

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

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

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.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS: TEXAS NORTH CENTRAL 4202, NAD 83 (GROUND)

ALL PROPERTY CORNERS ARE CAPPED "2023" IRONS SET UNLESS OTHERWISE NOTED.

PROPERTY IS ZONED SF-1.

DULY PASSED BY THE City Council of Reno, Texas, this the 29 day of July, 2024.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

20942.026.000.50 split 2.45 ac
20942.026.000.00

REMAINDER OF
W.H. SPRINGFIELD
VOLUME 1603, PAGE 746

N 87°40'45" E 624.74'

15' BUILDING LINE/UTILITY ESMT.

LOT 1, BLOCK 1
3.45 ACRES

15' BUILDING LINE/UTILITY ESMT.

S 87°20'13" W 608.08'

REMAINDER OF
W.H. SPRINGFIELD
VOLUME 1603, PAGE 746

CAPPED IRON SET

EXISTING DRIVEWAY

CAPPED IRON SET

5/8" IRON FOUND

1/2" IRON FOUND

S 00°16'42" E 1045.95'

50' 50' 100'

S 00°16'42" E 242.20'

F.M. HIGHWAY 2257
JAY BIRD LANE
100' RIGHT-OF-WAY

REMAINDER OF
W.H. SPRINGFIELD
VOLUME 1603, PAGE 746

N 04°11'48" W 245.81'

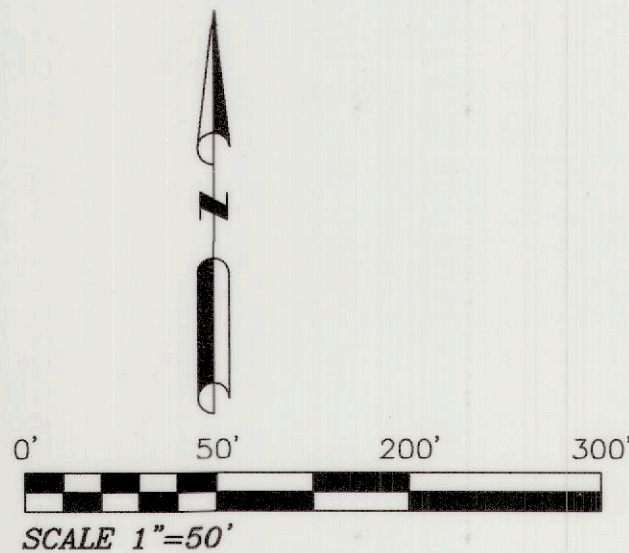
15' UTILITY ESMT.

25' BUILDING LINE

CAPPED IRON SET

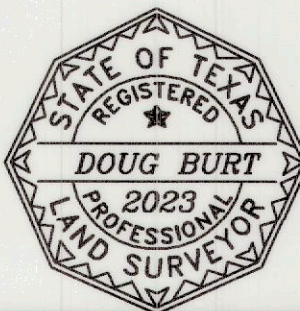
15' UTILITY ESMT.

CAPPED IRON SET



HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
JUNE 18, 2024

PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.

WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 08 day of July, 2024.

Chairman
Secretary

F-760

OWNER/DEVELOPER

CARMEN SPRINGFIELD ROGERS
3554 SPRINGFIELD ROAD,
SPRINGTOWN, TEXAS 76082

OWNER'S DEDICATION

202420144 PLAT Total Pages: 1

Whereas W.H. Springfield, Carmen Springfield Rogers (Executor) being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows;

Description for a tract of land situated in the M.E.P.&P. R.R. CO. SURVEY No. 37, Abstract No. 942, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to W.H. Springfield, recorded in Volume 1603, Page 746, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call from a 1/2" iron which lies by deed call, West, 2647.80 feet from the Northeast corner of said M.E.P.&P. R.R. CO. SURVEY No. 37;

thence by deed call, S 89°58'48" E, 2164.70 feet;

thence by deed call, S 42°45'57" E, 102.10 feet;

thence S 00°16'42" E, 1045.95 feet to a capped iron found in the West line of F.M. Highway 2257 (Jay Bird Lane) for the POINT OF BEGINNING;

thence S 00°16'42" E, with the West line of said F.M. Highway 2257 (Jay Bird Lane), a distance of 242.20 to a capped iron set;

thence S 87°20'13" W, a distance of 608.08 feet to a capped iron set;

thence N 04°11'48" W, a distance of 245.81 feet to a capped iron set;

thence N 87°40'45" E, a distance of 624.74 feet to the POINT OF BEGINNING and containing 3.45 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

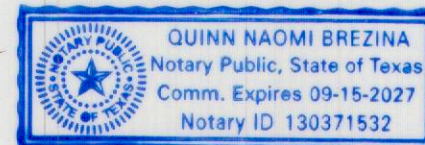
That Carmen Springfield Rogers, does hereby adopt this plat designating the hereinabove described property as.....

Lot 1, Block 1, Springfield Addition
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 31st day of July, 2024.

Carmen Springfield Rogers
Carmen Springfield Rogers (Executor)



NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Carmen Springfield Rogers, 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 31st day of July, 2024.

ACCT. NO: 17769

SCH. DIST: SP

CITY: CRE

MAP NO: L-6

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202420144
08/05/2024 11:08 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Final Plat
Lots 1, Block 1
SPRINGFIELD ADDITION
Being 3.45 acres of land situated in the
City of Reno, Parker County, Texas and being situated in the
M.E.P.&P. R.R. CO. SURVEY, Section 37, Abstract No. 942,
Parker County, Texas.