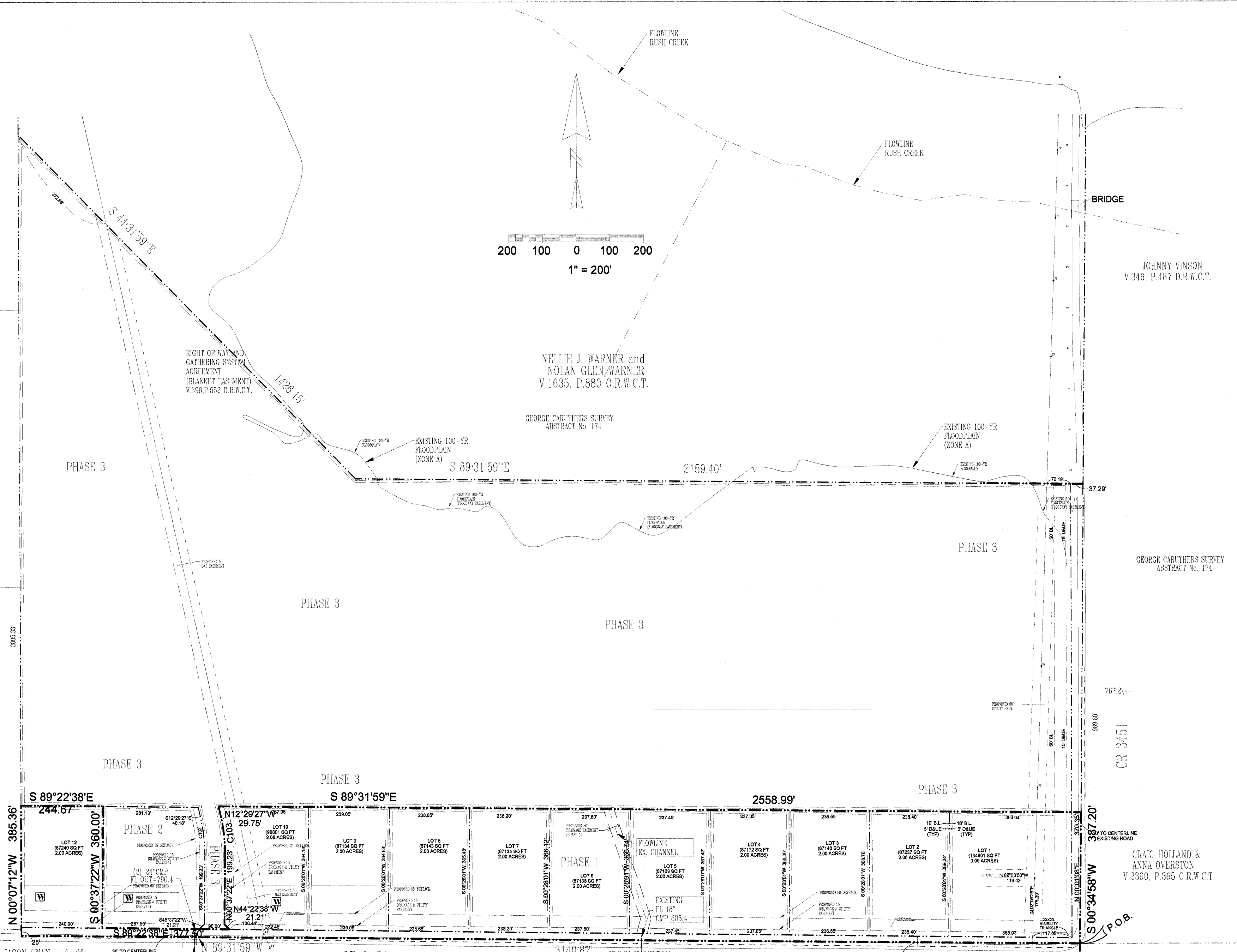


- UTILITY LEGEND**
- S SANITARY SEWER MANHOLE
  - T TELEPHONE RISER
  - W WATER WELL
  - WV WATER VALVE
  - G GAS MARKER POST
  - GM GAS MANHOLE
  - PP POWER POLE
  - FH FIRE HYDRANT
  - IRF IRON ROD FOUND
  - IRSC IRON ROD SET WITH A "TQ BURKS #5509" CAP



- 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 PLATTING AUTHORITY MUST BE SENT TO WISE COUNTY PUBLIC WORKS STATING THAT THE PLAT IS IN ACCORDANCE WITH THE MOST STRINGENT PLATTING 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 #48497C0326D 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  
 ROW DEDICATION = 1.739 ACRES  
 NET ACREAGE = 23.189 ACRES

**PHASE 1 BOUNDARY CURVE DATA**

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
2	13°06'49"	470.00	107.57	54.02	107.34	S 5°56'02" E
103	13°06'49"	530.00	121.31	80.92	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 GROUNDS 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 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.

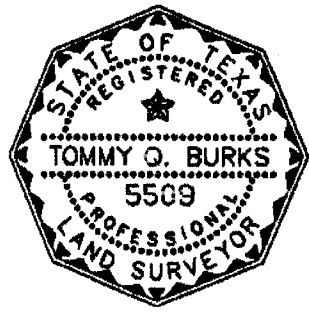
**DRAINAGE EASEMENT RESTRICTION:**  
 NO CONSTRUCTION, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE WISE COUNTY COMMISSIONER'S COURT, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, NO OBSTRUCTION TO THE NATURAL FLOW OF WATER SHALL OCCUR.

**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, CARB, 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.

**NOTE:**  
 DUE TO UNKNOWN LOCATIONS OF UNDERGROUND UTILITIES, IN PARTICULAR GAS AND OIL FACILITIES, THE DEVELOPER IS TO MAKE KNOWN ALL LOCATIONS OF EXISTING PIPELINE AND/OR EASEMENTS, INCLUDING BLANKET EASEMENTS, ACROSS THE PROPERTY.

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*  
 Tommy Q. Burks  
 Registered Professional Land Surveyor No. 5509  
 DATE: 12/15/15

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. 174;
- 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" W 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 199.23 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' 56" W along said Paradise-Draco Road a distance of 387.20 feet to the Point of Beginning and containing in all 1088872 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.

*Nolan Glen Warner*  
 Nolan Glen Warner  
 12-11-2015  
 Date

STATE OF TEXAS  
 COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Nolan Glen Warner 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 11th day of DECEMBER, 2015

Notary Public  
 Commission expires: 5/27/2018

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.

*Nellie J. Warner*  
 Nellie J. Warner  
 12-11-15  
 Date

STATE OF TEXAS  
 COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Nellie J. Warner 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 11th day of DECEMBER, 2015

Notary Public  
 Commission expires: 5/27/2018

THE COMMISSIONER'S COURT OF WISE COUNTY, TEXAS ON 12/15/2015 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.  
 BY: *Sherry Leon*  
 WISE COUNTY JUDGE  
 ATTEST: *Sherry Leon*  
 WISE COUNTY CLERK

**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

PREPARED BY:  
**BURKS LAND SURVEYING**  
 223 CR 1360  
 DECATUR, TEXAS 76235  
 817-238-5577  
 E-MAIL: bburks@burksland.com  
 CONTACT: Quint 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