

BASIS OF BEARING PER THE WEST LINE OF LOT 2, BLOCK 10, SUNSET HIGHLANDS ESTATES.

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.

ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

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

SUBJECT PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF RENO, PARKER COUNTY, TEXAS.

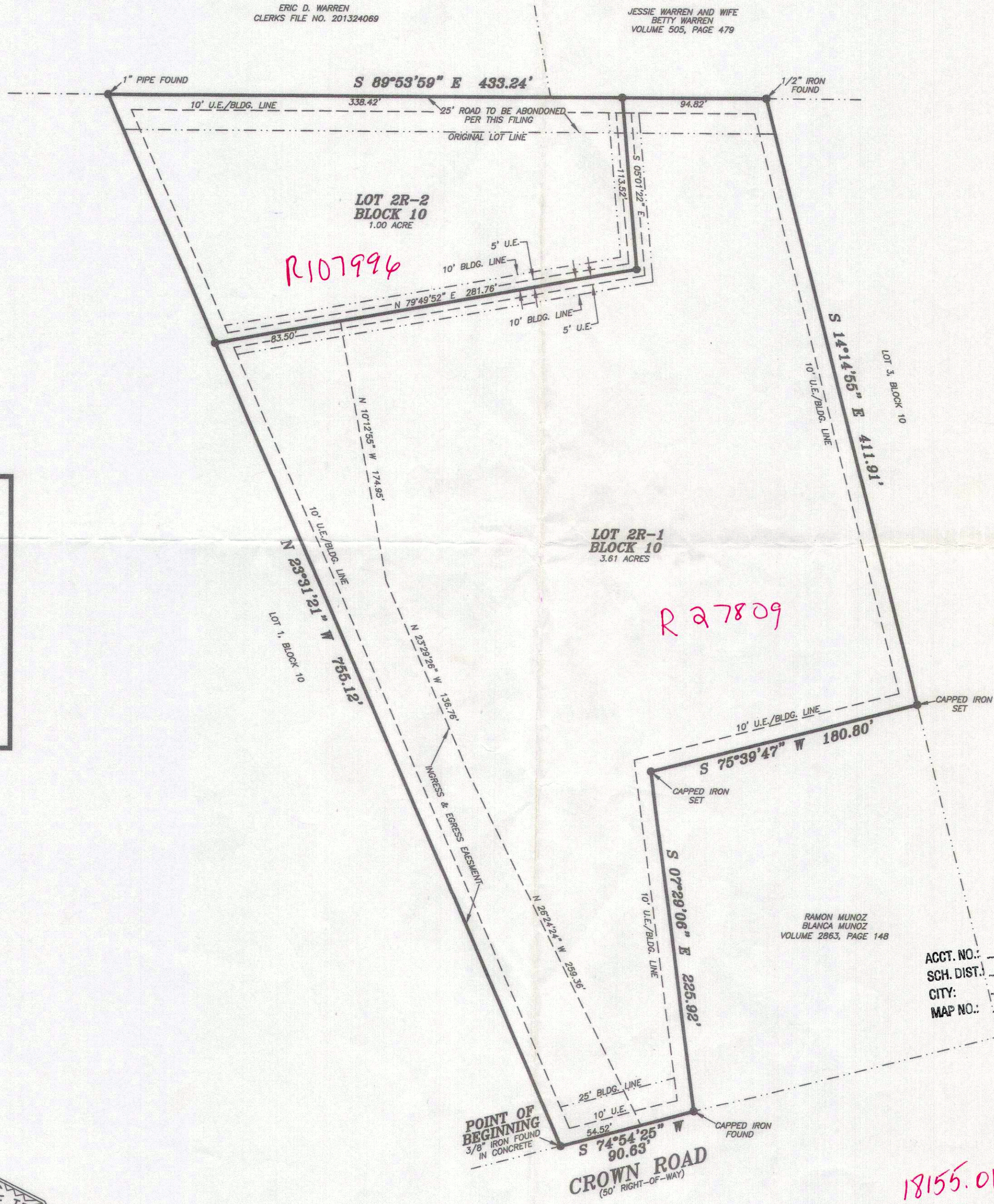
CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno

Approved on this the 25 day of February, 2019.

Evan Hunter
Mayor

Randal Burns
Secretary



OWNER'S DEDICATION

Whereas, Fred Austin and Cynthia Austin, being the sole owners of the herein described tract of land being more particularly described by metes and bounds as follows;

Description for a 4.61 acre tract of land and being the remainder of Lot 2, Block 10, Sunset Highlands Estates, an Addition, Parker County, Texas, according to the plat thereof recorded in Volume 182, Page 643, Deed Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron found in concrete in the North line of Crown Road, said iron being for the Southwest corner of said Lot 2, Block 10 and for the Southeast corner of Lot 1, Block 10;

THENCE N 23°31'21" W, with the common line of said Lot 1, Block 10 and said Lot 2, Block 10, at 729.92 feet passing a 3/8" iron found in concrete at the Northwest corner of said Lot 2, Block 10 and for the Northeast corner of said Lot 1, Block 10 and being in the South line of a 25' strip of land reserved for road and continuing in all, 755.12 feet to a 1" pipe found in the South line of that certain tract of land described in deed to Eric D. Warren, recorded in Clerks File No. 201324069, Real Records, Parker County, Texas;

THENCE S 89°53'59" E, with the North line of said Sunset Highlands Estates and with the South line of said Clerks File No. 201324069, passing the Southeast corner of said Clerks File No. 201324069 and the Southwest corner of that certain tract of land described in deed to Jessie Warren and wife Betty Warren recorded in Volume 505, Page 479, Deed Records, Parker County, Texas and continuing with the South line of said Volume 505, Page 479, in all, 433.24 feet to a 1/2" iron found;

THENCE S 14°14'55" E, at 23.83 feet passing the Northeast corner of said Lot 2, Block 10 and the Northwest corner of Lot 3, Block 10 and continuing with the common line of said Lot 2, Block 10 and said Lot 3, Block 10, in all, 411.91 feet to a capped iron set;

THENCE S 75°39'47" W, 180.80 feet to a capped iron set;

THENCE S 07°29'06" E, 225.92 feet to a capped iron found in the North line of said Crown Road;

THENCE S 74°54'25" W, with the North line of said Crown Road, 90.63 feet to the POINT OF BEGINNING and containing 4.61 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That we Fred Austin & Cynthia Austin, do hereby adopt this plat designating the hereinabove described property as.....

Lots 2R-1 & 2R-2, Block 10
SUNSET HIGHLANDS ESTATES
City of Reno, Extra Territorial Jurisdiction,
Parker County, Texas

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

Witness my hand this the 12 day of Feb, 2019.

Fred Austin
Fred Austin

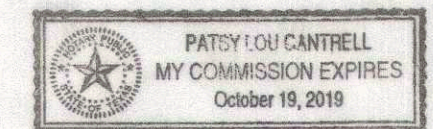
Cynthia Austin
Cynthia Austin

NOTARY PUBLIC,
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Fred Austin, 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 12 day of Feb, 2019.

Patsy Cantrell
Notary Public in and for the State of Texas

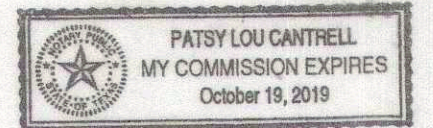


NOTARY PUBLIC,
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Cynthia Austin, 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 12 day of Feb, 2019.

Patsy Cantrell
Notary Public in and for the State of Texas



ACCT. NO.: 18155
SCH. DIST.: 30
CITY: RENO
MAP NO.: 1-7

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle

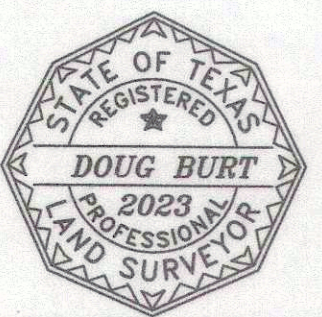
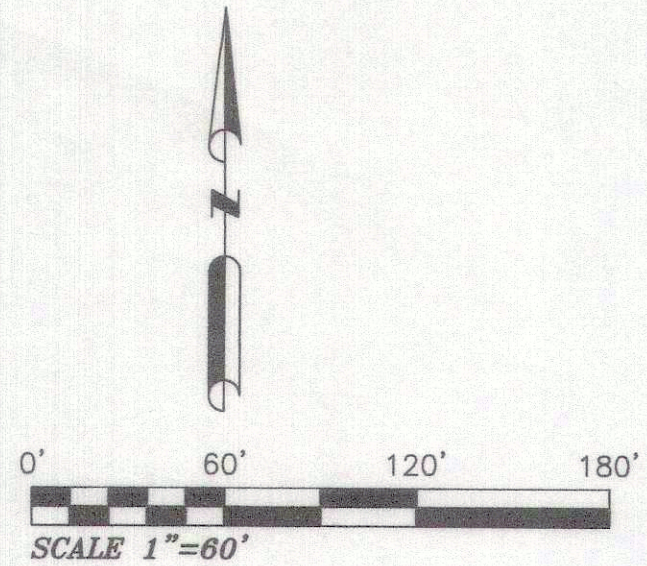
201905410
03/08/2019 03:07 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

18155.010.002.70
18155.010.002.50

OWNER:
FRED AUSTIN &
CYNTHIA AUSTIN
448 CROWN ROAD
SPRINGTOWN, TEXAS 76082

Re-Plat
Lots 2R-1 & 2R-2, Block 10
SUNSET HIGHLANDS ESTATES
City of Reno, Extra-Territorial Jurisdiction, Parker County, Tex
and being a re-plat of Lot 2, Block 10, Sunset Highlands Esta
according to the plat recorded in Volume 182, Page 643, De
Records, Parker County, Texas.

THIS PLAT FILED IN CABINET E SLIDE 247 201881



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
JANUARY 14, 2019

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RS# 817-584-9027
surveyrequest@nrbsurveying.com
FIRM NO. 10186800