

GENERAL NOTES:

- 1) AT THE TIME OF THIS SURVEY, ALL OF THIS TRACT APPEARS TO BE LOCATED IN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. MAP NUMBER 48367C0200E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV)
- 2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 3) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.
- 4) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED 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.
- 5) APPROXIMATE SURVEY LINE AS SHOWN DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM DATA CATALOG. (WWW.TNRS.ORG)
- 6) APPROVED PRIVATE ON-SITE SEPTIC FACILITIES TO BE INSTALLED AT INDIVIDUAL LOT OWNERS EXPENSE.
- 7) WATER SERVICE TO BE PROVIDED BY CITY OF RENO.
- 8) ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

RECOMMENDED BY:

Scott Passmore
CITY ADMINISTRATOR

May 20, 2019
DATE OF RECOMMENDATION

APPROVED BY:

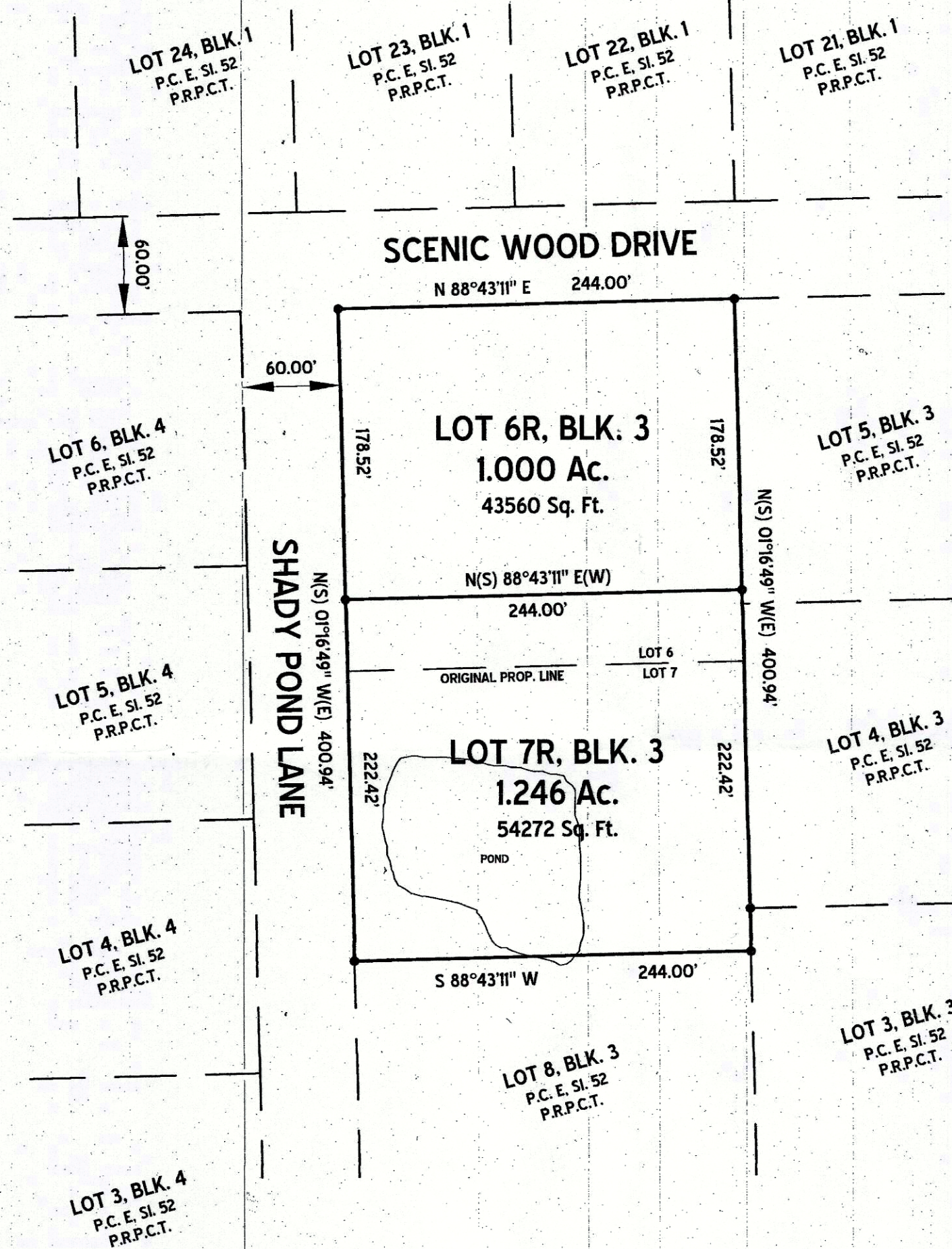
Scott Protem
MAYOR

5 20, 2019
DATE OF APPROVAL

ATTEST:

Ramiah Burns
CITY SECRETARY

May 20, 2019
DATE



STATE OF TEXAS
COUNTY OF PARKER

202003761 PLAT Total Pages: 1

WHEREAS, THURMAN DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF LOTS 6 & 7, BLOCK 3, SCENIC WOOD ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET E, SLIDE 52, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE NORTHWEST CORNER OF LOT 6, BLOCK 3, SCENIC WOOD ESTATES AND IN THE EAST LINE OF SHADY POND LANE AND THE SOUTH LINE OF SCENIC WOOD DRIVE FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT:

THENCE N 88°43'11" E 244.00 FEET ALONG THE SOUTH LINE OF SAID SCENIC WOOD DRIVE TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°16'49" E 400.94 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, SCENIC WOOD ESTATES FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°43'11" W 244.00 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE EAST LINE OF SHADY POND LANE AND AT THE SOUTHWEST CORNER OF SAID LOT 7 FOR THE SOUTHWEST CORNER OF THIS TRACT.

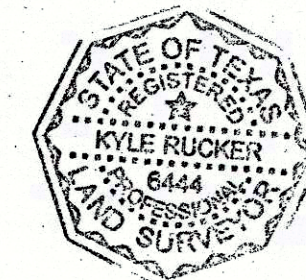
THENCE N 01°16'49" W 400.94 FEET ALONG THE EAST LINE OF SAID SHADY POND LANE TO THE POINT OF BEGINNING.

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)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, 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 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC., 104 S. WALNUT ST. WEATHERFORD, TX 76086
DATE: NOVEMBER, 2018 JN1722IRP-6-7



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THURMAN DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 6R & 7R, BLOCK 3, SCENIC WOOD ESTATES, AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF RENO'S USE THEREOF. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF RENO, TEXAS.

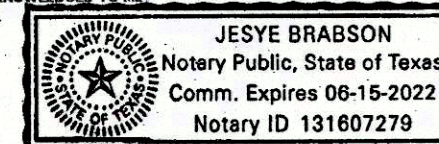
WITNESS MY HAND, THIS THE 17th DAY OF May 2019.

BY: *Jesye Brabson*
NAME / TITLE
Sole Member

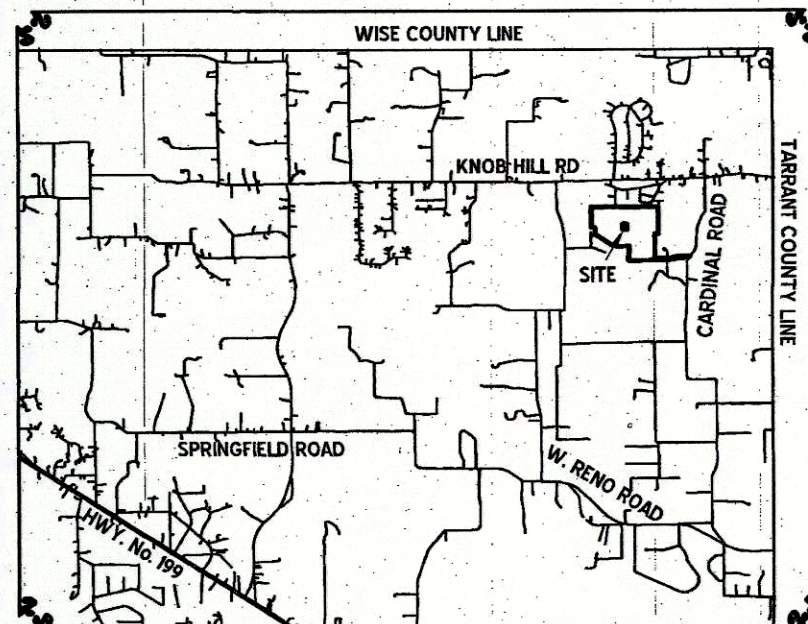
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Jesye Brabson*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF May, 2019.
Jesye Brabson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ACCT. NO.: 17301
SCH. DIST.: CD
CITY: ORE
MAP NO.: N-3



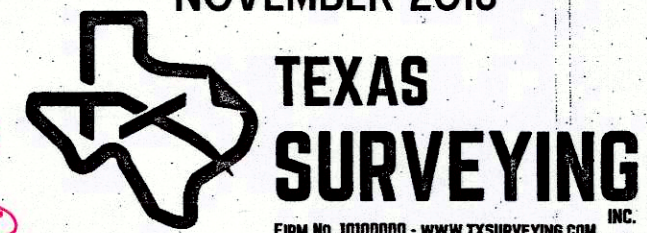
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202003761
02/12/2020 09:08 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

CAB. E, SL. 467

17301-003-006-00
17301-003-007-00

REPLAT
LOTS 6R & 7R, BLOCK 3,
SCENIC WOOD ESTATES
AN ADDITION TO THE CITY OF RENO,
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOTS 6 & 7, BLOCK 3, SCENIC WOOD ESTATES
AS RECORDED IN PLAT CABINET E, SLIDE 52 PLAT RECORDS,
PARKER COUNTY, TEXAS.

NOVEMBER 2018



SURVEYOR:
KYLE RUCKER, R.P.L.S.
104 S. WALNUT ST.
WEATHERFORD, TX, 76086
817-594-0400

OWNER/DEVELOPER:
THURMAN DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
150 DEER CREEK DRIVE
ANNETTA, TX 76008
817-229-3080

