

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4838700200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLANTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT ACT, CHAPTER 205, SECTION 205.002(2)(B). IF YOU HAVE ANY QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

VAUGHAN LANE=333.85 FEET

**PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.**

WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 12 day of SEP 2023.

Paula Shal
Chairman

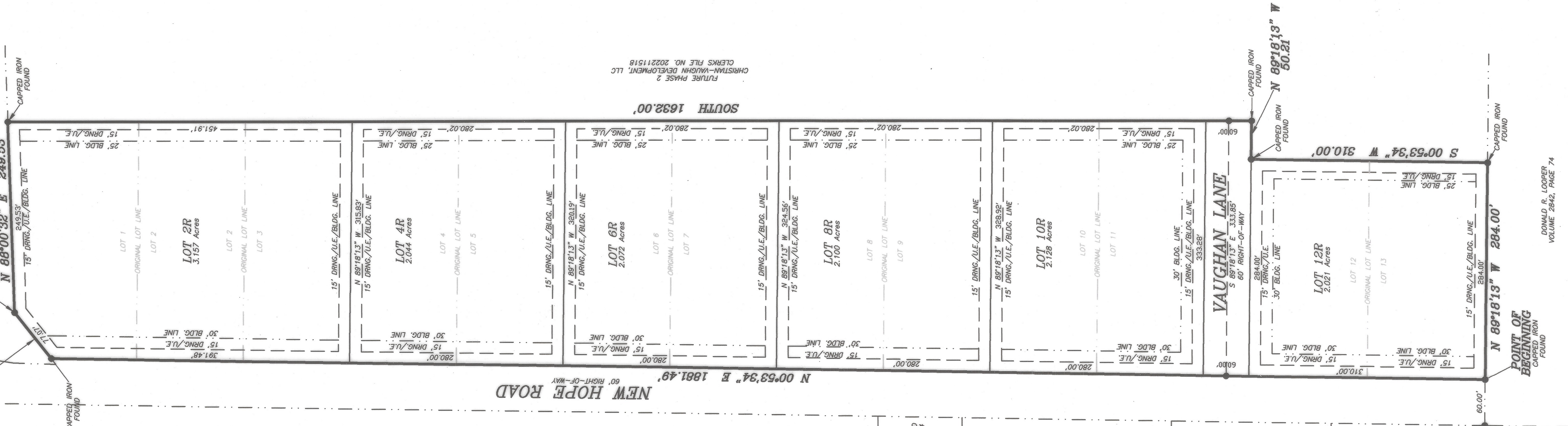
Shirley
Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 13 day of Feb 2023.

DeWitt
Mayor

Scott
Secretary



MANUS LORGREN
CLERKS FILE NO. 201+18933

MARYN BATES CLEWAND
VOLUME 2022, PAGE 304

CHRISTIAN-VAUGHN DEVELOPMENT, LLC
FUTURE PHASE 2
CLERKS FILE NO. 2022+11518

OWNER'S DEDICATION

Whereas Christian-Vaughan Development, LLC, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a tract of land situated in the HIRAM HORTON SURVEY, Abstract No. 708, Parker County, Texas, said tract being all of Lots 1 thru 13, CV RANCH Estates, recorded in Cabinet F, Slide 362, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the East line of New Hope Road, said iron being for the Southwest corner of Lot 13 or said CV Ranch Estates;

THENCE N 00°53'34" E, with the East line of said New Hope Road 1881.49 feet to a capped iron found at the Northwest corner of Lot 1;

THENCE N 51°30'34" E, with the North line of said Lot 1, 77.07 feet to a metal fence post;

THENCE N 88°00'32" E, with the North line of said Lot 1, 249.53 feet to a capped iron found at the Northeast corner of said Lot 1;

THENCE South, 1632.00 feet to a capped iron found;

THENCE N 89°18'13" W, 50.21 feet to a capped iron found;

THENCE S 00°53'34" W, 310.00 feet to a capped iron found;

THENCE N 89°18'13" W, 284.00 feet to the POINT OF BEGINNING and containing 13.983 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Christian-Vaughan Development, LLC, does hereby adopt this plat designating the hereinabove described property as.....

Witness my hand this the 13 day of February, 2023.

Cassy Christian
Cassy Christian

Chady Vaughn
Chady Vaughn

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Cassy Christian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of February, 2023.

Sarah Hicks
Sarah Hicks
Notary Public, State of Texas
My Commission Exp. 09-15-2024

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Chady Vaughn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of February, 2023.

Sarah Hicks
Sarah Hicks
Notary Public, State of Texas
My Commission Exp. 09-15-2024

10918
SP
M-5

10918.001.001.00-
10918.001.013.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

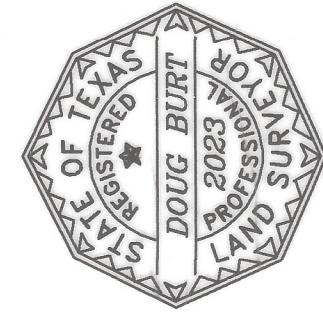
Lila Deakle
Lila Deakle
County Clerk
Parker County, TX

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2023/02/26 03:55 PM
Lila Deakle
County Clerk
Parker County, TX
PLRT

**Re Plat Showing
Lots 2R, 4R, 6R, 8R, 10R & 12R,
CV RANCH ESTATES, Phase 1**

Being a replat of Lots 1-13, CV RANCH ESTATES, recorded in Cabinet F, Slide 362, Plat Records, Parker County, Texas.

Being 13.983 acre tract of land situated in the Extra-Territorial Jurisdiction of the City of Reno, Parker County, Texas and being situated in the HIRAM HORTON SURVEY, Abstract No. 708, Parker County, Texas.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL PROPERLY SHOWN SURVEY.

Doug Burt
DOUG BURT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JANUARY 02, 2023

HORIZON LAND SURVEYING
F438

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Azle, Texas 76020
817-584-9027
horizontanctd@gmail.com
FIRM NO. 10184616

