

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

WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 15 day of June 2020.

[Signature]
Chairman

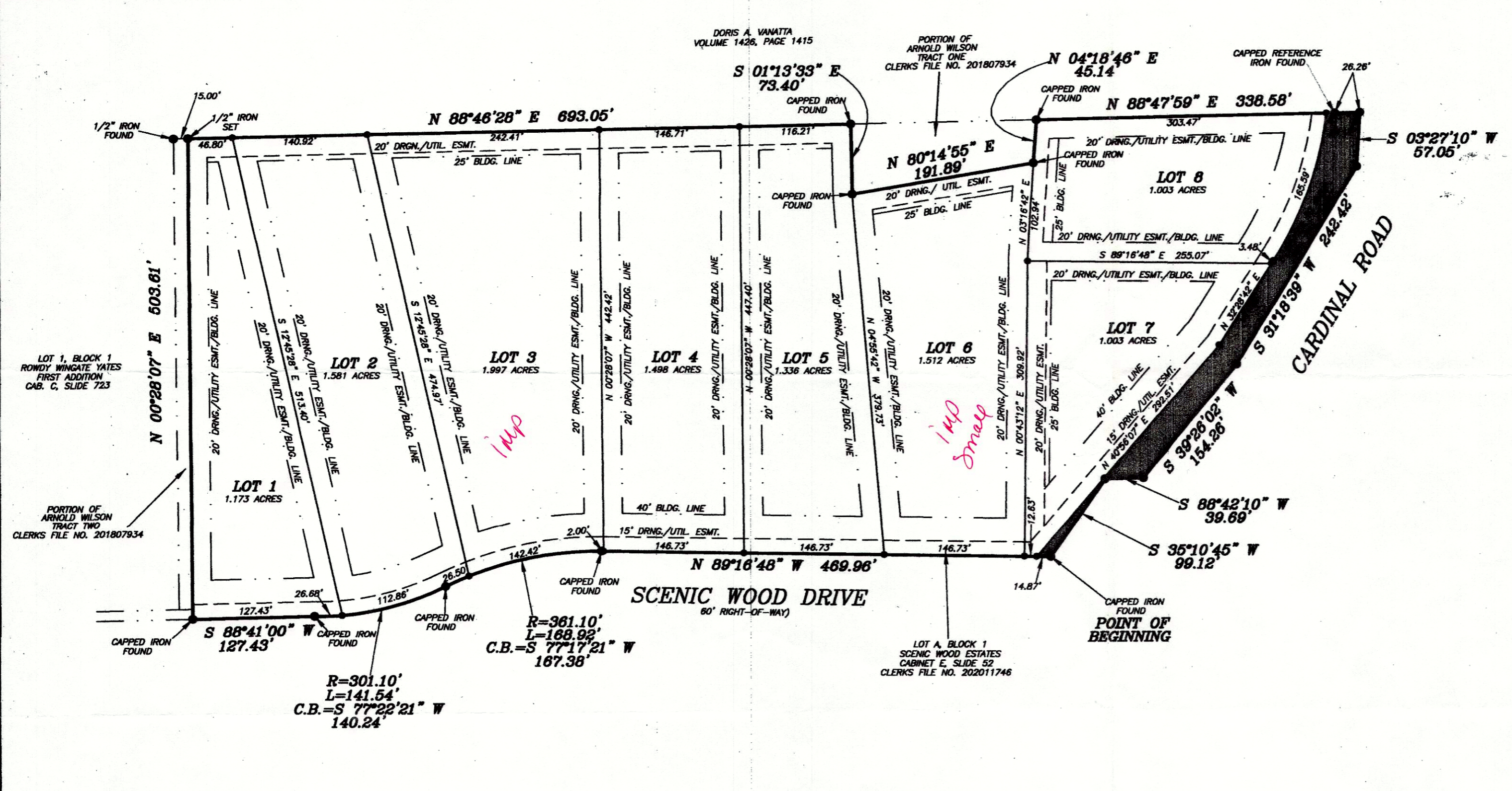
[Signature]
Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 15 day of June 2020.

[Signature]
Mayor

[Signature]
Secretary



OWNER'S DEDICATION

202020921 PLAT Total Pages: 1

Whereas Brivin Development, LLC., being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for an 11.419 acre tract of land situated in the ROBERT LEWIS SURVEY, Abstract No. 810, Parker County, Texas, said tract being all of those certain tracts of land described in deed to Brivin Development, LLC., recorded in Clerks File No. 202011508 & 202011746, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the intersection of the West line of Cardinal Road and the North line of Scenic Wood Drive and being for the Southeast corner of Lot A, Block 1, SCENIC WOOD ESTATES, recorded in Cabinet E, Slide 52, Plat Records, Parker County, Texas;

THENCE N 89°16'48" W, with the South line of said Lot A, Block 1, and with the North line of said Scenic Wood Drive, 469.96 feet to a capped iron found at the beginning of a curve to the left whose radius is 361.10 feet;

THENCE with the South line of said Lot A, Block 1 and with the North line of said Scenic Wood Drive and with said curve to the left whose chord bears S 77°17'21" W, 167.38 feet and being an arc length of 168.92 feet to a capped iron found at the beginning of a curve to the right whose radius is 301.10 feet;

THENCE with the South line of said Lot A, Block 1 and with the North line of said Scenic Wood Drive, and with said curve to the right whose chord bears S 77°22'21" W, 140.24 feet and being an arc length of 141.54 feet to a capped iron found;

THENCE S 88°41'00" W, with the South line of said Lot A, Block 1, and with the North line of said Scenic Wood Drive, 127.43 feet to a capped iron found;

THENCE N 00°28'07" E, at 10.14 feet passing a capped iron found and continuing in all, 503.61 feet to a 1/2" iron set at the Northwest corner of said Clerks File No. 202011508 and being in the South line of that certain tract of land described in deed to Doris A. Vanatta, recorded in Volume 1426, Page 1415, Real Records, Parker County, Texas;

THENCE N 88°46'28" E, with the common line of said Clerks File No. 202011508 and said Volume 1426, Page 1415, 693.05 feet to a capped iron found;

THENCE S 01°13'33" E, 73.40 feet to a capped iron found;

THENCE N 80°14'55" E, 191.89 feet to a capped iron found;

THENCE N 04°18'46" E, 45.14 feet to a capped iron found in the common line of said Clerks File No. 202011508 and Volume 1426, Page 1415;

THENCE N 88°47'59" E, with the common line of said Tract Two, Clerks File No. 202011508 and Volume 1426, Page 1415, at 312.32 feet passing a capped reference iron found and continuing in all, 338.58 feet to a point in said Cardinal Road;

THENCE with said Cardinal Road, the following calls:

S 03°27'10" W, 57.05 feet;
 S 31°18'39" W, 242.42 feet;
 S 39°26'02" W, 154.26 feet;

THENCE S 88°42'10" W, 39.69 feet to a point in the West line of said Cardinal Road;

THENCE S 35°10'45" W, with the West line of said Cardinal Road, 99.12 feet to the POINT OF BEGINNING and containing 11.419 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Brivin Development, LLC., does hereby adopt this plat designating the hereinabove described property as.....

Lots 1-8
SCENIC WOOD ESTATES, PHASE II
City of Reno, Parker County, Texas and
Tarrant County

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

Witness my hand this the 26 day of JUNE, 2020.

[Signature]
Shawn Jackson
(Member, Brivin Development, LLC.)

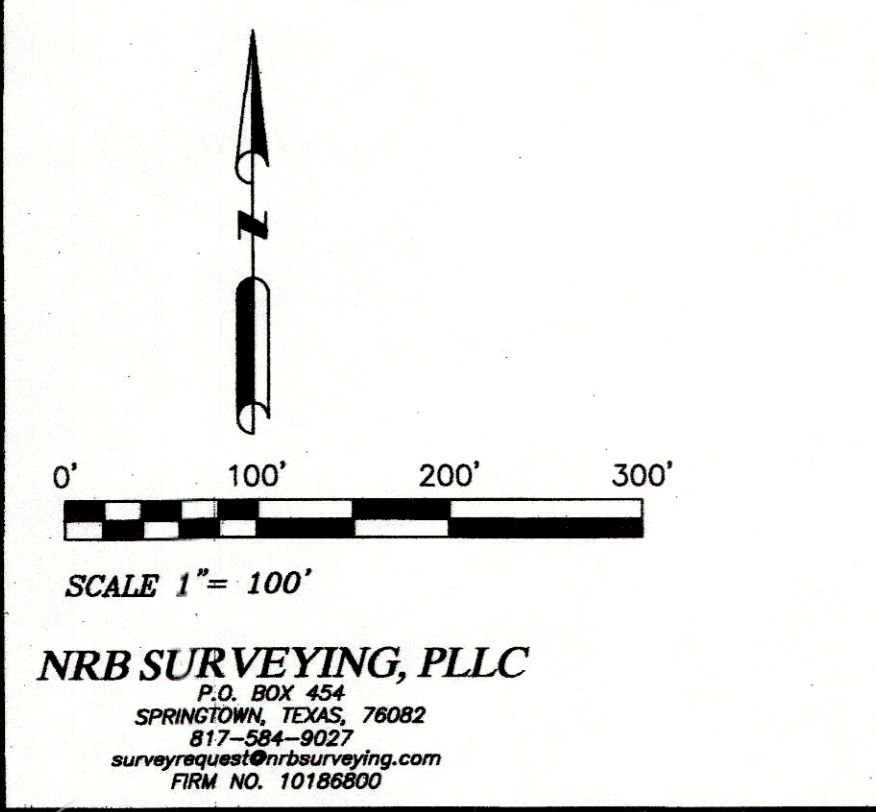
SCOTT PASSMORE
Notary ID #130544437
My Commission Expires
February 18, 2024

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shawn Jackson, 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 26 day of JUNE, 2020.

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



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY WFG NATIONAL TITLE INSURANCE CO., IN TITLE COMMITMENT G.F. NO. ST191010, DATED APRIL 07, 2020.

EASEMENTS RECORDED IN VOLUME 1438, PAGE 1613 AND VOLUME 1484, PAGE 1785, R.R.P.C.T., ARE BLANKET EASEMENTS, CONTACT TRI-COUNTY ELECTRIC FOR EXACT LOCATIONS.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND GAS PIPELINE OR UTILITY EASEMENTS, CONTACT 811 FOR EXACT LOCATIONS BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CLERKS FILE NO. 202011508, R.R.P.C.T.

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

OWNER:
BRIVIN DEVELOPMENT, LLC.
8101 Boat Club Road, Ste. 240 #311
FT. WORTH, TEXAS 76179

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202020921
07/14/2020 02:28 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

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

[Signature]
Doug Burt
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 29, 2020

17113.001.001.d.o see notes + survey

20810.001.002.00

20810.001.002.10

T. NO.: 17304
DIST.: SP
TY: CR
MAP NO.: NS

FINAL PLAT
Lots 1-8
SCENIC WOOD ESTATES, Phase II
City of Reno, Parker County, Texas,
and being 11.419 acres of land situated in the Robert Lewis Survey,
Abstract No. 810, Parker County, Texas and being the same tracts
of land described in deed to Brivin Development, LLC., recorded in
Clerks File No. 202011508 & 202011746, R.R.P.C.T.

E 552

THIS PLAT FILED IN CABINET E, SLIDE 552

2020250 RSB