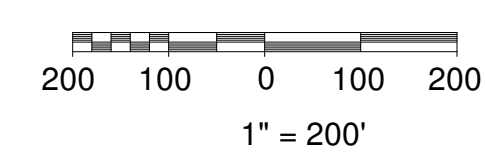
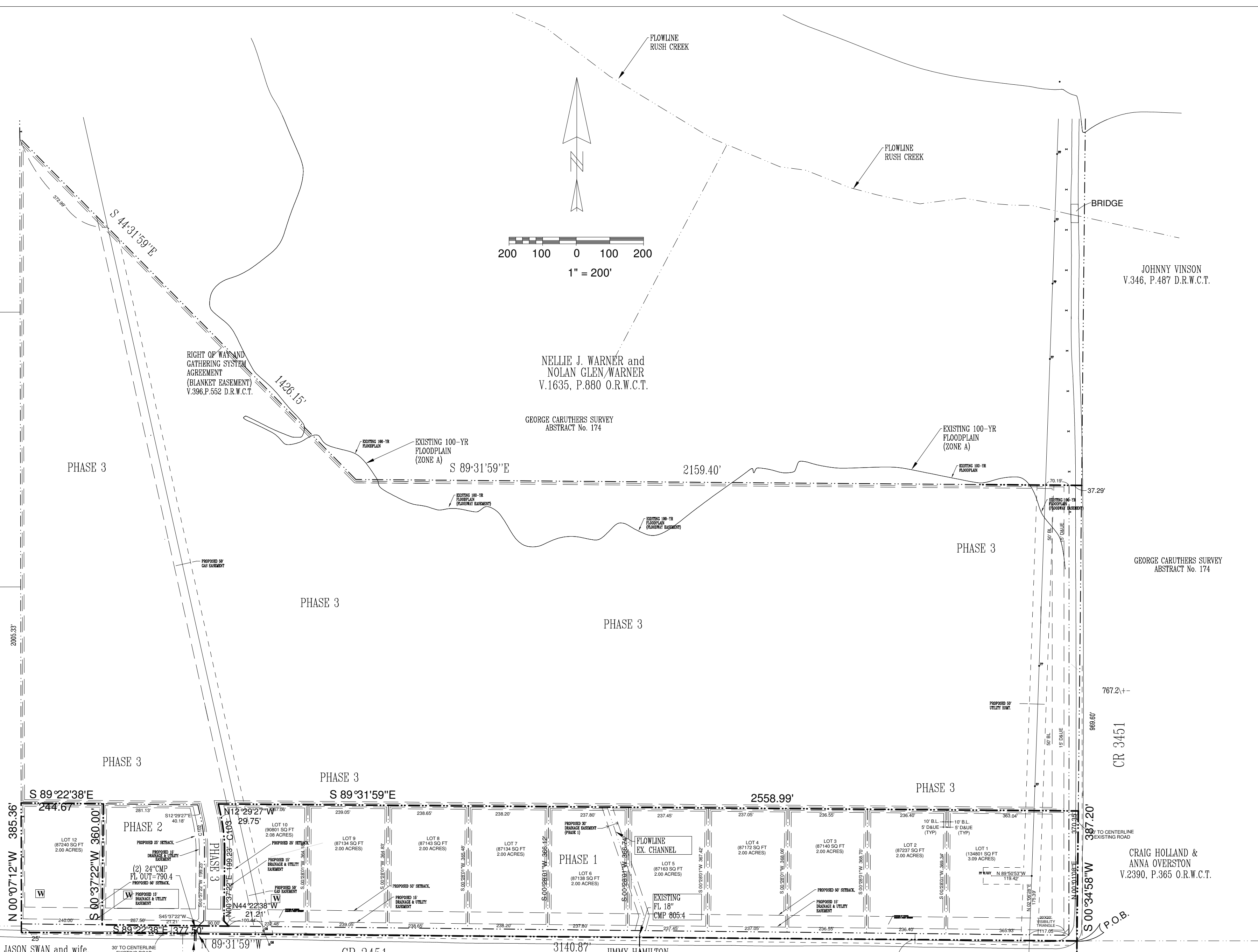
- UTILITY LEGEND**
- Ⓢ SANITARY SEWER MANHOLE
  - Ⓣ TELEPHONE RISER
  - Ⓦ WATER WELL
  - ⓌⓌ WATER VALVE
  - ⓐ GAS MARKER POST
  - ⓐ GAS MANHOLE
  - Ⓟ POWER POLE
  - Ⓢ FIRE HYDRANT
  - Ⓢ IRON ROD FOUND
  - IRF IRON ROD SET WITH A "TQ BURKS #5509" CAP
  - IRSC IRON ROD SET WITH A "TQ BURKS #5509" CAP

RENEE HANISKO  
V.1816, P.161 O.R.W.C.T.

NED and wife,  
RENEE HANISKO  
V.642, P.161 R.R.W.C.T.

RENEE HANISKO  
V.1816, P.161 O.R.W.C.T.

NED and wife,  
RENEE HANISKO  
V.642, P.161 R.R.W.C.T.



NELLIE J. WARNER and  
NOLAN GLEN WARNER  
V.1635, P.880 O.R.W.C.T.

JOHNNY VINSON  
V.346, P.487 D.R.W.C.T.

GEORGE CARUTHERS SURVEY  
ABSTRACT No. 174

CRAIG HOLLAND &  
ANNA OVERSTON  
V.2390, P.365 O.R.W.C.T.

HILL & STEPHENSON, INC  
V.1933, P.36 O.R.W.C.T.

JOHN W. HAYNES SURVEY  
ABSTRACT No. 424

STATE OF TEXAS  
COUNTY OF WISE  
OWNER ACKNOWLEDGEMENT & DEDICATION

We, Nellie J. Warner and Nolan Glen Warner, the undersigned owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 24.928 acre tract of land in the George Caruthers Survey, Abstract No. 174 in Wise County, Texas and being a portion of that certain tract of land as described in deed to Nellie J. Warner and Nolan Glen Warner as recorded in Volume 1635, Page 880 Official Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap in the centerline of Paradise-Draco Road at the southeast corner of the George Caruthers Survey, Abstract No. 174, the northeast corner of the Joseph B. Atroff Survey, Abstract No. 13, the northwest corner of the John W. Haynes Survey, Abstract No. 424 and the southwest corner of the George Caruthers Survey, Abstract No. 175;

THENCE N 89°31'59" W along said Paradise-Draco Road and the north line of said Atroff Survey tract a distance of 3140.87 feet to a P.K. nail with a shiner found at the southwest corner of said 102.834 acre tract and said point being the southeast corner of that certain tract of land as described in deed to Ned and wife, Renee Hanisko as recorded in Volume 642, Page 161 of the Real Records of Wise County, Texas;

THENCE N 00°07'12" W a distance of 385.36 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 89°22'38" E a distance of 244.67 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 00°37'22" E a distance of 360.00 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 89°22'38" E a distance of 377.50 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE N 44°22'38" W a distance of 21.21 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE N 00°37'22" E a distance of 119.23 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap at the Point of Curvature of a curve to the left having a Radius of 530.00 feet, a Central Angle of 13°06'49", a Chord Bearing of N 05°56'02" W and a Chord distance of 121.04 feet;

THENCE along said curve in a northwesterly direction a distance of 121.31 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE N 12°29'27" W a distance of 29.75 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 89°31'59" E a distance of 2558.99 feet to a P.K. nail set in the asphalt of Paradise-Draco Road;

THENCE S 00°34'58" W along said Paradise-Draco Road a distance of 387.20 feet to the Point of Beginning and containing in all 1085872 square feet or 24.928 acres of land.

And designated herein as Beeson Ranch Phase 1 subdivision to Wise County, Texas, and whose name is 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.

\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Date

STATE OF TEXAS  
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Notary Public  
Commission expires: \_\_\_\_\_

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON \_\_\_\_\_ 2015  
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.  
BY: \_\_\_\_\_  
WISE COUNTY JUDGE  
ATTEST: \_\_\_\_\_  
WISE COUNTY CLERK

- NOTES:
- BEARING ARE BASED ON THE EAST PROPERTY LINE AS DESCRIBED IN DEED TO NELLIE J. WARNER AND NOLAN GLEN WARNER AS RECORDED IN VOLUME 1635, PAGE 880 O.R.W.C.T.
  - THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY MUNICIPALITY. WHERE WISE COUNTY HAS OSSF PERMITTING AUTHORITY IN THE ETJ, PRIOR TO OBTAINING AN OSSF PERMIT A LETTER FROM THE AGENCY WITH PLATING AUTHORITY MUST BE SENT TO WISE COUNTY PUBLIC WORKS STATING THAT THE PLAT IS IN ACCORDANCE WITH THE MOST STRINGENT PLATING REQUIREMENTS RELATING TO LOT SIZE.
  - ALL LOTS HAVE A 10' BUILDING LINE ALONG THE SIDE AND REAR LOTS UNLESS OTHERWISE SHOWN.
  - ALL LOTS HAVE A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.
  - THIS DEVELOPMENT LIES WITHIN THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT (UTGCD) AND IS SUBJECT TO THE UTGCD'S REGISTRATION AND PERMITTING REQUIREMENTS.
  - EXISTING FLOOD PLAIN PER FIRM MAP #48497C0325D DATED DECEMBER 16, 2011.
  - ALL PROPERTIES IN THIS SUBDIVISION WILL BE SERVICED BY PRIVATE WATER WELL AND PRIVATE SEPTIC.
  - RESIDENTIAL USAGE CALCULATION:  
GROSS ACREAGE = 24.928 ACRES  
FOW DEDICATION = 1.739 ACRES  
NET ACREAGE = 23.189 ACRES

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	13°06'49"	500.00	114.44	57.47	114.19	N 5°56'02" W

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
102	13°06'49"	470.00	107.57	54.02	107.34	S 5°56'02" E
103	13°06'49"	530.00	121.31	60.92	121.04	N 5°56'02" W

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, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING WISE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND 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 THE PERMISSION OF ANYONE.

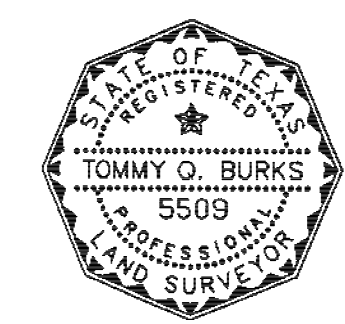
DRAINAGE EASEMENT RESTRICTION:  
NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE WISE COUNTY COMMISSIONER'S COURT, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT; NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

PUBLIC OPEN SPACE RESTRICTION:  
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE CROWN OF THE ROAD, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY A COURT ORDER ISSUED BY THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS.

- SUBDIVISION RESTRICTIONS
- IF SEWAGE DISPOSAL IS BY MEANS ON-SITE SEWAGE FACILITIES, A PERMIT MUST BE OBTAINED FOR EACH LOT.
  - SEPTIC TANK PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE WISE COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
  - INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY WISE COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE AND FEDERAL REGULATIONS.
  - ON-SITE SEWAGE FACILITIES, AT THOUGH APPROVED OF MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
  - A PROPERLY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY, SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT PROPERLY MAINTAINED AND CONTROLLED. THEREFORE, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER.
  - ON-SITE SEWAGE FACILITIES MUST BE DESIGNED IN ACCORDANCE WITH THE RULES ESTABLISHED BY WISE COUNTY AND THE TCSQ. DESIGN SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT.
  - ONLY ONE SINGLE-FAMILY RESIDENCE OR DUPLEX SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY.
  - HOUSES TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH THEY FRONT AND/OR ADJUT SHALL BE BUILT SUCH THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE HOUSE. THIS IS TO REDUCE THE RISK OF DAMAGE TO HOUSES THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
  - NO HOUSES SHALL BE BUILT IN A 100-YEAR FLOOD PLAIN UNLESS THE MINIMUM RECOMMENDED FINISHED FLOOR ELEVATION IS COMPLIED WITH. IN NO CASE SHALL THE MINIMUM FINISHED FLOOR ELEVATION BE LESS THAN 2-FOOT ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION.
  - ANY FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
  - ANY DRIVEWAY CULVERTS, IF NECESSARY, ARE TO BE INSTALLED BY THE PROPERTY OWNER AND IN ACCORDANCE WITH THE POLICIES OF WISE COUNTY AND SHALL BE OF SUFFICIENT SIZE TO PASS THE 10-YEAR STORM. IN NO CASE SHALL A DRIVEWAY CULVERT BE LESS THAN 18-INCHES IN DIAMETER ON A PROPOSED ROAD.
  - THE DRIVEWAY ABOVE A CULVERT SHOULD BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS AT LEAST SIX (6) INCHES BELOW THE OUTSIDE EDGE OF THE MAIN ROADWAY. THIS WILL REDUCE THE RISK OF WATER, WHICH EXCEEDS THE CAPACITY OF THE CULVERT, FLOWING OVER THE CULVERT AND ENTERING THE ROADWAY.
  - ANY UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED TO VERIFY DEPTH AND LOCATIONS OF UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON THE LOT.

STATE OF TEXAS  
COUNTY OF WISE  
CERTIFICATE OF SURVEYOR

I, the undersigned, a 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.  
The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.



Tommy Q. Burks  
Registered Professional Land Surveyor No. 5509  
DATE: \_\_\_\_\_

PREPARED BY:  
**BURKS LAND SURVEYING**  
223 CR 1260  
DECATUR, TEXAS 76255  
817-228-5577  
E-MAIL: mbuvey98@yahoo.com  
CONTACT: Quair Burks  
DECEMBER 2015

DEVELOPED BY:  
**DOUBLE CREEK CAPITAL, LTD**  
2201 SOUTH FM 51 SUITE 600  
DECATUR, TEXAS 76234  
PHONE: 940-627-6450  
FAX: 940-627-6473  
E-MAIL: jody@doublecreekcapital.com  
CONTACT: Jody Adams

**FINAL PLAT**  
OF  
**BEESON RANCH PHASE 1**  
LOTS 1-10, 12  
IN THE  
**GEORGE CARUTHERS SURVEY, ABSTRACT NO. 174**  
SITUATED IN THE  
**WISE COUNTY, TEXAS**  
PROPOSED USAGE: RESIDENTIAL  
11 LOTS  
27.401 ACRES