

Texas 811
Know what's below.
Call before you dig.
(800) 545-6005 or 811

OWNER/DEVELOPER
RYAN BELL AND MEAGAN BELL
694 W. RENO RD
SPRINGTOWN, TX 76020

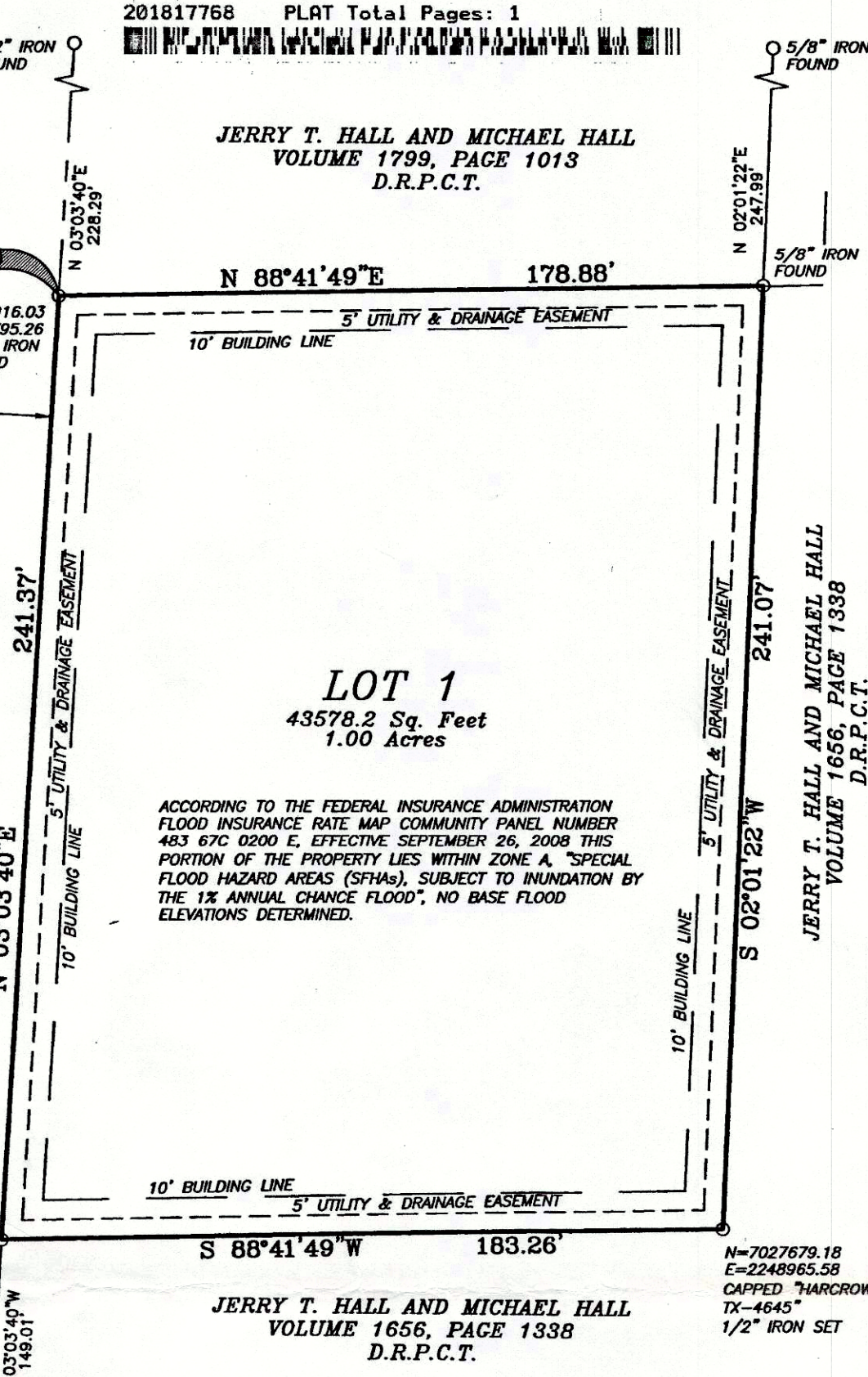
PROJECT SURVEYOR
HARCROW SURVEYING, LLC
2314 W. MAIN ST
ARTESIA, N.M. 88210
575-746-2158

201817768 PLAT Total Pages: 1

JERRY T. HALL AND MICHAEL HALL
VOLUME 1799, PAGE 1013
D.R.P.C.T.

POINT OF BEGINNING

S. RENO RD.
FARM TO MARKET HWY. NO. 1542
(ASPHALT PAVEMENT)



STATE OF TEXAS
COUNTY OF PARKER
LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT I, Ryan Bell and Meagan Bell, a married couple, the owners of that certain 1.00 acre tract of land situated in the ROBERT SHORT SURVEY, Abstract Number 1222, Parker County, Texas, being all of that certain tract of land conveyed by deed recorded in Instrument Number 201811693, Official Public Records, Parker County, Texas, said 1.00 acre more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron found in the east line of Farm To Market Highway No. 1542, in the west line of that certain tract of land conveyed to Jerry T. Hall and Michael Hall by deed recorded in Volume 1656, Page 1338, at the southwest corner of that certain tract of land conveyed to Jerry T. Hall and Michael Hall by deed recorded in Volume 1799, Page 1013, Deed Records, Parker County, Texas;

THENCE N 88°41'49" e, along the south line of said Volume 1799, Page 1013 Tract a distance of 178.88 feet to a 5/8" iron found at the southeast corner of said Volume 1799, Page 1013 Tract;

THENCE S 02°01'22" W, a distance of 241.07 feet to a capped "HARCROW TX 4645" 1/2" iron set;

THENCE S 88°41'49" W, a distance of 183.26 feet to a capped "HARCROW TX 4645" 1/2" iron set in the west line of said Volume 1656, Page 1338 Tract, in the east line of said Highway;

THENCE N03°03'40"E, along the east line of said Highway and the west line of said Volume 1656, Page 1338 Tract a distance of 241.37 feet, to the POINT OF BEGINNING and containing 1.00 acre of land, more or less.

THE STATE OF TEXAS
COUNTY OF PARKER

Now, Therefore, know all men by these present. That Ryan Bell, acting herein by and through it's duly authorized agent does hereby certify and adopt this plat designating the herein above described property as the Final Plat of Lot 1, BELL ESTATE, an addition to the City of Reno, Parker County, Texas and do hereby dedicate to the public use forever, The streets, alleys, parks, watercourses, drains, easements and public places thereon show for the purpose and consideration therein expressed.

Ryan Bell
Ryan Bell

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Ryan Bell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated

Sheri Roberson
Notary Public in and for the State of Texas
SHERI ROBERSON
Notary Public, State of Texas
Comm. Expires 01-28-2020
Notary ID 12673037-7

THE STATE OF TEXAS
COUNTY OF PARKER

Now, Therefore, know all men by these present. That Meagan Bell, acting herein by and through it's duly authorized agent does hereby certify and adopt this plat designating the herein above described property as the Final Plat of Lot 1, BELL ESTATE, an addition to the City of Reno, Parker County, Texas and do hereby dedicate to the public use forever, The streets, alleys, parks, watercourses, drains, easements and public places thereon show for the purpose and consideration therein expressed.

Meagan Bell
Meagan Bell

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Meagan Bell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated

SHERI ROBERSON
Notary Public, State of Texas
Comm. Expires 01-28-2020
Notary ID 12673037-7

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED: *N/A*
CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED: *Edward Hulse*
MAYOR, CITY OF RENO, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF RENO, TEXAS HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF LOT 1, BELL ESTATE WAS SUBMITTED TO THE COUNCIL ON THE 16th DAY OF July, 2018, AND THE COUNCIL, BY FORMAL ACTION THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES, WATER AND SEWER LINES, AND DRAINAGE AS SHOW UPON SAID MAP OR PLAT, AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREIN SUBSCRIBED.

WITNESS MY HAND AND SEAL THIS 16th DAY OF July, 2018.

Ronald Burns
CITY SECRETARY, CITY OF RENO

THE STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY

APPEARED *MEGAN BELL*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF July, A.D. 2018.

Scott Passmore

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SCOTT GREGORY PASSMORE
MY COMMISSION EXPIRES
02/18/2020
NOTARY ID: 130544437

NOTES:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "A" "SPECIAL FLOOD HAZARD AREAS (SFHAs), SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", NO BASE FLOOD ELEVATIONS DETERMINED ON FLOOD INSURANCE RATE MAP NUMBER 48367C0200E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE CREATED FROM OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2003), GRID BEARINGS.

DRIVEWAY INGRESS/EGRESS
PERMIT TO CONSTRUCT ACCESS DRIVEWAY FACILITIES ON HIGHWAY RIGHT OF WAY PERMIT NUMBER 184-PR-10-2018 APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON JUNE 22, 2018 IS SUBJECT TO THE ACCESS DRIVEWAY POLICY DESCRIBED IN SAID PERMIT.

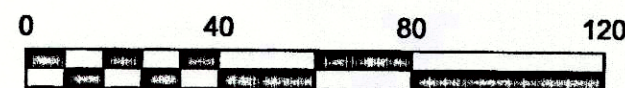
GENERAL NOTES:

- SEWER SERVICE PER INDIVIDUAL ON SITE SEWAGE SYSTEMS PER PARKER COUNTY REGULATIONS.
- LAND USES ARE PROPOSED TO BE SINGLE FAMILY RESIDENTIAL LOTS.
- THE MAINTENANCE OF DRIVEWAYS AND/OR DRAINAGE IMPROVEMENTS, THE DRAINAGE AND/OR UTILITY EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND NOT PARKER COUNTY.
- PROPERTY IS LOCATED IN PARKER COUNTY.
- CAPPED "HARCROW TX - 4645" 1/2" IRONS SET AT ALL CORNERS UPON COMPLETION OF CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 483 67C 0200 E, EFFECTIVE SEPTEMBER 26, 2008 THIS PORTION OF THE PROPERTY LIES WITHIN ZONE A, "SPECIAL FLOOD HAZARD AREAS (SFHAs), SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", NO BASE FLOOD ELEVATIONS DETERMINED.
- BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE CREATED FROM OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2003), GRID BEARINGS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- CALL 811 BEFORE DIGGING !!!

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201817768
07/18/2018 12:16 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



SURVEYOR'S CERTIFICATE
I, DANIEL A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4645, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED EXHIBIT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION AND WAS PREPARED FROM PUBLIC RECORDS WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

Daniel A. Smith
DANIEL A. SMITH R.P.L.S. NO. 4645
07/06/18
DATE OF SIGNATURE



HARCROW SURVEYING, LLC
2314 W. MAIN ST, ARTESIA, N.M. 88210
PH: (575) 746-2158 FAX: (575) 746-2158
Texas Firm No. 10194089
c.harcrow@harcrowsurveying.com



SURVEY DATE: MAY 03, 2018
DRAFTING DATE: MAY 8, 2018
APPROVED BY: DS DRAWN BY: TF

PAGE 1 OF 1
FILE: 18-456

Final Plat of Lot 1
BELL ESTATE

an Addition to the City of Reno, Parker County, Texas,
situated in the ROBERT SHORT SURVEY, Abstract
Number 1222, Parker County, Texas.

E 128

21222-008-00500