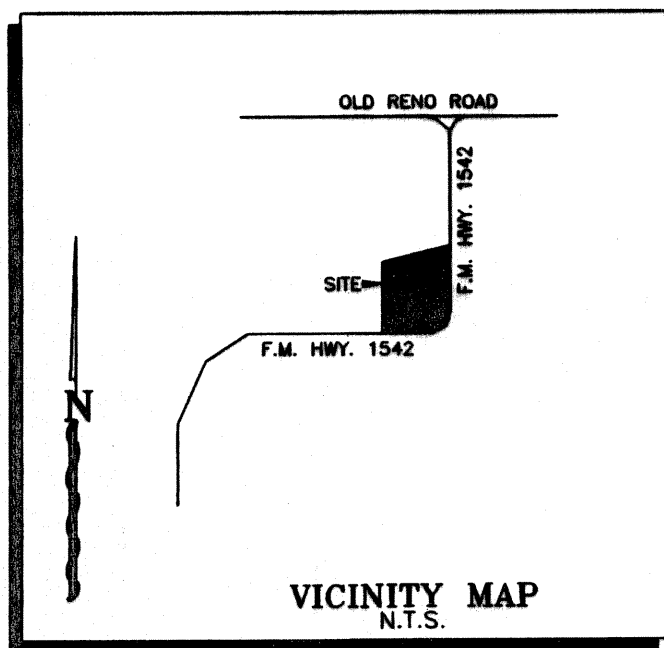


C-445



Doc# 603429  
Book 2449 Page 866

Doc# 603429 Fees: \$66.00  
07/05/2006 10:17AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, Franklin D. Kirk, Mary J. Kirk and Charles L. Thompson, being the owners of those certain tract of land out of the HOWARD HAYES SURVEY, Abstract No. 601, Parker County, Texas, said tracts being recorded in Vol. 1709, Pg. 881, and Vol. 2201, Pg. 1660, R.R.P.C.T.

Description for a 36.89 acre tract of land out of the HOWARD HAYES SURVEY, Abstract No. 601, Parker County, Texas, said tract being all of that certain tract of land recorded in Vol. 1709, Pg. 801, R.R.P.C.T., all of that certain tract of land recorded in Vol. 2201, Pg. 1660, R.R.P.C.T.

BEGINNING at an iron bolt found in a concrete monument, said point being North, 1320.35 feet and West, 1184.55 feet from the Southeast corner of said HOWARD HAYES SURVEY, Abstract No. 601, said point being for the Southwest corner of Lot 1 of BONNIE FAY MARTIN SUBDIVISION, an Addition to the City of Reno, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet A, Slide 799, R.R.P.C.T.;

THENCE N 72°52'12" E, with the South line of said BONNIE FAY MARTIN SUBDIVISION, 1127.69 feet to an x cut found in a concrete monument, said point being for the Southeast corner of Lot 3, of said BONNIE FAY MARTIN SUBDIVISION, said point also being in the West line of F.M. Highway 1542;

THENCE S 02°12'00" E, with the West line of said F.M. Highway 1542, 159.90 feet to a 1/2" capped iron set, said iron being for the beginning of a curve to the left;

THENCE with the West line of said F.M. Highway 1542, and with said curve to the left whose radius is 1482.42 feet and whose delta angle is 09°10'00" and whose chord bears S 06°47'00" E, 236.92 feet, and being an arc length of 237.17 feet to a 1/2" capped iron set;

THENCE S 11°22'00" E, with the West line of said F.M. Highway 1542, 26.50 feet to a 1/2" capped iron set, said iron being for the beginning of a curve to the right;

THENCE with the West line of said F.M. Highway 1542, and with said curve to the right whose radius is 1095.92 feet and whose delta angle is 12°00'00" and whose chord bears S 00°38'00" E, 229.11 feet and being an arc length of 229.53 feet to a 1/2" capped iron set;

THENCE S 00°38'00" W, with the West line of said F.M. Highway 1542, 800.40 feet to the beginning of a curve to the right;

THENCE with the West line of said F.M. Highway 1542, and with said curve to the right whose radius is 151.03 feet and whose delta angle is 89°16'00" and whose chord bears S 45°16'00" W, 212.22 feet and being an arc length of 235.30 feet to a 1/2" capped iron set in the North line of said F.M. Highway 1542;

THENCE S 89°50'45" W, 972.50 feet to a 1/2" iron found;

THENCE N 00°17'09" W, 1269.32 feet to the POINT OF BEGINNING and containing 36.89 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Franklin D. Kirk, Mary J. Kirk & Charles L. Thompson do hereby adopt this plat designating the herein above described real property as Lots 1 thru 3 of KIRK ESTATES, an Addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 04-04-05 day of April, 2006.

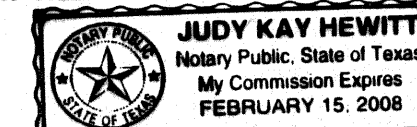
*Franklin D. Kirk*  
FRANKLIN D. KIRK  
*Mary J. Kirk*  
MARY J. KIRK  
*Charles L. Thompson*  
CHARLES L. THOMPSON

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on this the 14th day of March, 2006, by, Franklin D. Kirk, and Mary J. Kirk who personally appeared before me.

*Judy Kay Hewitt*  
Notary Public State of Texas  
My Commission Expires 2-15-07

ACCT. NO: 14136  
SCH. DIST: SP  
CITY: CO  
MAP NO.: M-7  
ALL OF: 20601-004-001-00  
-002+007-00



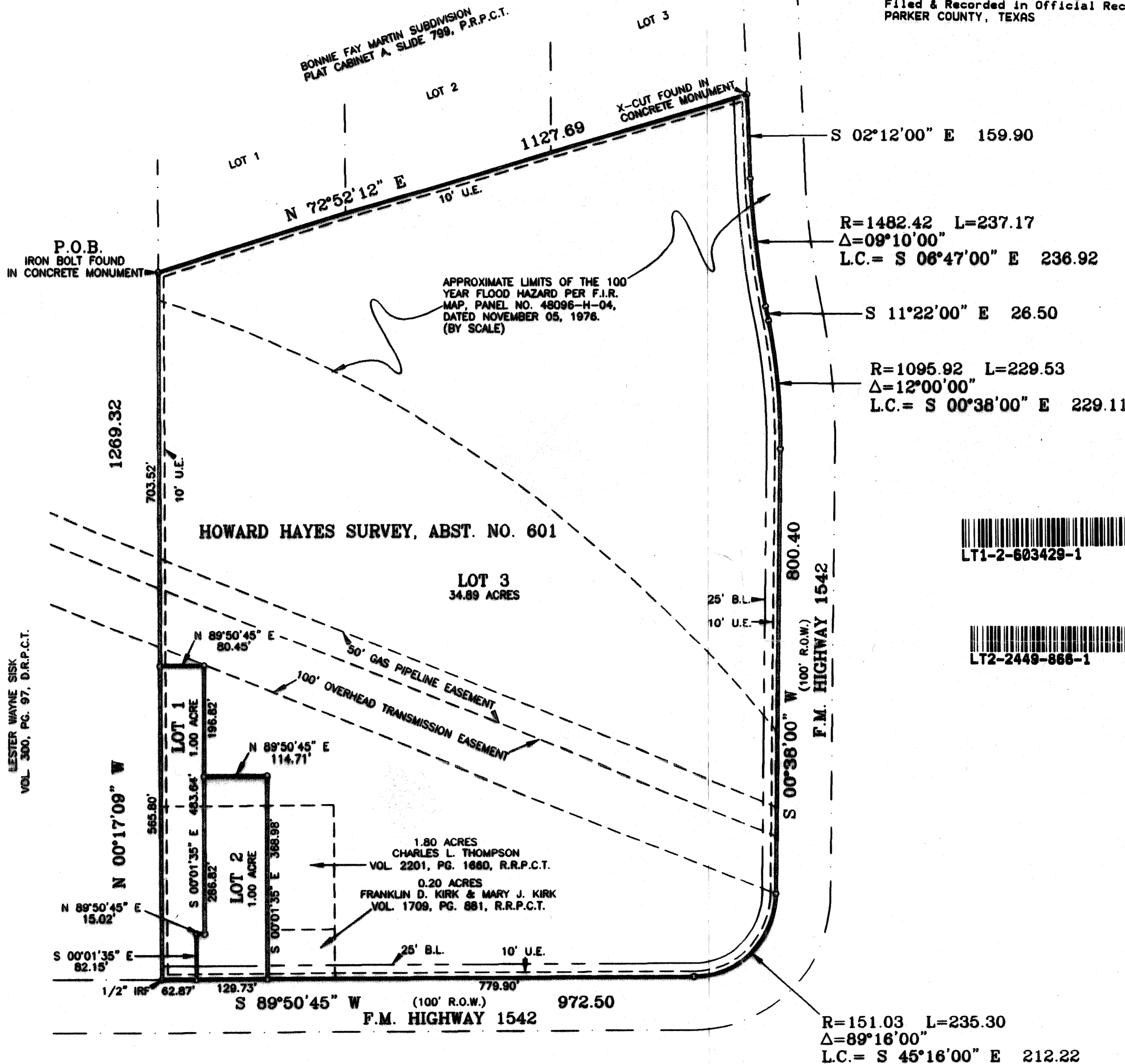
FINAL PLAT SHOWING  
LOTS 1 THRU 3  
KIRK ESTATES

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS AND BEING A 36.89 ACRE TRACT OF LAND OUT OF HOWARD HAYES SURVEY, ABSTRACT NO. 601.

OWNER/DEVELOPER: FRANKLIN D. KIRK AND MARY J. KIRK  
THE KIRK LIVING TRUST  
706 SOUTH RENO ROAD  
SPRINGTOWN, TEXAS 76082  
VOL. 1709, PG. 881, R.R.P.C.T.

OWNER/DEVELOPER: CHARLES L. THOMPSON  
3400 F.M. 367 EAST  
IOWA PARK, TEXAS 76367  
VOL. 2201, PG. 1660, R.R.P.C.T.

NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.  
NOTE: 10' UTILITY EASEMENT INSIDE ALL LOT LINES.  
25' BUILDING LINE ALONG ALL FRONT LOT LINES.  
NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF RENO.



DKB &  
ASSOCIATES, LLC  
1250 HWY. 199 E.  
SPRINGTOWN, TEXAS, 76082  
220-5888 FAX: 220-2678

I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Doug Burt*

04/NOVEMBER/2004

CITY OF RENO  
CITY COUNCIL  
4-4-05  
APPROVAL DATE  
*F. D. Bailey*  
MAYOR  
*Quill McKinney*  
SECRETARY

THIS PLAT FILED IN CABINET C, SLIDE # 445, DATE: