

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.I.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**

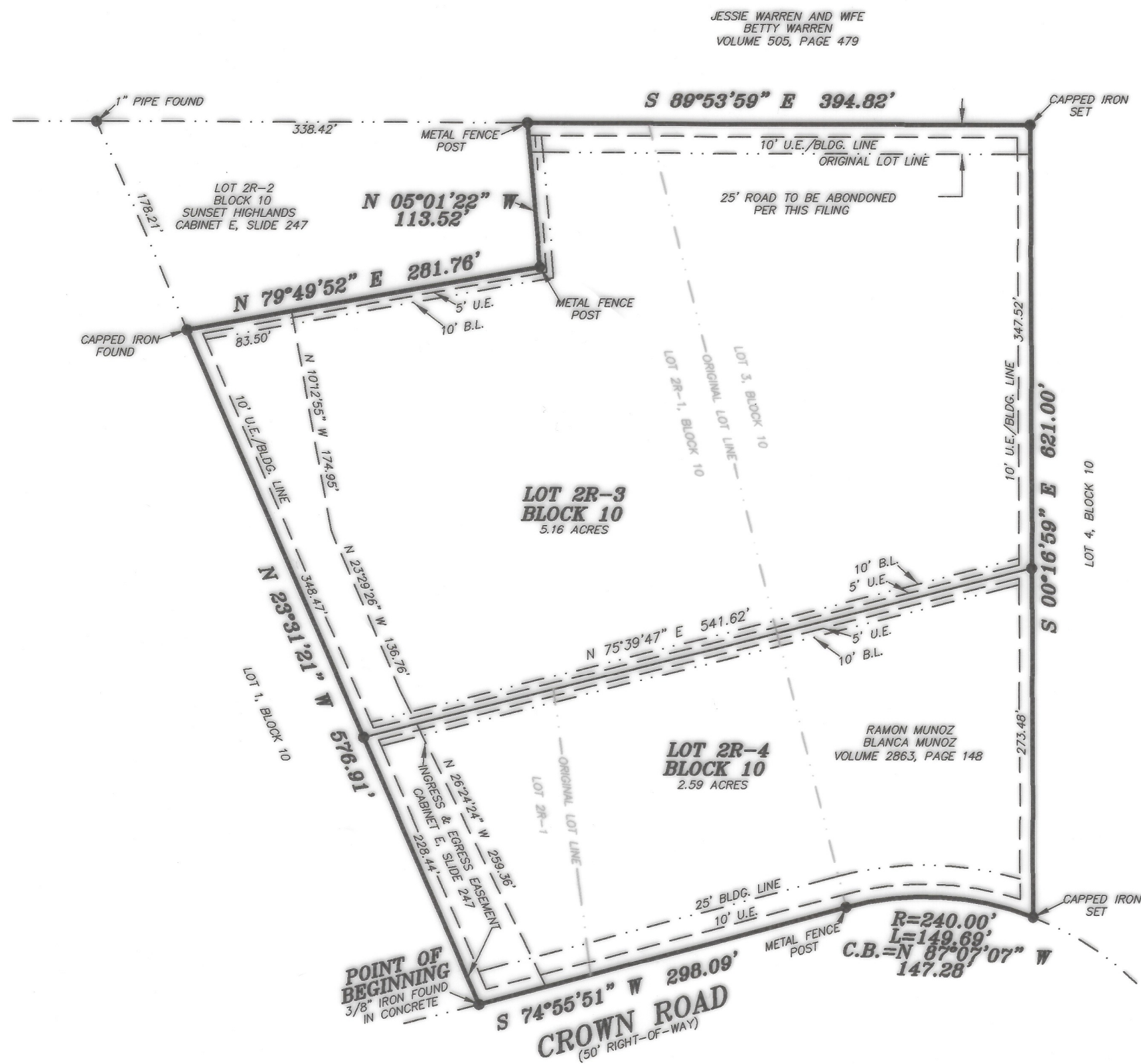
WHEREAS The City of Reno

Approved on this the 22 day of December, 2021.

*[Signature]*  
Mayor

*[Signature]*  
Secretary

202200560 PLAT Total Pages: 1



**OWNER'S DEDICATION**

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

Description for a 7.75 acre tract of land and being all of Lot 2R-1, Block 10, Sunset Highlands Estates, an Addition to Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 247, Plat Records, Parker County, Texas, and all of Lot 3, Block 10, Sunset Highlands Estates, an Addition to 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 2R-1, 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 2R-1, Block 10, 576.91 feet to a capped iron found at the most Westerly Northwest corner of said Lot 2R-1, Block 10 and at the Southwest corner of Lot 2R-2, Block 10;

THENCE N 79°49'52" E, with the common line of said Lot 2R-1 and 2R-2, Block 10, 281.76 feet to a metal fence post at the Southeast corner of said Lot 2R-2 and being at an ell corner of said Lot 2R-1;

THENCE N 05°01'22" W, with the common line of said Lot 2R-1 and 2R-2, Block 10, 113.52 feet to a metal fence post at the most Northerly Northwest corner of said Lot 2R-1 and the Northeast corner of said Lot 2R-2 and being in the South line 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;

THENCE S 89°53'59" E, with the North line of said Sunset Highlands Estates and with the South line of said Volume 505, Page 479, 394.82 feet to a capped iron set at the Northeast corner of said Lot 3, Block 10 and the Northwest corner of Lot 4, Block 10;

THENCE S 00°16'59" E, with the common line of said Lot 3 and said Lot 4, Block 10, 621.00 feet to a capped iron set in the North line of said Crown Road and being for the Southeast corner of said Lot 3, Block 10 and for the Southwest corner of said Lot 4, Block 10 and being for the beginning of a curve to the left whose radius is 240.00 feet;

THENCE with the North line of said Crown Road and with said curve to the left whose chord bears N 87°07'07" W, 147.28 feet and being an arc length of 149.69 feet to a metal fence post;

THENCE S 74°55'51" W, with the North line of said Crown Road, 298.09 feet to the POINT OF BEGINNING and containing 7.75 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That we Cynthia Austin and Ramon Munoz and Blanca Munoz, do hereby adopt this plat designating the hereinabove described property as.....

Lots 2R-3 & 2R-4, 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 22 day of November, 2021.

*[Signature]*  
Cynthia Austin

*[Signature]*  
Ramon Munoz

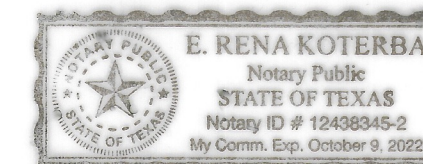
*[Signature]*  
Blanca Munoz

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 29 day of November, 2021.

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

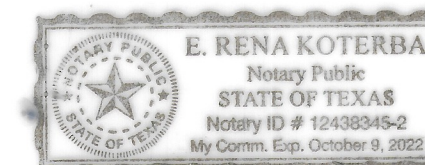


NOTARY PUBLIC,  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ramon Munoz, 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 29 day of November, 2021.

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

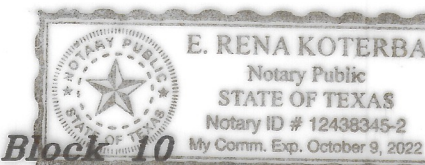


NOTARY PUBLIC,  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Blanca Munoz, 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 29 day of November, 2021.

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



**Re-Plat**  
**Lots 2R-3 & 2R-4, Block 10**  
**SUNSET HIGHLANDS ESTATES**  
City of Reno, Extra-Territorial Jurisdiction, Parker County, Texas  
and being a re-plat of Lot 2R-1, Block 10, Sunset Highlands Estates, according to the plat recorded in Cabinet E, Slide 247, Plat Records, Parker County, Texas and Lot 3, Block 10, Sunset Highlands Estates, according to the plat recorded in Volume 182, Page 643, Deed Records, Parker County, Texas.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*[Signature]*  
Lila Deakle

202200560  
01/05/2022 01:58 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

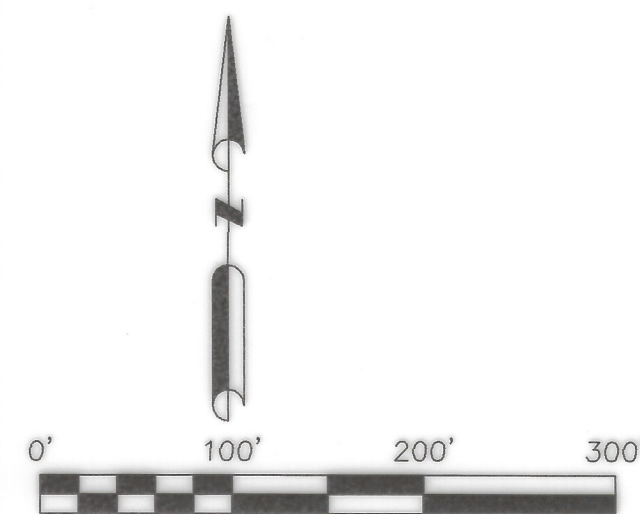
THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*[Signature]*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
NOVEMBER 01, 2021

OWNER:  
CYNTHIA AUSTIN  
448 CROWN ROAD  
SPRINGTOWN, TEXAS 76082

OWNER:  
RAMON MUNOZ  
BLANCA MUNOZ  
400 CROWN ROAD  
SPRINGTOWN, TEXAS 76082

**F 129**



SCALE 1"=100'  
**HORIZON LAND SURVEYING**

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

