

State of Texas
County of Parker

Whereas Water Falls Homes, LLC, being the owner of a 43.070 acres tract of land called out of the C. HUFF SURVEY, ABSTRACT No. 2531 (also called the W. Helms Survey, Abstract No. 2494), Parker County, Texas; being all of those certain tracts conveyed to Water Falls Homes, LLC in CF# 20240758, Real Property Records; Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at an 8" wood fence post, at the northwest corner of Scenic Wood Estates, as recorded in Plat Cabinet E, Slide 52, Plat Records, Parker County, Texas, for the beginning corner of this tract.

THENCE N 89°26'10" W 25.91 feet, to a found concrete monument, at the southeast corner of Lot 9, Westwood, as recorded in Volume 362-A, Page 79, Plat Records, Parker County, Texas, for a corner of this tract.

THENCE N 12°37'02" E 76.62 feet, to a found concrete monument, at the northeast corner of said Lot 9, for a corner of this tract.

THENCE S 89°08'53" E 415.03 feet, to a found concrete monument, at the southeast corner of said Westwood, for a corner of this tract.

THENCE N 01°30'32" E 429.39 feet, to a found 1/2" capped iron rod, at the southwest corner of Lot 19A, Westwood, as recorded in Volume 362-A, Page 44, Plat Records, Parker County, Texas, for a corner of this tract.

THENCE N 01°09'58" E 228.81 feet, to a found 3/4" iron rod, at the southwest corner of that certain tract conveyed to Rhoads in Volume 2052, Page 31, for a corner of this tract.

THENCE N 88°53'40" E 792.96 feet, to a found 3/8" iron rod, at the southwest corner of that certain tract conveyed to Eanes in CF# 201200798, for a corner of this tract.

THENCE N 88°49'28" E 492.40 feet, to a found 3/8" iron rod, at the southeast corner of said Eanes tract, for a corner of this tract.

THENCE N 02°26'08" W 488.42 feet, along the east line of said Eanes tract, to a found 5/8" iron rod, in the south line of Knob Hill Road, for a corner of this tract.

THENCE along said south line of Knob Hill Road as follows:
N 89°50'56" E 247.61 feet, to a found 3/8" iron rod, for a corner of this tract,
along the arc of a curve to the left, having a radius of 294.79 feet, an arc length of 10.38 feet, and whose chord bears N 87°43'31" E 10.38 feet, to a found 3/8" iron rod, for the northerly northeast corner of this tract.

THENCE S 52°04'19" E 99.87 feet, to a point, in North Cardinal Road, for the easterly northeast corner of this tract.

THENCE S 00°32'39" W 420.71 feet, to a point, for a corner of this tract.

THENCE S 01°23'14" E 987.26 feet, to a point, for the southeast corner of this tract.

THENCE S 89°12'10" W at 22.10 feet, pass a found PK nail, in all 186.29 feet, to a found 5/8" iron rod, at the common northerly corner of that certain tract conveyed to Wells in Volume 2842, Page 44 and Lot 1, Block 1, Prieleau Addition, as recorded in Plat Cabinet F, Slide 22, Plat Records, Parker County, Texas, for a corner of this tract.

THENCE N 89°10'13" W 430.82 feet, along the north line of said Wells tract, to a found 1/2" iron rod, in the east line of said Scenic Wood Estates, for the southwest corner of this tract.

THENCE N 00°58'02" E 244.02 feet, along the east line of said Scenic Wood Estates, to the POINT OF BEGINNING.

CURVE	RADIUS	ARC	CHORD	CHORD
C1	294.79'	10.38'	N 87°43'31" E	10.38'
C2	192.17'	152.98'	S 19°41'52" W	148.97'
C3	170.00'	151.75'	N 63°22'46" E	146.76'
C4	60.00'	212.75'	N 79°23'13" E	117.56'
C5	60.00'	101.41'	N 49°23'13" E	89.76'
C6	230.00'	106.60'	S 51°05'05" W	105.65'
C7	230.00'	98.71'	S 76°39'27" W	97.95'

LINE	BEARING	DISTANCE
L1	N 89°26'10" W	25.91'
L2	N 12°37'02" E	76.62'
L3	N 0°09'58" E	228.81'
L4	N 89°50'56" E	247.61'
L5	S 52°04'19" E	99.87'
L6	N 00°58'02" E	244.02'
L7	S 00°06'16" W	47.56'
L8	N 52°11'35" W	58.93'
L9	N 88°57'08" E	41.29'
L10	N 52°11'35" W	40.88'
L11	N 88°29'28" W	79.86'
L12	S 25°38'15" E	7.65'
L13	S 01°57'36" E	96.48'



Surveyor's Certificate

Know All Men By These Presents:
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

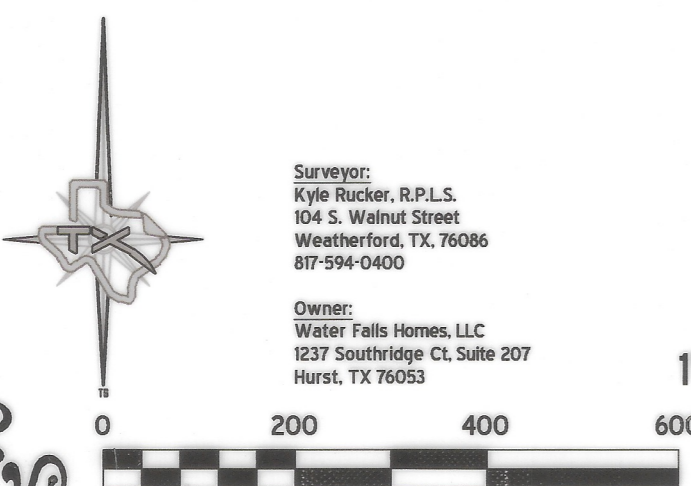
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 75086
Weatherford@txsurveying.com - 817-594-0400
Field Date: April 8, 2022 - W2202024-P

Surveyor's Notes

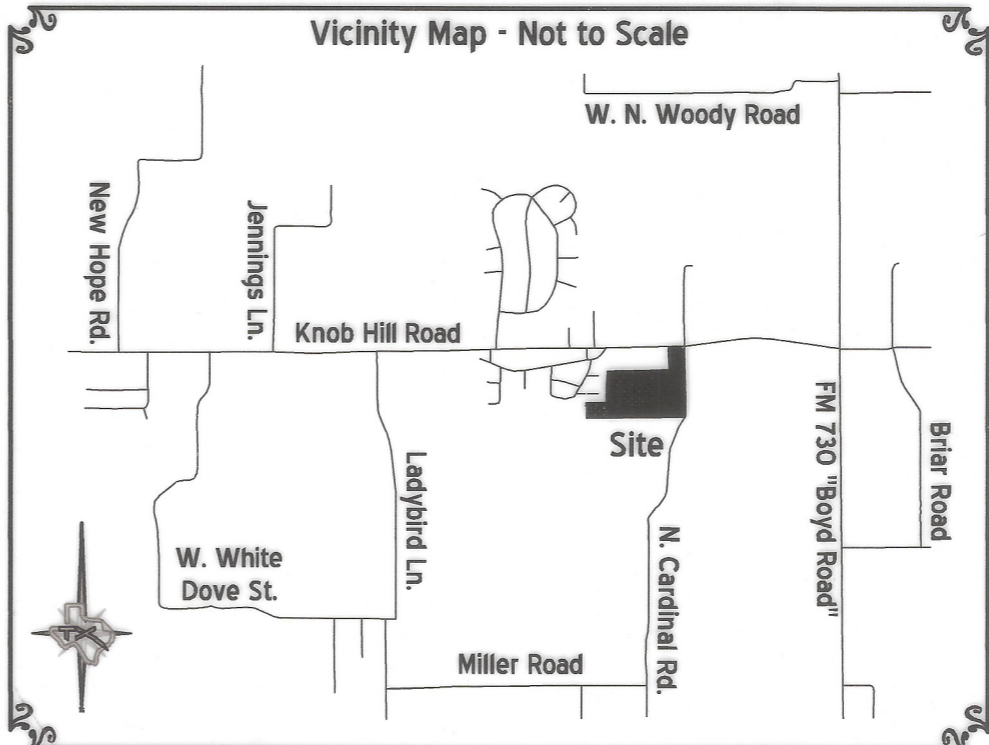
- Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated 9/26/2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- All corners are C.I.R.S. (set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted. All corners in the centerline of Andy Ranch Court are points (not labeled for clarity).
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).
- Utilities shown hereon are based on above ground utility placement, and field locations of reference marks (i.e. pin flags, paint, etc.) per local utilities in reference to Texas 88 ticket number 2257060557.
- Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- No abstract of title or title commitment was provided to this survey. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

City of Reno & Parker County Notes:

- Water is to be provided by private water wells. Sanitary sewer is to be provided by an on-site septic facility on each lot.
- This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- At the time of plat creation, this tract lies within the Extra Territorial Jurisdiction of the City of Reno, Parker County, Texas.
- Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Andy Ranch Court is 1850 linear feet in length.
- Dedication of the streets and alleys shown herein shall include only the surface estate of such property. All groundwater rights in, on and under such streets and alleys are expressly reserved to and shall be considered a part of the adjoining lot.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202305808
03/10/2023 08:30 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



22531.002.000.50

10134
AZ SP
N-5

Now, Therefore, Know All Men By These Presents:

That Nagy Nagyb, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-20, Block 1, Andy Ranch, an addition to the Extraterritorial Jurisdiction of the City of Reno, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno and Parker County, Texas.

Witness, my hand, this the 20th day of January, 2023.

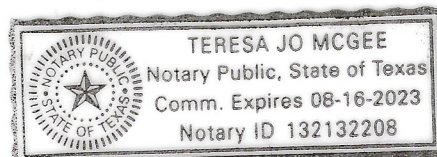
By: *Nagy Nagyb*
Water Falls Homes, LLC - Nagy Nagyb (Managing Member)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nagy Nagyb known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 20th day of January, 2023.

Teresa Jo McGee
Notary Public in and for the State of Texas



Planning & Zoning Commission
City of Reno, Texas

Whereas the Planning & Zoning Commission of the City of Reno approved on this the 13 day of Feb, 2023.

Barbara Shad
Chairman
W. Kelly
Secretary

City of Reno, City Council

Whereas the City of Reno, City Council approved on this the 13 day of Feb 13, 2023.

Scott A. Smith
Mayor
Scott A. Smith
Secretary

Final Plat
Lots 1-20, Block 1
Andy Ranch
an addition to the Extraterritorial Jurisdiction of the City of Reno, Parker County, Texas
Being a 43.070 acres tract of land called out of the C. HUFF SURVEY, ABSTRACT No. 2531 (also called the W. HELMS SURVEY, ABSTRACT No. 2494), Parker County, Texas

January 2023
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM