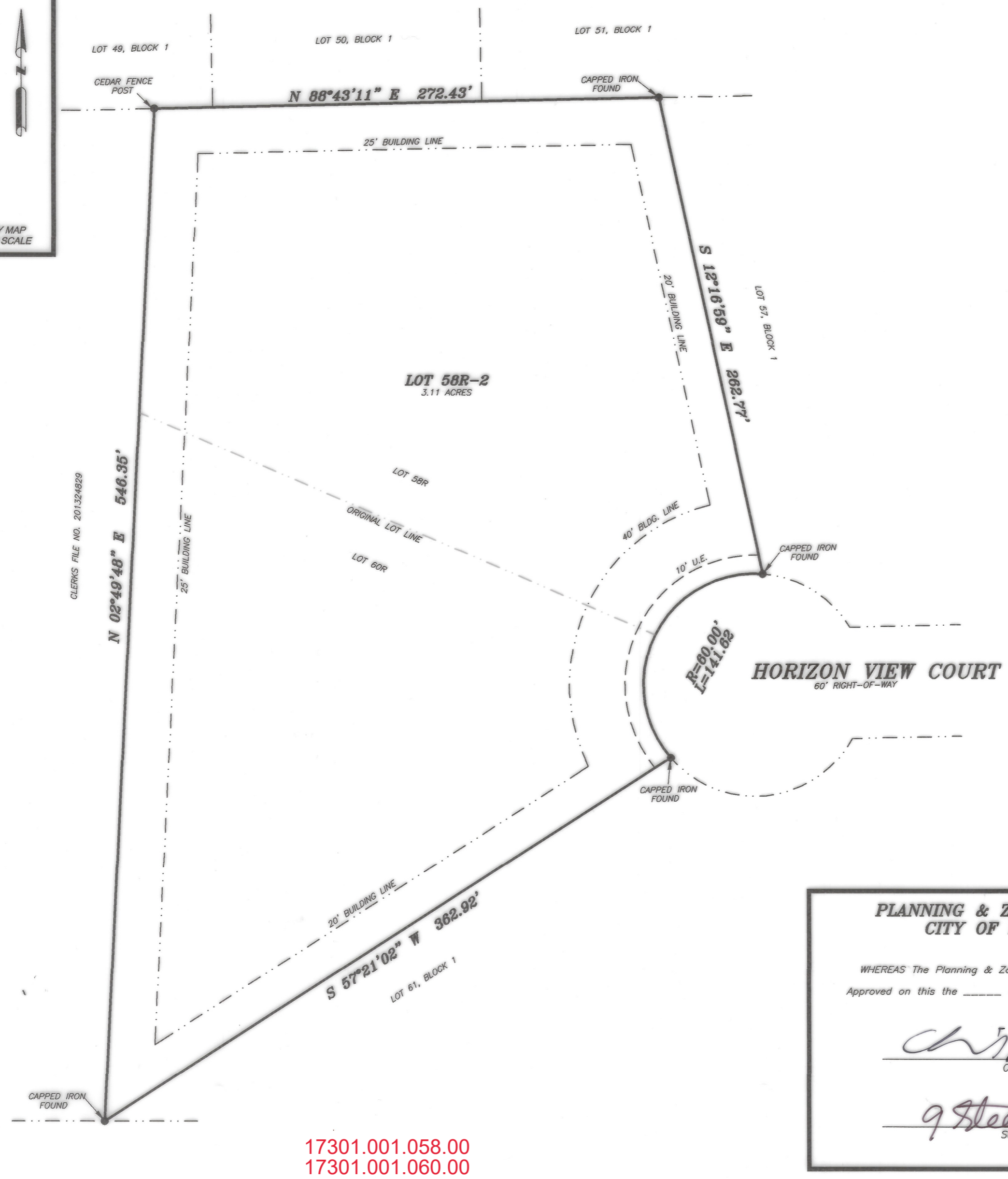


SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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



OWNER'S DEDICATION

Whereas BYRON G CUSTOM HOMES, LLC., being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a 3.11 acre tract of land, said tract being all of Lots 58R & 60R, Block 1, Scenic Wood Estates, recorded in Plat Cabinet E, Slide 481, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at capped iron found in the West line of Horizon View Court, said iron being for the Southeast corner of said Lot 60R, Block 1 and for the Northwest corner of Lot 61, Block 1;

THENCE S 57°21'02" W, with the common line of said Lots 60R & 61, Block 1, 362.92 feet to a t-post found at the Southwest corner of said Lot 60R, Block 1 and for the Southwest corner of said Lot 61, Block 1;

THENCE N 88°43'11" E, with the North line of said Lot 58R, Block 1, and with the South line of said Lot 49, Block 1, Lot 50, Block 1 and Lot 51, Block 1, 272.43 feet to a capped iron found at the Northeast corner of said Lot 58R, Block 1, and being for the Northwest corner of Lot 57, Block 1;

THENCE S 12°16'59" E, with the common line of said Lot 58R, Block 1 and said Lot 57, Block 1, 262.77 feet to a capped iron found in the Northerly line of said Horizon View Court, said iron being for the Southeast corner of said Lot 58R, Block 1 and for the Southwest corner of said Lot 57, Block 1 and being for the beginning of a curve to the left whose radius is 60.00 feet;

THENCE with said Horizon View Court and with said curve to the left whose radius is 60.00 feet and whose arc length is 141.62 feet to the POINT OF BEGINNING and containing 3.11 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That BYRON G CUSTOM HOMES, LLC., does hereby adopt this plat designating the hereinabove described property as.....

Lot 58R-2, Block 1
SCENIC WOOD ESTATES,
City of Reno, Parker County, Texas.

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 22 day of February, 2022.

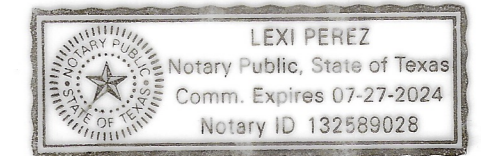
Hector Garcia
Hector Garcia
(President of BYRON G CUSTOM HOMES, LLC)

NOTARY PUBLIC,
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Hector Garcia, President of BYRON G CUSTOM HOMES, LLC., 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of February, 2022.

Lexi Perez
Notary Public in and for the State of Texas



17301
SP
N-5

**PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.**

WHEREAS The Planning & Zoning Commission of the City of Reno

Approved on this the _____ day of _____, 2021.

Chris B
Chairman

g Stead
Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno

Approved on this the _____ day of _____, 2021.

Scott Ross
Mayor

Scott Ross
Secretary

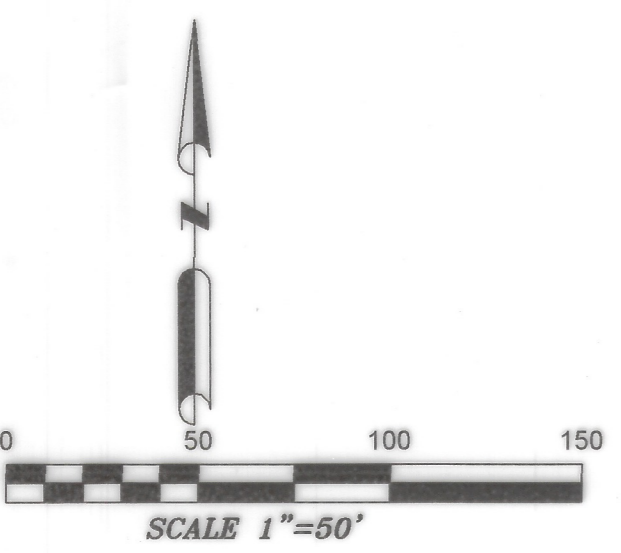
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202206877
02/23/2022 01:52 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

RE PLAT
Lots 58R-2, Block 1,
SCENIC WOOD ESTATES,
CITY OF RENO, PARKER COUNTY, TEXAS
AND BEING 3.11 acres of land situated and being a re-plat of Lots
58R & 60R, Block 1, Scenic Wood Estates, recorded in Cabinet E,
Slide 481, Plat Records, Parker County, Texas.



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 24, 2021

OWNER:
BYRON G CUSTOM HOMES, LLC.
1025 LADYBIRD LANE,
AZLE, TEXAS 76020