



CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 21st day of May 2018.

Eric Hunter
Mayor

Ramiah Burns
Secretary



- 25' BUILDING LINE ALONG ALL ROADS.
- 10' BUILDING LINE ALONG SIDE & REAR LOT LINES.
- 15' UTILITY EASEMENT ALONG ALL ROADS.
- 10' UTILITY EASEMENT ALONG SIDE & REAR LOT LINES
- ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
- 4 RESIDENTIAL LOTS.

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

ACCORDING TO THE F.L.R. MAP, PANEL NO. 483670200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

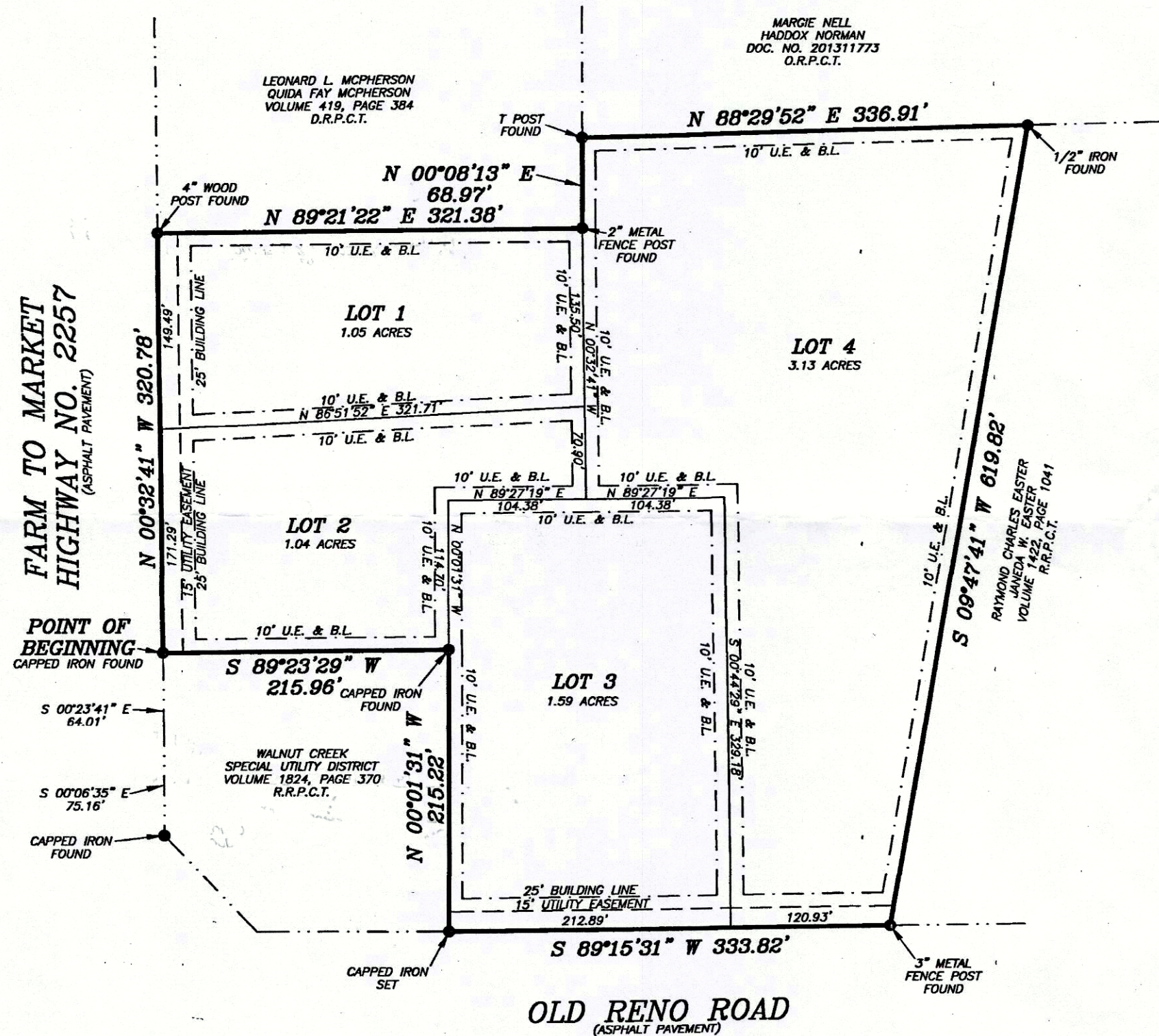
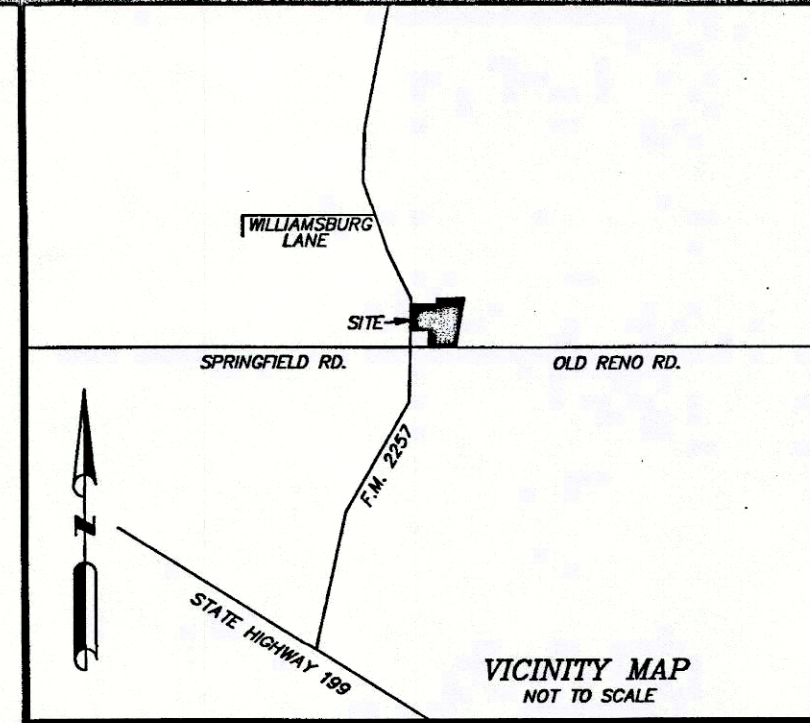
BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

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 GROUNDWATER AVAILABILITY.

WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

CONTACT 811 BEFORE DIGGING, TRENCHING OR EXCAVATING.



OWNER'S DEDICATION

Whereas We, Toni R. Mauldin and Christy L. Brewer, being the sole owners 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 T. & P. R.R. CO. SURVEY NO. 31, ABSTRACT NO. 1424, Parker County, Texas, being the remainder of that certain tract of land described as Tract 1 and all of Tract 2, by deed to Christy L. Brewer and Toni R. Mauldin, recorded in Volume 2831, Page 410, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the East line of Farm to Market Highway No. 2257 and being the Northwest corner of that certain tract of land described by deed to Leonard L. McPherson and Quida Fay McPherson, recorded in Volume 419, Page 384, Deed Records, Parker County, Texas;

THENCE N 00°32'41" W, along the East line of said Farm to Market Highway No. 2257, 320.78 feet to a 4" wood post found in the South line of that certain tract of land described by deed to Leonard L. McPherson and Quida Fay McPherson, recorded in Volume 419, Page 384, Deed Records, Parker County, Texas;

THENCE N 89°21'22" E, along the common line of said Brewer tract and McPherson tract, 321.38 feet to a 2" metal fence post found;

THENCE N 00°08'13" E, along the common line of said Brewer tract and McPherson tract, 68.97 feet to a t post found in the South line of that certain tract of land described by deed to Margie Nell Haddox Norman, recorded in Document No. 201311773, Official Records, Parker County, Texas;

THENCE N 88°29'52" E, along the common line of said Norman tract and said Brewer tract, 336.91 feet to a 1/2" iron found at the Northwest corner of that certain tract of land described by deed to Raymond Charles Easter and Janeda W. Easter, recorded in Volume 1422, Page 1041, Real Records, Parker County, Texas;

THENCE S 09°47'41" W, along the common line of said Brewer tract and said Easter tract, 619.82 feet to a 3" metal fence post found in the North line of Old Reno Road;

THENCE S 89°15'31" W, along the North line of said Old Reno Road, 333.82 feet to a capped iron set at the Southeast corner of said Walnut Creek Special Utility District tract;

THENCE N 00°01'31" W, along the common line of said Brewer tract and said Walnut Creek Special Utility District tract, 215.22 feet to a capped iron found;

THENCE S 89°23'29" W, along the common line of said Brewer tract and said Walnut Creek Special Utility District tract, 215.96 feet to the POINT OF BEGINNING and containing 6.82 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That We, Toni R. Mauldin and Christy L. Brewer, do hereby adopt this plat designating the hereinabove described property as.....

Lots 1 thru 4
JOHNSON ESTATES
Parker County, Texas
City of Reno Extra-Territorial Jurisdiction

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 18 day of April, 2018.

Toni R. Mauldin
Toni R. Mauldin

Christy L. Brewer
Christy L. Brewer

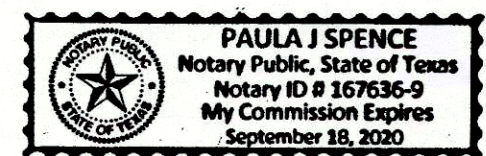
missing owner's name will file corrected plat see E-94

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Toni R. Mauldin, 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 18 day of April, 2018.

Paula J. Spence
Notary Public in and for the State of Texas



ACCT. NO.: 14021

SCH. DIST.: 3P

CITY: M-6

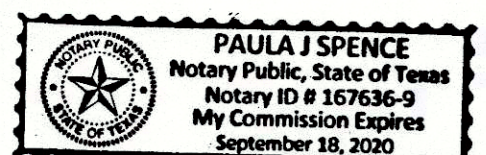
MAP NO.:

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Christy L. Brewer, 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 18 day of April, 2018.

Paula J. Spence
Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201812122
05/23/2018 09:41 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

E94

21424.008.000-10 21424.008.000-50

Final Plat Showing
Lots 1 thru 4,
JOHNSON ESTATES,
an Addition to Parker County, Texas
and being 6.82 acres of land situated in the
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1424,
Parker County, Texas.

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 18, 2018

OWNER/DEVELOPER

CHRISTY BREWER 2411 PEEL ROAD SPRINGTOWN, TX, 76082 817-229-4725

TONI MAULDIN 3452 F.M. 2048 DOW, TX, 76023 817-944-8626