



**NOTES:**  
 1) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 46367C 0175 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.  
 2) This plot 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.  
 3) Water source are private water wells. And Walnut Creek Water Supply.  
 4) Sewage are to be On Site Sewage Facilities (septic systems).

**LIENHOLDER**  
 THERE IS/IS NOT A LIEN ON THIS PROPERTY.  
 N/A

202014582 PLAT Total Pages: 1

THE STATE OF TEXAS  
 COUNTY OF PARKER  
 I, Allen M. Gilbert and wife, Lisa M. Gilbert, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within 0 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 0 miles from said Parker County, Texas.  
 Signature of Owner  
 THE STATE OF TEXAS  
 COUNTY OF PARKER  
 I, Rebecca McCullough, the undersigned authority on this day personally appears known to me to be the person whose name is subject to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.  
 Given under my hand and seal on this 12 day of May, 2020  
 Notary Public in and for State of Texas

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS 12th DAY OF May 2020  
 COUNTY JUDGE Pat Dyer  
 PRECINCT #1 COMMISSIONER George Conley  
 PRECINCT #2 COMMISSIONER Craig Pascoe  
 PRECINCT #3 COMMISSIONER Timmy Holden  
 PRECINCT #4 COMMISSIONER Steve Dugan

Kent N. Beckus  
 V.1195, P.1230,  
 R.R.P.C.T.

**Lot 1**  
 Pedro Martin Moreno and Silvia Ofelia Moreno  
 Doc# O.R.P.C.T. Tract I (7.00 ACRES OF LAND MORE OR LESS)

**Lot 2**  
 Pedro Martin Moreno and Silvia Ofelia Moreno  
 Doc# O.R.P.C.T. Tract I (1.00 ACRE OF LAND MORE OR LESS)

Kent N. Beckus  
 V.1397, P.1141,  
 R.R.P.C.T.

Remainder of Pyro-Tech Incorporated  
 V.1282, P.580,  
 R.R.P.C.T.

**Ownership:**  
 Pedro Martin Moreno  
 Silvia Ofelia Moreno  
 6016 Bronze River Rd  
 Fort Worth, TX 7615

REBECCA MCCULLOUGH  
 My Notary ID # 6357391  
 Expires December 15, 2020

I.H. Hall Survey,  
 Abstract # 2697,  
 Parker County, Texas

Brandi Slaughter Elliott  
 Doc# 201514431,  
 O.R.P.C.T.

ACCESS EASEMENT OF UNDETERMINED WIDTH FROM ELLIOTT TO O'REILLY IN DOC# 201514432, O.R.P.C.T.



WHEREAS We, Pedro Martin Moreno and Silvia Ofelia Moreno, being the owner of 8.00 acres of land situated in the I.H. Hall Survey, Abstract Number 2697, Parker County, Texas being the same tracts of land described in a corrected deed as "Tract I" to Pedro Martin Moreno and Silvia Ofelia Moreno, recorded in Document Numbers 202010130 and 202010139, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found for the northwest corner of the Moreno Tract (202010130), same being the southwest corner of a tract of land described in a deed to Allen M. Gilbert and wife, Lisa M. Gilbert, recorded in Volume 1397, Page 796, Real Records, Parker County, Texas, and being in the east line of a tract of land described in a deed to a Kent N. Beckus, recorded in Volume 1195, Page 1230, Real Records, Parker County, Texas;

Thence S89°54'07"E, 725.30 feet along the common line of the Moreno Tract (202010130) and the Gilbert Tract to a 1/2" capped T.C.S. RPLS 4277" rebar rod set for the northeast corner of the Moreno Tract (202010139), same being the northwest corner of a tract of land described in a deed to Teresa M. Sanchez and husband, Felipe Sanchez recorded in Document Number 202010710, Official Records, Parker County, Texas;

Thence S28°46'46"W, 278.39 feet along the common line of the Moreno Tract (202010130) and the Sanchez Tract to a 1/2" capped T.C.S. RPLS 4277" rebar rod set;

Thence S06°24'38"E, 95.00 feet along the common line of the Moreno Tract (202010130) and the Sanchez Tract to a 1/2" capped T.C.S. RPLS 4277" rebar rod set;

Thence N89°47'14"E, 252.90 feet along the common line of the Moreno Tract (202010130) and the Sanchez Tract to a 3/8" rebar rod found (Control Monument) for the southeast corner of the Sanchez Tract, same being the most westerly corner of a tract of land described in a deed to Brandi Slaughter Elliott, recorded in Document Number 201514431, Official Records, Parker County, Texas, and being the apparent northwest corner of an access easement of undetermined width from Elliott to O'Reilly recorded in Document Number 201514432, Official Records, Parker County, Texas;

Thence S48°58'36"E, 153.04 feet along the common line of the Elliott Tract; the access easement, and the Moreno Tract (202010130) to a 1/2" rebar rod found in the northwest line of New Highland Road, an existing 50 feet wide right of way;

Thence S50°07'22"W, 385.27 feet along the northwest line of New Highland Road to a 6" cedar fence post;

Thence S44°22'42"W, 236.20 feet along the northwest line of New Highland Road to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found for the southeast corner of a remainder of a tract of land described in a deed to Pyro-Tech Incorporated recorded in Volume 1282, Page 580, Real Records, Parker County, Texas;

Thence N02°46'22"W, 502.75 feet along the common line of the Moreno Tract (202010130) and the Pyro-Tech Tract to a 1/2" capped "LONE STAR RPLS 5746" rebar rod found;

Thence S89°47'14"W, 500.19 feet along the common line of the Moreno Tracts and the Pyro-Tech Tract to a 1/2" rebar rod found (Control Monument) for the southwest corner of the Moreno Tract (202010037) and being in the east line of a tract of land described in a deed to a Kent N. Beckus, recorded in Volume 1397, Page 1141, Real Records, Parker County, Texas;

Thence N00°00'50"E, 341.88 feet along the common line of the Moreno Tracts and the Beckus Tracts to the POINT OF BEGINNING.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, representative for Pedro Martin Moreno and Silvia Ofelia Moreno, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Pedro's Subdivision, an addition in 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, this 12 day of May, 2020

Pedro Martin Moreno  
 Silvia Ofelia Moreno

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 representative for Pedro Martin Moreno and Silvia Ofelia Moreno, known to me to be the entities whose name 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 May, 2020  
 Notary Public My Commission Expires

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.  
 Lonnie Reed  
 R.P.L.S. No. 4277  
 05-12-2020

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS  
 Lila Beath  
 202014582 01:48 PM  
 05/28/2020 01:48 PM  
 Lila Beath, County Clerk  
 Parker County, Texas  
 PLAT



TRICO SURVEYING  
 COUNTIES  
 d/b/a TRICO/DELTA JOINT VENTURE  
 116 LOCUST STREET, AZLE TX 79020  
 OFFICE: 817-444-2365 FAX: 817-444-4387  
 surveying@tricosurveying.com  
 TRIC REGISTRATION: 10194468  
 JO# 2020080-PLAT 07 3141257

ACCT. NO.: 15277  
 SCH. DIST.: SP  
 CITY: L-7  
 MAP NO.:

22697.004.002.00  
 22697.004.003.00

**FINAL PLAT SHOWING  
 LOTS 1 AND 2, BLOCK 1,  
 Moreno's Subdivision**

AN ADDITION IN PARKER COUNTY, AND BEING 8.00 ACRES OF LAND SITUATED IN THE I.H. HALL SURVEY, ABSTRACT NUMBER 2697, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E SLIDE 521, DATE

