

NOTES:

- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
- 2) THIS PROPERTY LIES INSIDE THE ETJ LIMITS OF THE CITY OF RENO IN PARKER COUNTY, TEXAS.
- 3) WITHIN THE THE SOLE PURPOSE OF THIS REPLAT IS TO CREATE LOT 1 & 2 FROM THE ORIGINAL 9.69 ACRE TRACT OF LAND.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

OWNER:
PETER STEGER
450 E LADYBIRD LANE
AZLE, TEXAS 76020

OWNER'S CERTIFICATE
STATE OF TEXAS:
COUNTY OF HOOD:

LEGAL DESCRIPTION

WHEREAS, PETER STEGER, IS THE OWNER OF THE ORIGINAL 9.68 ACRE TRACT OF LAND SITUATED OUT OF THE ANDREW J. BELL SURVEY, ABSTRACT No. 129, PARKER COUNTY, TEXAS AND DESCRIBED IN DEED TO DANIEL NORTIER & STEPHANIE NORTIER, RECORDED IN INSTRUMENT No. 202239484 DEED RECORDS, PARKER COUNTY, TEXAS AND DESCRIBED IN DEED TO JENNIFER MARKS & SPENCER MARKS RECORDED IN INSTRUMENT No. 202026927, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 6" METAL FENCE POST FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LADYBIRD LANE EAST AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND DEED TO PETER STEGER RECORDED IN INSTRUMENT No. 202301941, DEED RECORDS, PARKER COUNTY, TEXAS AND BEING THE NORTHEAST CORNER DEED TO RUTH CHRISTENSEN RECORDED IN INSTRUMENT No. 202138755, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 88°48'39" EAST (PER DEED NORTH 88°33'04" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LADYBIRD LANE A DISTANCE OF 270.20 FEET (PER DEED A DISTANCE OF 274.55 FEET) TO A 6" METAL FENCE POST FOUND FOR A POINT FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 65.91 FEET (PER DEED A RADIUS OF 60.18 FEET);

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT WHICH HAS A CHORD LENGTH OF NORTH 65°01'06" EAST (PER DEED A CHORD LENGTH OF NORTH 60°48'52" EAST) AND A CHORD DISTANCE OF 131.81 FEET (PER DEED A CHORD DISTANCE OF 120.34 FEET) AND AN ARC LENGTH OF 204.95 FEET (PER DEED AN ARC LENGTH OF 186.68 FEET) TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER OF HEREIN DESCRIBED TRACT AND BEING A POINT FOR CORNER DEED TO JAMES D. QUAYLE & SANDRA QUAYLE RECORDED IN VOLUME 1941, PAGE 483, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE NORTH 89°22'02" EAST (PER DEED 89°23'44" EAST) ALONG THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID QUAYLE TRACT A DISTANCE OF 283.64 FEET (PER DEED A DISTANCE OF 292.74 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID IRON ROD BEING THE SOUTHEAST CORNER DEED TO SAID QUAYLE TRACT AND BEING IN THE COMMON LINE DEED TO CHARLES CLIFTON HALL RECORDED IN VOLUME 2414, PAGE 247, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE THE NEXT 4 FOLLOWING CALLS OF DISTANCE AND BEARINGS ARE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID HALL TRACT;

1. THENCE SOUTH 04°35'08" WEST (PER DEED SOUTH 04°30'49" WEST) A DISTANCE OF 184.97 FEET (PER DEED A DISTANCE OF 185.05 FEET) TO A FENCE POST FOR A POINT FOR CORNER;
2. THENCE SOUTH 16°50'07" WEST (PER DEED SOUTH 16°51'48" WEST) A DISTANCE OF 411.19 FEET (PER DEED A DISTANCE OF 411.63 FEET) TO A 3/8" IRON ROD FOR A POINT FOR CORNER;
3. THENCE SOUTH 45°37'34" WEST (PER DEED SOUTH 45°42'12" WEST) A DISTANCE OF 306.70 FEET (PER DEED A DISTANCE OF 306.34 FEET) TO A 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
4. THENCE SOUTH 89°20'51" WEST (PER DEED SOUTH 89°05'32" WEST) A DISTANCE OF 315.15 FEET (PER DEED A DISTANCE OF 314.87 FEET) TO A 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING IN THE COMMON LINE DEED TO SAID CHRISTENSEN TRACT;

THENCE NORTH 00°23'31" WEST (PER DEED NORTH 00°19'58" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID CHRISTENSEN TRACT A DISTANCE OF 731.64 FEET (PER DEED A DISTANCE OF 733.42 FEET) TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 9.7 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PETER STEGER, do (does) hereby adopt this plat designating the herein above-described property as LOTS 1 & 2, OF LADYBIRD ESTATES, an addition to Parker County, Texas (or a subdivision in Parker County, Texas,) and do (does) hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets are dedicated for street purposes. The Easements as shown, are dedicated for the public use, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the County's use thereof. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs and/or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this 3rd day of April, 2023.

By Peter Steger
PETER STEGER, owner

CITY COUNCIL: Sam White April 17, 2023
CITY MAYOR: Michelle Kubacka April 18, 2023

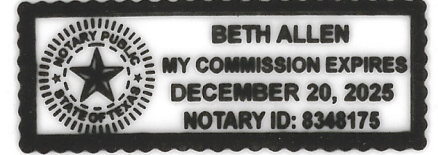
CITY SECRETARY: Michelle Kubacka April 17, 2023

STATE OF TX
COUNTY OF Tarrant

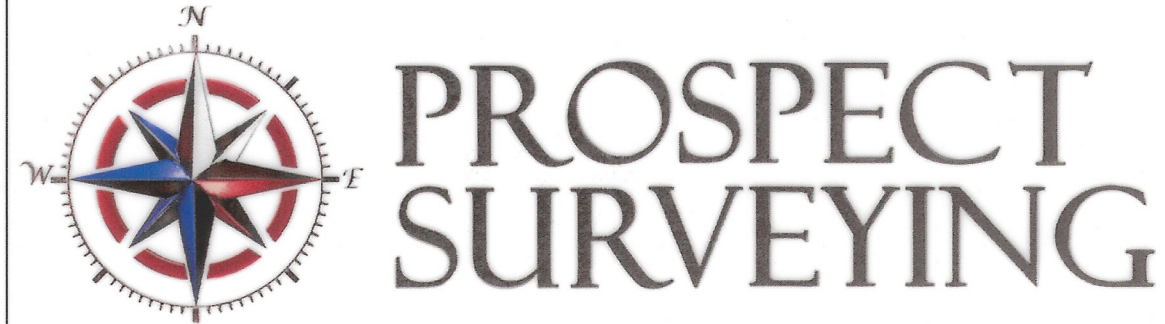
BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared PETER STEGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of April, 2023

Beth Allen

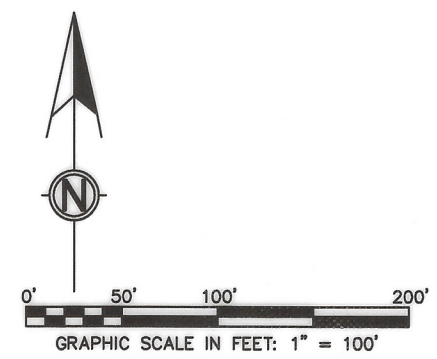


NOTARY PUBLIC in and for the STATE OF TX
9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:
I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers
Michael W. Myers, R.P.L.S.,
Texas Registration No. 5803
Surveyed on the ground: 02/14/23



202311070 PLAT Total Pages: 1
Flood Statement
According to the F.E.M.A. Flood Insurance Rate Map, property lies in the CITY OF RENO according to Panel No. 48367C0200E effective date September 26, 20008, by scale.

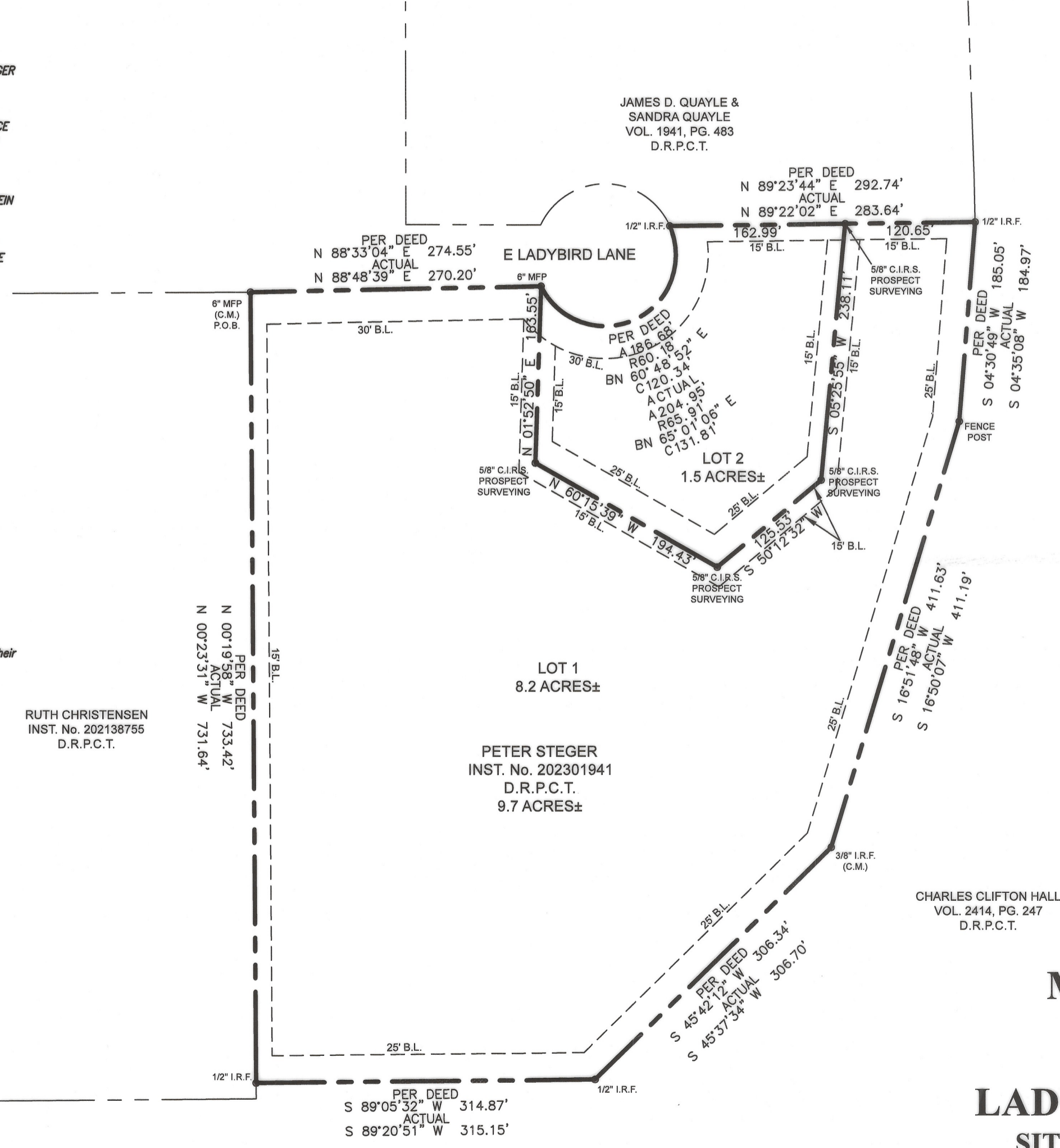
1. NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT PARKER COUNTY. SUCH SALE/CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
2. THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE, OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE PARKER COUNTY CLERKS OFFICE.

PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.
WHEREAS The Planning & Zoning Commission of the City of Reno Approved on this the 2nd day of April, 2023.
Brandt Sheel Chairman
Michelle Kubacka 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: Brandt Sheel CHAIRMAN
BY: Michelle Kubacka SECRETARY

CITY OF RENO, CITY COUNCIL
WHEREAS The City of Reno, Approved on this the 13th day of April, 2023.
Sam White Mayor
Michelle Kubacka Secretary

- * LEGEND *
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.H.C.T. DEED RECORDS, HOOD COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS, HOOD COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE



22615.014.001.00
22615.014.001.50

14237
SP
CRE
N-6

MINOR PLAT
OF
LOTS 1 & 2
LADYBIRD ESTATES
SITUATED OUT OF THE
CITY OF RENO,
R.A. PARKER SURVEY,
ABSTRACT No. 2615
PARKER COUNTY, TEXAS
9.69 ACRES OF LAND
MARCH 2023

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202311070
05/02/2023 11:05 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DOCUMENT No. **F 473** DATE **5-2-23**