

Whereas, Jesus Elizondo Santos and Adrian Saucillo, being the sole owners of a certain 5.422 acre tract of land out of the HUGH NELSON SURVEY, ABSTRACT No. 1003, Parker County, Texas; being all of that certain tract described in Clerk's File No. 201823379, Official Public Records, Parker County, Texas, (O.P.R.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a 5/8" iron rod found in the easterly line of Harris Road (paved surface), for the northwest corner of said 5.422 acre tract and the herein described tract, from which southwest corner of said HUGH NELSON SURVEY is calculated to bear S 00°57'46" W, 997.77 feet;

THENCE N 84°26'16" E, 647.08 feet, to a 1/2" iron rod found for the northwest corner of that certain called 5.525 acre tract described in instrument to Connie J. Stephens, recorded in Volume 1888, Pg. 1452, O.P.R.C.T., being the northeast corner of said 5.422 acre tract and the herein described tract;

THENCE S 00°10'18" E, at 300.69 feet pass a 1/2" iron rod found for the southwest corner of said 5.525 acre tract, being the northwest corner of that certain called 5.00 acre tract described in instrument to Bruce Sloan, recorded in Volume 1888, Page 56, O.P.R.C.T., in all a total distance of 399.68 feet, to a 3" steel fence post found for the northeast corner of the remainder of that certain called 11.58 acre tract described in instrument to Karl L. Wade, recorded in Volume 2565, Page 1749, O.P.R.C.T., being the southeast corner of said 5.422 acre tract and the herein described tract;

THENCE S 89°55'43" W, 636.26 feet, with the south line of said 5.422 acre tract, the north line of said remainder tract, to a 1/2" iron rod found in the easterly line of said Harris Road, for the northwest corner of said remainder tract, being the southwest corner of said 5.422 acre tract, from which a 1/2" iron rod found for the southwest corner of said remainder tract bears S 01°31'18" E, 443.19 feet;

THENCE N 01°31'18" W, 337.87 feet, with the easterly line of said Harris Road, the west line of said 5.422 acre tract, to the POINT OF BEGINNING, and containing 5.422 acres more or less.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966

Texas Surveying, Inc. - Aledo Branch

208 S. Front Street, Aledo TX 76008

aledo@txsurveying.com - 817-441-5263

W2302036-P

Field Date: March 2, 2023

Preparation Date: September 18, 2023

#### Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are C.I.R.S. - set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

6) No abstract of title or title commitment was provided to this surveyor; record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

7) The cost and expense of maintaining Lot X (50' Private Access, Utility & Maintenance Easement as shown) shall be divided equally among the owners of Lots 2, 3 and 4.

#### City of Reno & Parker County Notes:

8) Special 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.

9) Water is to be provided by City of Reno. Sanitary sewer is to be provided by private, on-site septic facilities.

10) All utility easements and building lines shown hereon are dedicated by this plat.

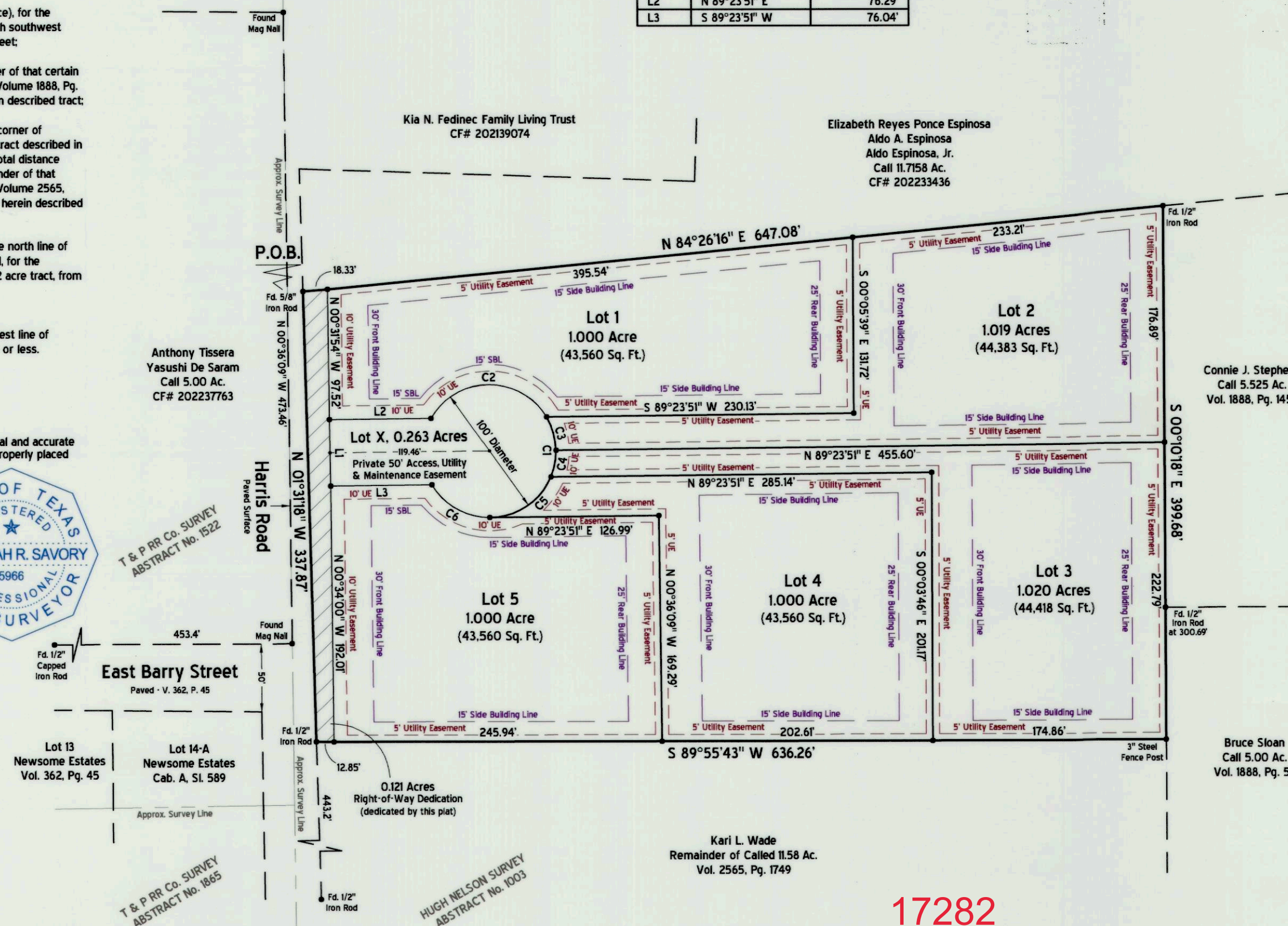
11) At the time of plat, this property lies within the City of Reno limits.

12) A cluster box installation will be required to serve mail to the lots shown; developer to contact post office for approval of cluster box location.

13) Per City of Reno and Brier-Reno Fire Department, a fire hydrant must be placed at the end of the cul-de-sac, shown hereon as Lot X, between Lots 2 and 3.

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	50.00'	261.80'	S 00°35'45" E	50.00'
C2	50.00'	104.70'	S 89°23'51" W	86.59'
C3	50.00'	26.19'	N 15°36'31" W	25.89'
C4	50.00'	20.58'	N 11°10'59" E	20.43'
C5	50.00'	58.49'	N 56°29'10" E	55.21'
C6	50.00'	51.84'	S 60°17'56" E	49.55'

LINE	BEARING	DISTANCE
L1	N 00°52'45" W	50.00'
L2	N 89°23'51" E	76.29'
L3	S 89°23'51" W	76.04'



17282  
SP  
CRE  
N-6

21003.005.000.00  
21003.05.016.00  
21003.005.016.50

Now, Therefore, Know All Men By These Presents:

That, Pedro Jesus Elizondo Santos and Adrian Saucillo, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-5 and Lot X, Santos Estates, an addition to the City of Reno, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno and Parker County, Texas.

Witness, my hand, this the 26th day of September, 2023.

By:

Pedro J. Elizondo S.

Pedro Jesus Elizondo Santos

Adrian Saucillo

Adrian Saucillo

State of Texas

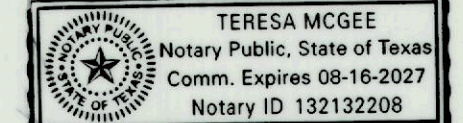
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Pedro Jesus Elizondo Santos and Adrian Saucillo, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 26th day of September, 2023.

Teresa McGee

Notary Public in and for the State of Texas



State of Texas

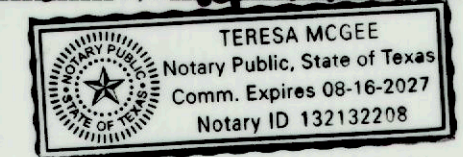
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Adrian Saucillo, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 26th day of September, 2023.

Teresa McGee

Notary Public in and for the State of Texas



#### Planning & Zoning Commission City of Reno, Texas

Whereas the Planning & Zoning Commission of the City of Reno

approved on this the 11 day of September, 2023.

[Signature]  
Chairman

[Signature]  
Secretary

#### City of Reno, City Council

Whereas the City of Reno, City Council

approved on this the 18 day of September, 2023.

[Signature]  
Mayor

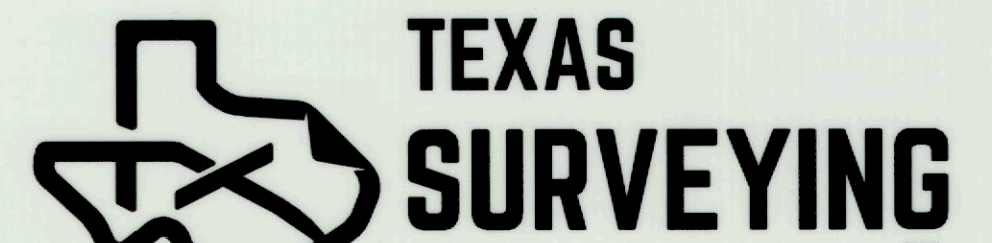
[Signature]  
Secretary

#### Final Plat Lots 1-5 and Lot X Santos Estates

an addition to the City of Reno,  
Parker County, Texas

Being a 5.422 acre tract of land out of the HUGH NELSON  
SURVEY, ABSTRACT No. 1003, Parker County, Texas

September 2023



ALEDO BRANCH - 817-441-5263  
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

#### FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lila Deakle

202328006

10/26/2023 01:36 PM

Fee: 76.00

Lila Deakle, County Clerk

Parker County, TX

PLAT

Surveyor:  
Zachariah R. Savory, R.P.L.S.  
208 S. Front Street  
Aledo TX 76008  
817-441-5263(LAND)

Owner 1:  
Pedro Jesus Elizondo Santos  
515 Harris Rd  
Azle, TX 76020

Owner 2:  
Adrian Saucillo  
515 Harris Rd  
Azle, TX 76020

1" = 80'

Plat Cabinet F

Slide 588

