

State of Texas
County of Parker

Whereas, Kathy Ann Randall, Jake Vanzandt Randall and Pamela Gaye Kovarnik, being the sole owners of a 38.115 acre tract of land: out of the W.C. HALL SURVEY, ABSTRACT No. 618 and the W.A. SHOWN SURVEY, ABSTRACT No. 1894, Parker County, Texas; being all of Tract I conveyed to Randall, Randall and Kovarnik in Doc. No. 201825150, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a 4" steel fence post, in the south line of that certain tract conveyed to William and Mary Spry in V. 1281, P. 191, R.P.R.P.C.T., being the northernmost northeast corner of said Doc. No. 20204672, R.P.R.P.C.T., the northeast corner of that certain tract conveyed to Larry and Monica Hopkins in V. 1841, P. 892, R.P.R.P.C.T., and the northwest corner of said Tract I for the northwest and beginning corner of this tract. WHENCE the northwest corner of said W. C. HALL SURVEY, is calculated to bear N 87°44'38" W 1287.30 feet.

THENCE N 88°43'33" E 206.19 feet, with the south line of said V. 1281, P. 191, to a 4" steel fence post, being the southeast corner of said V. 1281, P. 191 and the southwest corner of Lot IR, Block I, WHITE DOVE ESTATES, according to the plat recorded in Plat Cab. E, Slide 89, Plat Records, Parker County, Texas, for a corner of this tract.

THENCE N 88°34'58" E 270.47 feet, with the south line of said Lot IR, to a 3" steel fence post, being the southeast corner of said Lot IR and the southwest corner of that certain tract conveyed to Arthur Johnson in Doc. No. 201906600, R.P.R.P.C.T., for a corner of this tract.

THENCE N 89°17'17" E 317.82 feet, with the south line of said Doc. No. 201906600 to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC." being the southeast corner of said Doc. No. 201906600 and the southwest corner of that certain tract conveyed to Ronald & Kathryn Forester in V. 2143, P. 217, R.P.R.P.C.T., for a corner of this tract.

THENCE S 89°44'45" E 250.28 feet, with the south line of said V. 2142, P. 217, to a 3" steel fence post, being the southeast corner of said V. 2143, P. 217 and the southwest corner of Tract II conveyed to Scott & Elizabeth Koterba in V. 2220, P. 960, R.P.R.P.C.T., for a corner of this tract.

THENCE N 89°10'07" E 289.03 feet, with the south line of said V. 2220, P. 960, to a found 1/2" capped iron rod, being the southeast corner of said Tract II and the southwest corner of Tract I conveyed to Scott & Elizabeth Koterba in V. 2252, P. 893, R.P.R.P.C.T., for a corner of this tract.

THENCE N 89°51'50" E 232.73 feet, with the south line of said V. 2252, P. 893, to a 3" steel fence post, being the northwest corner of that certain tract conveyed to Treg & Carrie Manning in Doc. No. 201933648, R.P.R.P.C.T., for the northernmost northeast corner of said Tract I and this tract.

THENCE S 00°40'18" E 831.49 feet, with the common line of said Tract I, Doc. No. 201825150 and said Doc. No. 201933648, to a 2" steel fence post, being the southwest corner of said Doc. No. 201933648, for an ell corner of said Tract I and this tract.

THENCE N 77°22'02" E at 307.06 feet passing a found 1/2" iron rod, being the southeast corner of said Doc. No. 201933648 and the southwest corner of that certain tract conveyed to Kenneth Anderson in Doc. No. 201321646, R.P.R.P.C.T., in total 336.15 feet, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC." for a corner of this tract.

THENCE N 81°52'37" E 356.17 feet, with the common line of said Tract I and said Doc. No. 201321646, to a found 1/2" capped iron rod, being the northwest corner of a called 0.81 acre Ingress and Egress access easement conveyed in Tract 2, said Doc. No. 201825150, for the easternmost northeast corner of this tract.

THENCE S 01°23'31" E 48.12 feet, with the west line of said Tract 2, to a found 5/8" iron rod, being the northwest corner of that certain tract conveyed to Kenneth Darter in V. 2248, P. 1522, R.P.R.P.C.T., the northeast corner of that certain tract conveyed to Larry & Monica Hopkins in V. 1841, P. 892, R.P.R.P.C.T., and the southwest corner of said Tract 2, for the southeast corner of said Tract I and the easterly southeast corner of this tract.

THENCE along the S 79°03'42" W 750.17 feet, with the south line of said Tract I to a 3" steel fence post, being the northwest corner of said V. 1841, P. 892 and an ell corner of said Tract I for a corner of this tract.

THENCE S 07°09'00" E 300.26 feet, along the common line of said Tract I and said Hopkins tract, to a found 1/2" iron rod at the northeast corner of that certain tract conveyed to Javier Provencio in Doc. No. 202320090, R.P.R.P.C.T., for a corner of this tract.

THENCE along the common line of said Tract I and said Provencio tract the following courses and distances: S 83°47'25" W 681.44 feet, to a 3" steel fence post, for the most southerly corner of this tract; N 00°43'56" E 671.34 feet, to a 3" steel fence post, for an ell corner of this tract; S 88°38'26" W 466.85 feet, to a 2" steel fence post, for an angle corner of this tract; S 16°17'21" E 325.15 feet, to a 4" steel fence post, for an angle corner of said Provencio and this tract, same being the northeast corner of said Peters tract (Doc. No. 202041672), for the

THENCE along the common line of said Tract I and said Peters tract the following courses and distances: S 88°46'01" W 702.54 feet, to a 4" steel fence post, for the southwest corner of said Tract I and this tract; N 05°15'27" E 437.12 feet, to a 4" steel fence post, for a corner of this tract; N 17°02'12" E 504.67 feet, to the POINT OF BEGINNING.

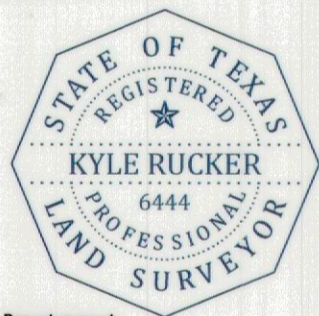
THENCE along the common line of said Tract I and said Peters tract the following courses and distances: S 88°46'01" W 702.54 feet, to a 4" steel fence post, for the southwest corner of said Tract I and this tract; N 05°15'27" E 437.12 feet, to a 4" steel fence post, for a corner of this tract; N 17°02'12" E 504.67 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W231006-P
Field Date: October 17, 2023
Preparation Date: May 24, 2024



Surveyor's Notes:

A) 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.

B) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) 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 - US Survey Feet)

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Approximate pipeline locations as shown are only for reference, based on pipeline markers found on the ground during survey and Texas Railroad Commission GIS map viewer. Please contact pipeline company to mark lines on the ground for actual location, and for information on easement widths.

E) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

F) All corners are C.I.R.S. (set 1/2" iron rods with blue plastic caps stamped "TEXAS SURVEYING INC."), unless otherwise noted.

G) At the time of plat, this tract has recorded access to a public roadway via a 0.81 acre easement, recorded in Doc. No. 201825150 (Tract 2) and Doc. No. 201825152.

H) Lot X (1.347 acres), as shown hereon, is established for the purpose of Lots 1 and 2 access, as shown hereon. For further details and maintenance agreement responsibilities, see documents recorded in Doc. No. 201825150, 201825152, 201825153 and 201933649.

City of Reno & Parker County Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.
- 2) Sanitary sewer is to be provided by private on-site septic facilities.
- 3) Water is to be provided by City of Reno. The property will also utilize a private water well.
- 4) All Building Lines (30', 25' & 15') and Utility Easements (10' & 15') shown hereon are dedicated by this plat.

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
817-594-0400
weatherford@txsurveying.com

Owner:
Kathy Ann Randall
Jake Vanzandt Randall
Pamela Gaye Kovarnik
398 Pugh Dr
Azle, TX 76020

1" = 200'

Planning & Zoning Commission
City of Reno, Texas

Whereas the Planning & Zoning Commission of the City of Reno

approved on this the 10 day of June, 2024.

Chairman

Secretary

LINE	BEARING	DISTANCE
L1	S 01°23'31" E	48.12'
L2	N 00°43'56" E	113.22'
L3	N 83°03'21" E	188.62'
L4	S 01°56'02" E	49.85'
L5	S 44°11'12" E	138.27'
L6	N 79°03'42" E	97.39'
L7	S 26°38'10" W	55.38'

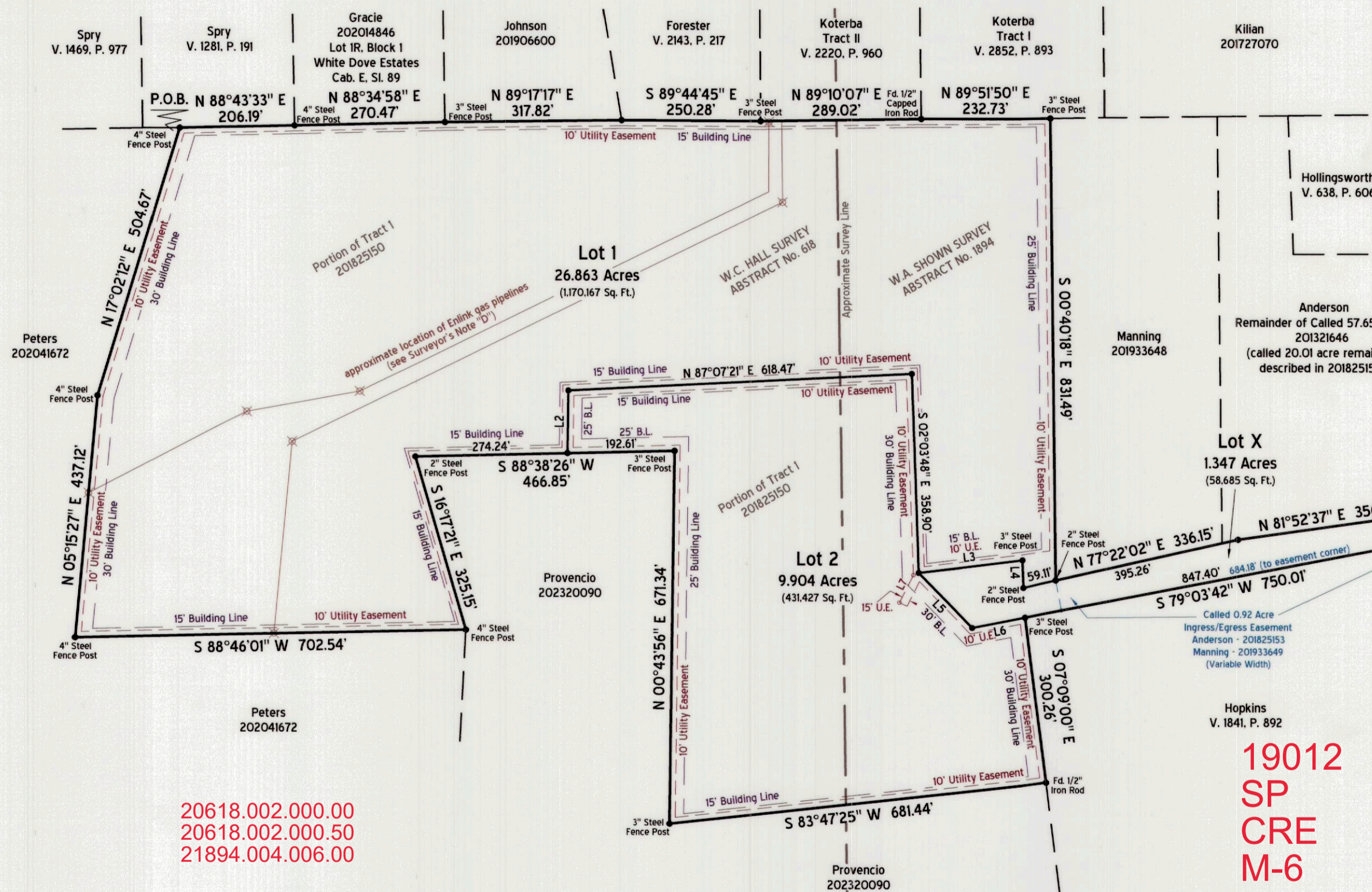
City of Reno, City Council

Whereas the City of Reno, City Council

approved on this the 17 day of June, 2024.

Mayor

Secretary



20618.002.000.00
20618.002.000.50
21894.004.006.00

19012
SP
CRE
M-6

Now, Therefore, Know All Men By These Presents:

that Kathy Ann Randall, Jake Vanzandt Randall and Pamela Gaye Kovarnik, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2 and X, Walnut Creek Estates, an addition to the City of Reno, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno, Parker County, Texas.

Witness, my hand, this the 3rd day of June, 2024.

Kathy Ann Randall
Kathy Ann Randall (Owner)
Jake Vanzandt Randall (Owner)
Pamela Gaye Kovarnik (Owner)

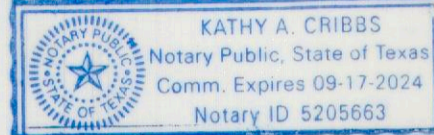
State of Texas

County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jake Vanzandt Randall, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of June, 2024.

Kathy A. Cribbs
Notary Public in and for the State of Texas



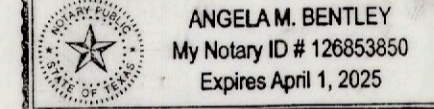
State of Texas

County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kathy Ann Randall, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of June, 2024.

Angela M. Bentley
Notary Public in and for the State of Texas



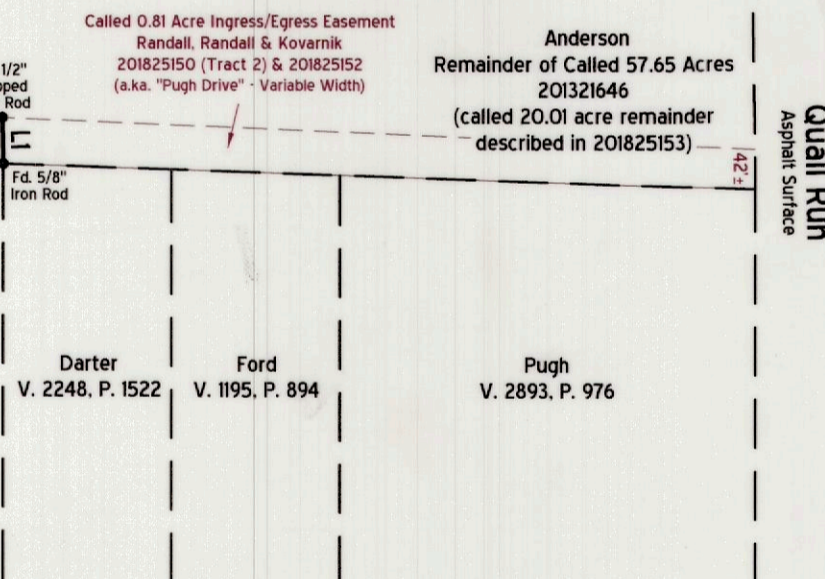
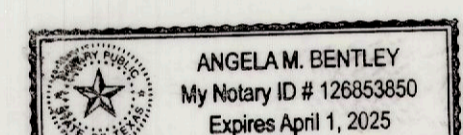
State of Texas

County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Pamela Gaye Kovarnik, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 3rd day of June, 2024.

Angela M. Bentley
Notary Public in and for the State of Texas



Final Plat Lots 1, 2 and X Walnut Creek Estates

an addition to the City of Reno,
Parker County, Texas

Being a 38.115 acre tract of land: out of the W.C. HALL SURVEY, ABSTRACT No. 618 and the W.A. SHOWN SURVEY, ABSTRACT No. 1894, Parker County, Texas

June 2024

TEXAS
SURVEYING
INC.

ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

Plat Cabinet

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