

LIENHOLDER:
N/A
Signature of Lienholder
This the _____ day of _____, 20____
Notary Public, State of Texas

CLERK - STICKER:
201813034 PLAT Total Pages: 1
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jane Bunson
201813034
05/31/2018 03:28 PM
Fee: \$8.00
County Clerk
Parker County, Texas
PLAT

NOTE:
1/2" CAPPED T.C.S. RPLS 4277
1/2" CAPPED S.C.S. RPLS 4277
PROPERTY CORNERS UNLESS
OTHERWISE NOTED.

Bryant Herring Survey,
S.H. Erwin Survey, # 2489,
Abstract # 2489, Texas
Parker County, Texas

Ladybird Lane
Point of Beginning
(Control Monument)
MAG NAIL FOUND

James West Wilkerson, II
and wife,
Frances U. Wilkerson
V.1727, P.1881,
O.R.P.C.T.

STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Ricky Hood and Susie Hood, being the owners of a tract of land situated in the S.H. Erwin Survey, Abstract Number 2489, Parker County, Texas, and being a portion of a tract of land described in a deed recorded in Volume 1542, Page 895, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a MAG nail found (Control Monument) in Ladybird Lane, for the southwest corner of herein described tract;

Thence NORTH. (BASIS FOR DIRECTIONAL CONTROL), 172.25 feet along said Ladybird Lane to a MAG nail set with washer stamped "T.C.S. RPLS 4277" for the northwest corner of herein describe tract;

Thence S89°59'55"E., 278.91 feet through said Hood Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

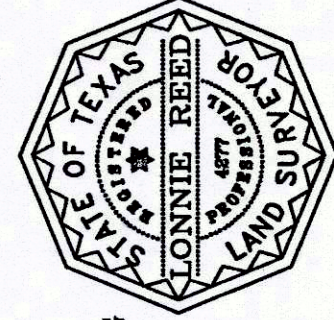
Thence S00°00'05"W., 172.25 feet through said Hood Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the north line of Lot 1, Block 1, Ladybird Acres, recorded in Cabinet D, Slide 564, Plat Records, Parker County, Texas, and from which a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) for the northeast corner of said Lot 1 bears S89°59'55"E., 62.83 feet;

Thence N89°59'55"W., 278.90 feet along the north line of said Lot 1 to the point of beginning and containing 1.10 acres of land, of which 0.10 of an acre of land is dedicated for right of way, leaving a net of 1.00 acre of land more or less.

Ownership:
Ricky Hood
Susie Hood
500 E Reno Rd.
Azle, TX 76020

NOTES:
One (1) Residential lot.
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

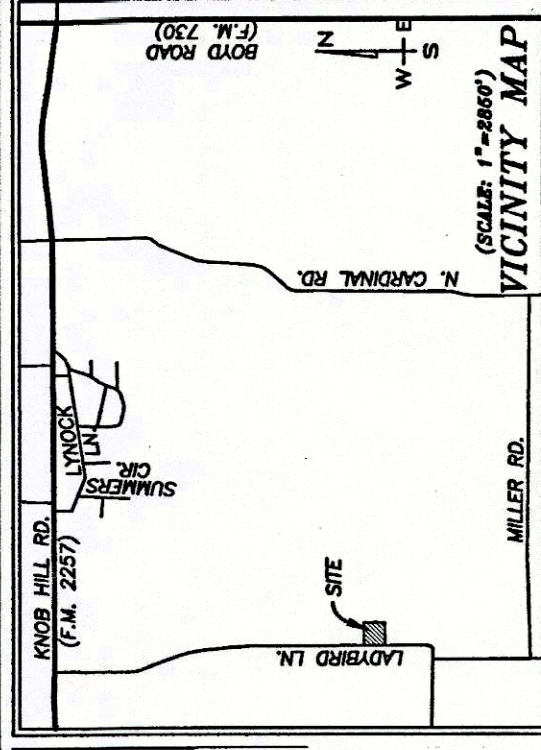
TRI SURVEYING
COUNTIES
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
surveying@triconsultingsurveying.com
FIRM REGISTRATION: 100577-00
JOB# 18020041 JOB# 15120224



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4877

02-28-2018



Approved this 12 day of March, 2018 by the
Commission of the City of Reno

Ramona Burns
City Secretary

Remainder of
Ricky Hood
and wife,
Susie Hood
V.1542, P.895,
O.R.P.C.T.

1/2" CAPPED
T.C.S. RPLS
4277 REBAR
ROD SET

172.25'

500°00'05"W

278.91'

Portion of
Ricky Hood
and wife,
Susie Hood
V.1542, P.895,
O.R.P.C.T.

Lot 2
Block 1
(1.00 ACRE OF LAND
MORE OR LESS)

1/2" CAPPED
T.C.S. RPLS
4277 REBAR
ROD SET

(Control Monument)
T.C.S. 1/2" CAPPED
REBAR ROD FOUND
FOR THE NORTHEAST
CORNER OF LOT 1

278.90'

Lot 1
Block 1
CABINET D, SLIDE 564,
P.R.P.C.T.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Ricky Hood and Susie Hood, do hereby adopt this plat designating the herein described real property as Lot 2, Block 1, Ladybird Acres, an addition in the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 12 day of March, 2018

Ricky Hood
Ricky Hood
Susie Hood
Susie Hood

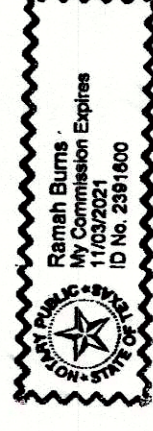
STATE OF TEXAS
COUNTY OF Parker

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ricky Hood and Susie Hood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12 day of March, 2018.

Ramona Burns
Notary Public

11-03-2021
My Commission Expires



ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

14239
SP
N-5

Note:
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 28, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

UTILITY PROVIDERS:	
ELECTRIC	
WATER	
TELEPHONE	

22489.003.000.00

FINAL PLAT SHOWING
LOT 2, BLOCK 1,
Ladybird Acres

AN ADDITION TO THE CITY OF RENO, IN PARKER COUNTY, AND BEING
1.00 ACRE OF LAND SITUATED IN THE S.H. ERWIN SURVEY, ABSTRACT
NUMBER 2489, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 102, DATE _____