

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of Parker County, Texas.

James Paul Ward
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
Registered Professional
Land Surveyor #5606

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
5606

CITY COUNCIL
CITY OF RENO, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:

BY: *[Signature]* MAYOR

BY: *[Signature]* SECRETARY

CITY PLAN COMMISSION
CITY OF RENO, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

REPLAT
LOTS 1R-1, 2R-1, BLOCK 1
DOC'S LEGACY ESTATES

being a replat of Lots 1 and 2 in Block 1 of
DOC'S LEGACY ESTATES, an addition to the City
of Reno, Parker County, Texas according to the
plat thereof recorded in Plat Cabinet E, Slide
573 of the Plat Records of Parker County,
Texas
33.517 acrcs
November, 2023
SHEET 1 OF 2

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435

11821.001.001.00
11821.001.002.00
11821.001.002.50

F595

11821
SP
CRE
N-16

OWNER/DEVELOPER:
DEBBIE DARLENE SPRINGFIELD
651 LADYBIRD LANE
AZLE, TX 76020

SURVEYOR:
AWARD SURVEYING
252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
817-332-9273
ATTN: PAUL WARD

LOT SUMMARY:
TOTAL LOT = 2
TOTAL AREA = 33.5157 ACRES
MINIMUM LOT SIZE = 16.6716 ACRES
MAXIMUM LOT SIZE = 16.8441 ACRES

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown.

According to the Flood Insurance Rate Map for Parker County, Texas and incorporated area map no. 48367C0200E effective date September 26, 2008, the property lies Zone X, areas determined to be outside of the 0.2% annual chance floodplain. The reference to the special flood hazard zones, are an estimate based on the data shown on the flood insurance rate map and should not be interpreted as a study or determination of the flooding propensities of this property.

Bearings and coordinates are based on the Texas coordinate system of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from gps observations using the RTK cooperative network.

Unless noted otherwise 5/8" iron rod marked "AWARD SUR RPLS 5606" set at each property corner.

The purpose of this replat is to re-align the lines between Lots 1 and 2 in Block 1 of DOC'S LEGACY ESTATES.

All SIDE building lines per DOC'S LEGACY ESTATES as recorded in Cabinet E, Slide 573 are vacated and abandoned. The SIDE building as shown hereon.

STATE OF TEXAS)
COUNTY OF PARKER)

OWNER'S DEDICATION:

Whereas, Debbie Darlene Springfield is the owner of Lots 1 and 2 in Block 1 of DOC'S LEGACY ESTATES, an addition to the City of Reno, Parker County, Texas according to the plat thereof recorded in Plat Cabinet E, Slide 573 of the Plat Records of Parker County, Texas; embracing a part of Tract 1, being a called 11.63 acre tract, Tract 2, being a called 11.63 acre tract and all of Tract 3, being a called 15.0 acre tract of land described in the deed to Debbie Darlene Springfield as recorded in Document No. 202009027 of the of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for most westerly northwest corner of said Lot 1, the southwest corner of a called 9.965 acre tract of land described in the deed to Randolph K. Knudsen and wife, Susan L. Knudsen as recorded in Volume 2748, Page 1530 of the of the Deed Records of Parker County, Texas and being the ostensible east right-of-way line of Ladybird Lane;

THENCE easterly and northerly along the common line of said Lot 1 and said 9.965 acre tract the following:

North 88°48'29" East, a distance of 746.47 feet to a fence post;
North 1°10'13" West, a distance of 760.90 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common north corner of said Lot 1 and said 9.965 acre tract and being in the south line of Lot 3 om B:pld 1 pf SNYDER SUBDIVISION, an addition to the City of Reno, Parker County, Texas according to the plat thereof recorded in Cabinet C, Slide 609 of the Plat Records of Parker County, Texas;

THENCE North 88°15'29" East, along the common line of said Lot 1 and said Lot 3, to and along the south line of a called 8.81 acre tract of land described in the deed to David Partin and Michelle M. Partin as recorded in Document No. 202146048 of said Official Public Records, to and along the south line a called 6.81 acre tract of land described in the deed to Jodi Pettis as recorded in Volume 1724, Page 748 of said Deed Records, a distance of 851.43 feet to a 1/2" iron rod found for the northeast corner of said Lot 1, the southeast corner of said 6.81 acre tract and being in the west line of a called 68.124 acre tract of land described in the deed to Shane Guldbransen as recorded in Volume 2705, Page 565 of said Deed Records;

THENCE South 1°10'25" East, along the common line of said Lot 1 and said 68.124 acre tract, to and along the east line of said Lot 2, a distance of 1411.06 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common east corner of said Lot 2 and the remainder

of a called 120 acre tract of land described in the deed to John L. Kirchner as recorded in Volume 309, Page 342 of said Deed Records;

THENCE generally westerly along the common line of said Lot 2 and said 120 acre tract the following:

South 89°59'22" West, a distance of 951.40 feet to a 1/2" iron rod found;
South 0°37'22" West, a distance of 12.00 feet to a 1/2" iron rod found;
South 89°21'23" West, a distance of 655.84 feet to a 60d nail found for the southwest corner of said Lot 1, the northwest corner of said 120 acre tract and being in said east right-of-way line of Ladybird Lane;

THENCE North 0°18'26" West, along the west line of said Lot 2, a distance of 14.37 feet to a 5/8" iron rod found for a northwest corner of said Lot 2 and the southwest corner of a called 2.00 acre tract of land described in the deed to Brandon David Woodson and Tara Lynn Woodson as recorded in Document No. 202208775 of said Official Public Records;

THENCE easterly, northerly and wester along the common line of said Lot 2 and said 2.00 acre tract the following:

North 89°16'4" East, a distance of 290.83 feet to a 1/2" iron rod found;
North 89°16'11" East, a distance of 168.67 feet to a 1/2" iron rod found;
North 0°38'38" West, a distance of 189.86 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
South 89°17'5" West, a distance of 158.38 feet to a capped iron rod found marked "HARLAN" for a southwest corner of said Lot 2 and the southeast corner of Lot 4 in Block 1 of said DOC'S LEGACY ESTATES;

THENCE North 0°18'26" West, along the common line of said Lots 2 and 4, to and along the east line of Lot 5 in said Block 1 of DOC'S LEGACY ESTATES, a distance of 386.52 feet capped iron rod found marked "HARLAN" for a northwest corner of said Lot 2, the northeast corner of said Lot 5 and being in the south line of said Lot 1;

THENCE along the common line of said Lot 1 and Lot 5, the following:
North 86°14'38" West, a distance of 27.69 feet to a capped iron rod found marked "HARLAN";
South 89°34'45" West, a distance of 272.38 feet to a capped iron rod found marked "HARLAN" for the common west corner of said Lot 1 and 5, and being in the said east right-of-way line of Ladybird Lane;

THENCE North 0°18'26" West, along the common line of said Lot 1 and said Ladybird Lane, a distance of 33.72 feet to the POINT OF BEGINNING and containing 33.5157 acre of land;

OWNER'S CERTIFICATION:

Now therefore know all men by these presents:

That, Debbie Darlene Springfield, does hereby adopt this replat designating there herein above property as

**LOTS 1R-1, 2R-1
DOC'S LEGACY ESTATES**

an addition to the City of Reno Parker County, Texas, and do hereby dedicate to the public's use the easement as shown hereon.

Witness my hand, this the 31 day of October 2023.

Debbie D. Springfield

Debbie Darlene Springfield

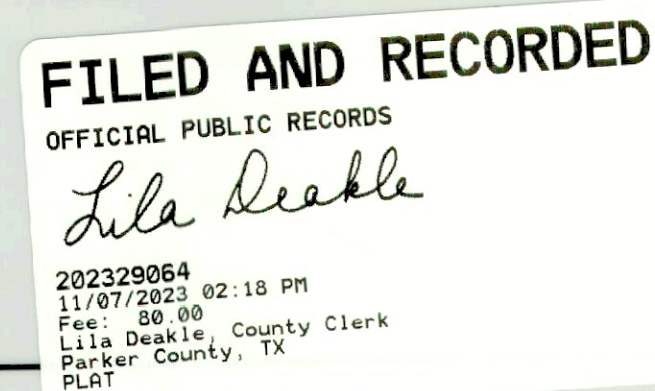
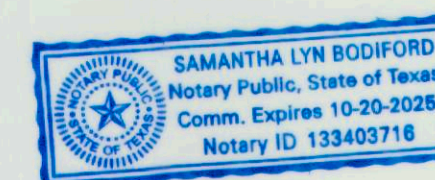
STATE OF TEXAS)

COUNTY OF PARKER)

Before me, the undersigned authority on this day personally appeared Debbie Darlene Springfield known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal on this the 31 day of October 2023.

[Signature]
Notary Public, Texas



F545

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DOC'S LEGACY ESTATES**

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