

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

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Title
M/A

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

202005649 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MARY A. MANDLAK (Doc No. 201710112) is the sole owner of 3.085 acres situated in being a portion of the R. A. PARKER SURVEY, ABSTRACT No. 2615 in the City of Reno, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at PK nail found in Quail Run Road at the southwest corner of a tract of land described by deed to Michael Mitchell recorded in Volume 1694, Page 1616, Real Records, Parker County, Texas, said nail being called by deed to be N 0°33'15" E, 882.80 feet from the southeast corner of said R. A. Parker Survey;

THENCE N 89°44'17" E, with the south line of said Michael Mitchell tract, 365.06 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of a tract of land described by deed to Charles Hall recorded in Volume 2414, Page 247, Official Records, Parker County, Texas;

THENCE S 01°19'14" W, 505.18 feet to an iron rod found at the northwest corner of a tract of land described by deed to Miller Trust recorded in Doc No. 201412207, Official Records, Parker County, Texas;

THENCE S 88°21'03" W, with the north line of said Miller Trust tract, 129.68 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the northwest corner of a tract of land described by deed to Charles Hall recorded in Doc No. 201416175, Official Records, Parker County, Texas;

THENCE with the line of said Charles Hall tract the following courses and distances;

N 01°53'15" E, 214.70 feet to an iron rod set;

S 88°50'30" W, 233.88 feet to a PK nail found in said Quail Run Road;

THENCE N 00°34'26" E, with said Quail Run Road, 297.27 feet to the POINT OF BEGINNING and containing 3.085 acres (134,404 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MARY A. MANDLAK, does hereby adopt this plat as LOT 1 AND LOT 2, MANDLAK PLACE, IN THE CITY OF RENO, PARKER COUNTY, TEXAS, being 3.085 acres situated in being a portion of the R. A. PARKER SURVEY, ABSTRACT No. 2615 in the City of Reno, Parker County, Texas, and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Mary A. Mandlak
Mary A. Mandlak

SCOTT PASSMORE
Notary ID #130544437
My Commission Expires
February 15, 2024

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared MARY A. MANDLAK known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30 day of December, 2019.

Scott Passmore
Notary Public in and for the State of Texas

My Commission Expires On: 2/15/2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202005649
03/02/2020 02:33 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS
COUNTY OF PARKER

THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.

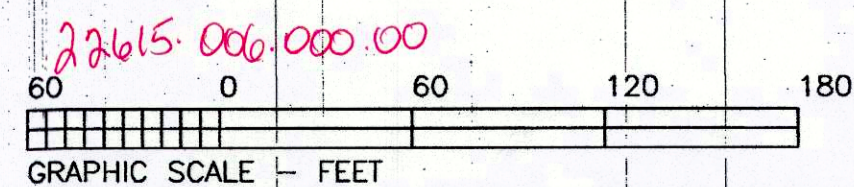
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
November 2019



E 478

Cabinet/Instrument#

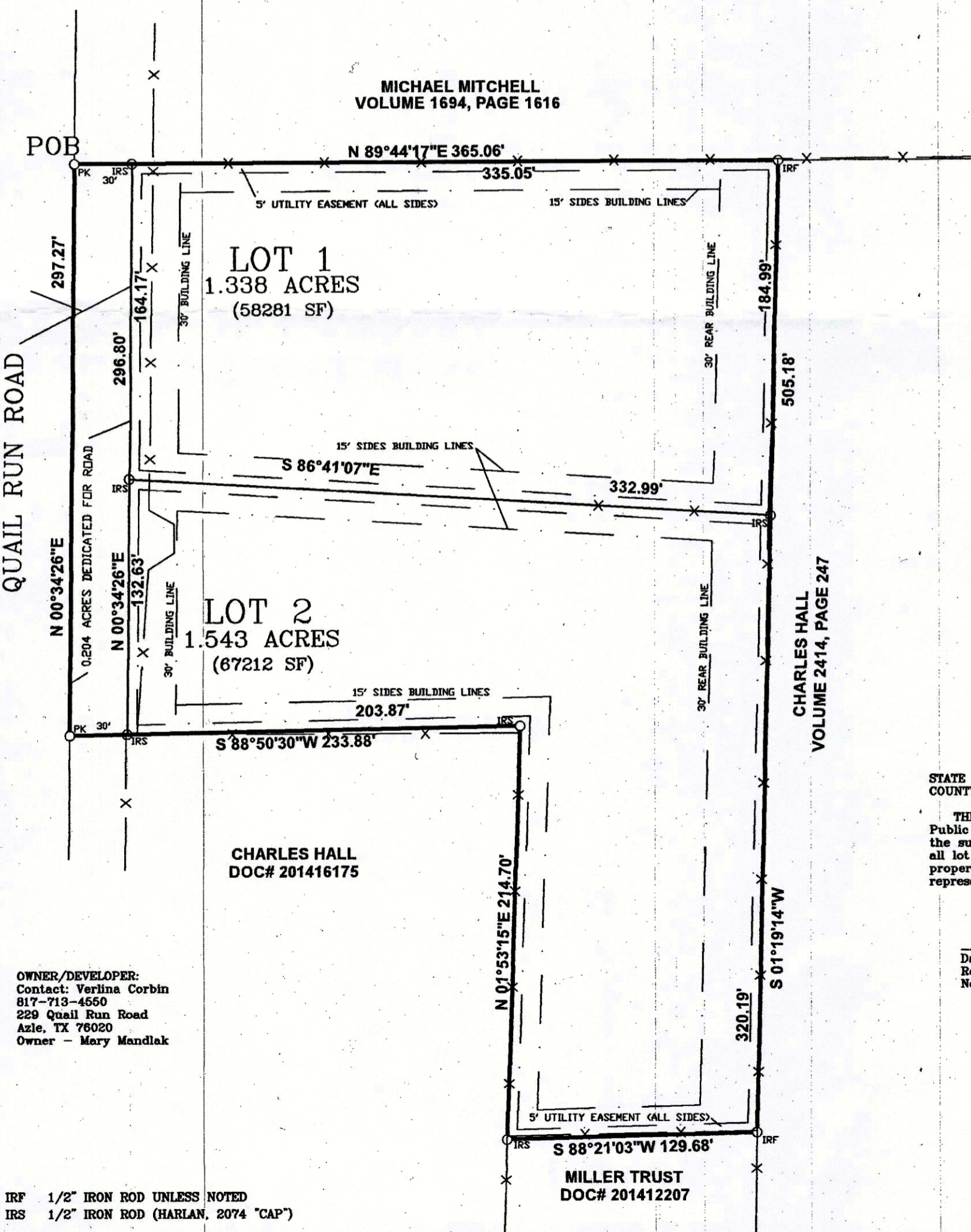
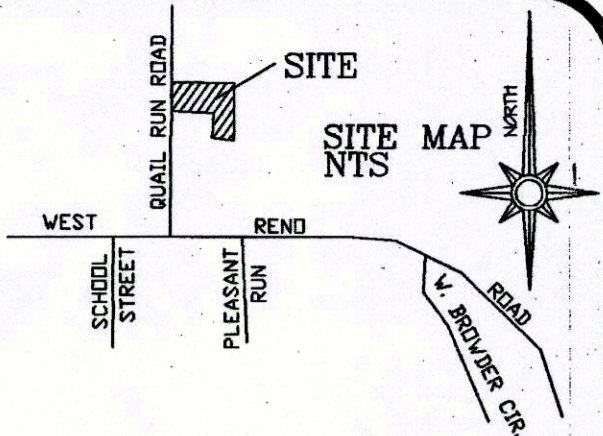
LOT 1 AND LOT 2
MANDLAK PLACE
IN THE CITY OF RENO, PARKER COUNTY, TEXAS
Being 3.085 acres situated in being a portion of the R. A. Parker Survey Abstract No. 2615 in the City of Reno, Parker County, Texas



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 E EFFECTIVE DATE: SEPTEMBER 28, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

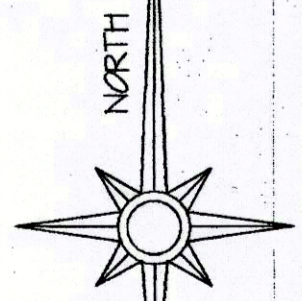
NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



OWNER/DEVELOPER:
Contact: Verlina Corbin
817-713-4550
229 Quail Run Road
Azle, TX 76020
Owner - Mary Mandlak

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

ACCT. NO.: 14854
SCH. DIST.: 20
CITY: RENO
MAP NO.: N6



SCALE: 1" = 60'