

Flood Statement:
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel No. 48367C0200 E, effective date 09/26/2008, this property is located in zone "X", (Areas determined to be out of the flood plain).

Utility Easement
Any public utility, including the City of Reno, shall have the right to remove and keep removed all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

STATE OF TEXAS:
COUNTY OF PARKER:

WHEREAS, Danny and Brenda Blackmon, are the owners of all that tract of land situated in the City of Reno, Parker County, Texas, and being a portion of Lot 3, out of Newsom Estates Phase II, an addition to the City of Reno, Parker County, Texas, as recorded in Cabinet A, Page 730, of the Public Records of Parker County, Texas, (P.R.P.C.T.) and being conveyed to Danny and Brenda Blackmon as recorded in Volume 2513, Page 167, of the Public Records of Parker County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the South line of a tract of land described in Deed as Newsom Estates Addition, an addition to the City of Reno, Parker County, Texas, being the Northeast corner of a tract of land described in Deed as Lot 4 of Newsom Estates Phase II, an addition to the City of Reno, Parker County, Texas, and being the Northwest corner of said Blackmon Tract;

THENCE North 89 degrees 50 minutes 10 seconds East, a distance of 188.33 feet to a 1/2 inch iron rod set for corner;

THENCE South 01 degrees 18 minutes 33 seconds East, a distance of 230.91 feet to a 1/2 inch iron rod set for corner on the North right-of-way line of Prairie Oaks;

THENCE South 89 degrees 34 minutes 42 seconds West, a distance of 188.32 feet to a 1/2 inch iron rod set for corner, said point being the Southeast corner of said Lot 4;

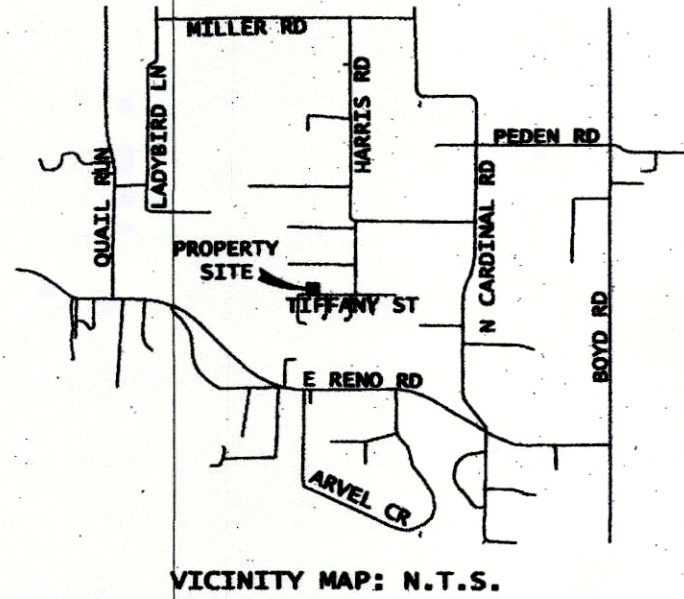
THENCE North 01 degrees 18 minutes 33 seconds West, a distance of 231.76 feet to the PLACE OF BEGINNING and containing 43,560 square feet or 1.000 acre of land.

CITY OF RENO, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

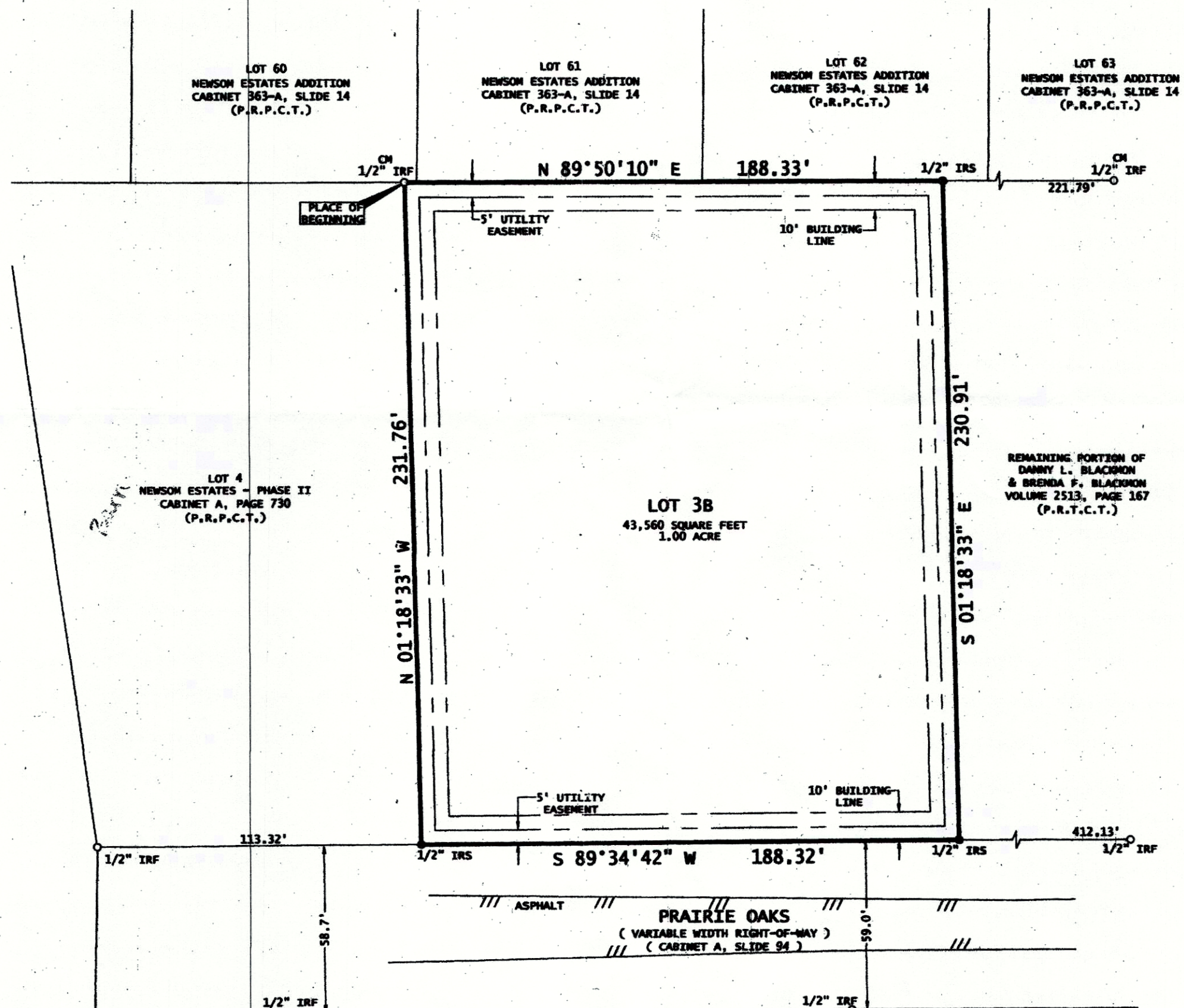
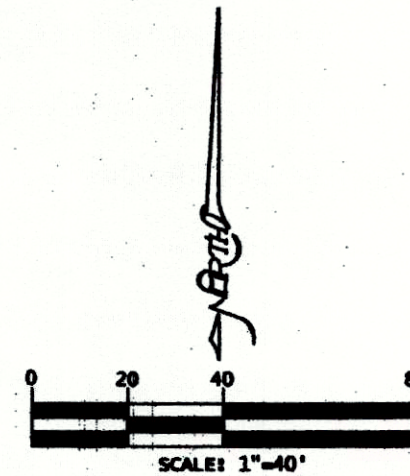
PLAT APPROVAL DATE: June 15, 2020

APPROVED BY: [Signature]
MAYOR

APPROVED BY: [Signature]
SECRETARY



202018803 PLAT Total Pages: 1
BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)



OWNER'S DEDICATION
NOW, THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, Danny and Brenda Blackmon, owners do hereby adopt this plat designating the hereinbefore described property as Lot 3B, Newsom Estates, Phase II, an addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever all rights-of-way and easements shown hereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolution of the City of Reno, Texas.

Owner: [Signature] Date: 6/26/2020
Owner: [Signature] Date: 6/26/2020

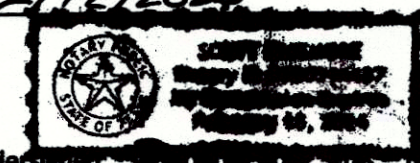
STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned authority, on this day personally appeared Scott Passmore, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 26 day of JUNE, 2020
[Signature]
Notary Public in and for the State of Texas

My commission expires: 2/12/2024

STATE OF TEXAS:
COUNTY OF PARKER:



Before me, the undersigned authority, on this day personally appeared _____, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of Johnson County, Texas.

[Signature]
Barry S. Rhodes
Registered Professional Land Surveyor No. 3691



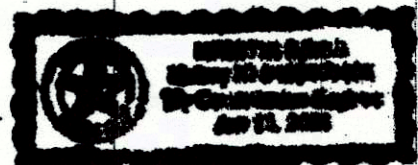
STATE OF TEXAS:
COUNTY OF JOHNSON:

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this 21st day of April, 2020

[Signature]
Notary Public in and for the State of Texas

My commission expires: 1-13-2021



LOT 11
NEWSOM ESTATES - PHASE II
CAB. A, PG. 730
(P.R.P.C.T.)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

202018803
05/29/2020 09:06 AM
Fee: 75.00
Lila Deakie, County Clerk
Parker County, Texas
PLAT

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

15541
CITE
N4

LOT 3B NEWSOM ESTATES PHASE II

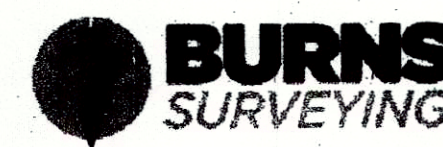
BEING A 1.000 ACRE REPLAT OF LOT 3, NEWSOM ESTATES, PHASE II AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 730 PLAT RECORDS OF PARKER COUNTY, TEXAS

OWNER: DANNY & BRENDA BLACKMON - 1055 TIFFANY STREET, AZLE, TEXAS 76020

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090

E 542

This Plat Filed in Cabinet _____ Slide _____, Date _____ in the Plat Records of Parker County, Texas.



DATE 3/19/2020
DRAWN BY: MSO - PROJECT NO. 202001066-01

15541.001.003-00

SHEET 1 OF 1