

State of Texas
County of Parker

Whereas, Royal Valley Development, LLC, being the owner of a certain 57.067 acres tract of land out of the W. A. GREENUP SURVEY, ABSTRACT No. 557, and the F. M. PEDEN SURVEY, ABSTRACT No. 2772, Parker County, Texas; being all of that certain tract as recorded in Doc. No. 202148173, 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).

BEGINNING at a set PK nail in the approximate centerline of Ladybird Lane in the east line of that certain tract as recorded in Doc. No. 201620525, for the southwest and beginning corner of said 202148173 tract and this tract. Whence the northwest corner of SCENIC WOOD ESTATES, bears N 87°03'52" E 1440.62 feet.

THENCE N 09°12'00" W passing a found PK nail at 103.08 feet and in all 131.64 feet along the approximate centerline of said Ladybird Lane to a set PK nail for a corner of this tract.

THENCE N 88°59'13" E 105.46 feet to a set 1/2" capped iron rod for a corner of this tract.

THENCE N 01°00'01" W 99.15 feet to a set 1/2" capped iron rod for a corner of this tract.

THENCE S 89°11'45" W at 29.32 feet pass a found 1/2" iron rod, in all 110.64 feet to a set PK nail in the approximate centerline of said Ladybird Lane for a corner of this tract.

THENCE N 00°59'09" W 903.89 feet along the approximate centerline of said Ladybird Lane to a set PK nail in the south line of Knob Hill Road (F.M. 2257, 100' R.O.W.) for the westerly northwest corner of this tract.

THENCE along the south line of said Knob Hill Road the following courses and distances:
S 45°48'41" E 6.22 feet to a point for a corner of this tract.
N 44°11'19" E 106.10 feet to a set 1/2" capped iron rod for the northerly northwest corner of this tract.

N 89°12'30" E 1083.54 feet to a found 5/8" iron rod for a corner of this tract.
N 88°40'54" E 988.47 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." at the northeast corner of said Doc. No. 202148173, for the northeast corner of this tract.

THENCE S 00°38'08" E at 408.47 feet passing a found 3/8" iron rod and in all 627.72 feet to a found 3/8" iron rod at the southwest corner of that certain tract as recorded in V. 2807, P. 1601, (V. 1530, P. 156) for a corner of this tract.

THENCE S 00°24'50" E 343.79 feet to a found 1/2" iron rod at the northwest corner of that certain tract as recorded in Doc. No. 201319954, for a corner of this tract.

THENCE S 01°19'14" E 200.81 feet to a found concrete monument in the north line of SCENIC WOOD ESTATES, as recorded in Plat Cabinet E, Slide 52, and at the southwest corner of said Doc. No. 201319954, for the southeast corner of said Doc. No. 202148173 tract, and this tract.

THENCE N 89°42'55" W 681.90 feet to a found 1/2" capped iron rod at the northwest corner of said SCENIC WOOD ESTATES, for a corner of this tract.

THENCE with the south line of said 202148173 tract the following courses and distances:

N 89°31'01" W 431.09 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.
S 45°32'37" W 787.02 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.
S 87°10'06" W 185.03 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.
S 74°57'50" W 22.78 feet to a set 1/2" capped iron rod stamped "Texas Surveying, Inc." for a corner of this tract.
S 85°43'08" W 16.26 feet to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Mikah Hamilton, 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.

Mikah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W210029-P
Field Date: November 2, 2021
Preparation Date: October 23, 2023



Surveyor:
Mikah Hamilton, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Royal Valley Development, LLC
8217 Midcittes Blvd., Ste. 100
North Richland Hills, TX, 76182

1" = 200'



Norvell
V. 2954, P. 1349
O.R.P.C.T.

Lamb
Doc. No. 201517498
O.R.P.C.T.

Thomas Brown &
Tammy Brown Frazier
DOC. # 202138015
O.R.P.C.T.



LINE	BEARING	DISTANCE
EL1	S 83°14'18" E	388.09'
EL2	S 80°26'57" E	101.15'
EL3	S 78°45'04" E	48.33'
EL4	N 88°51'00" E	78.80'
EL5	N 69°15'39" E	190.92'
EL6	N 17°00'39" W	123.19'
EL7	N 69°56'43" W	39.53'
EL8	N 80°27'19" W	98.46'
EL9	N 83°14'18" W	383.95'
EL10	N 00°47'30" W	25.22'
EL11	S 19°06'45" E	31.42'
EL12	S 00°47'30" E	67.49'
EL13	S 88°40'54" W	110.00'
EL14	N 00°47'30" W	30.00'
EL15	S 88°40'54" W	360.79'
EL16	N 01°19'06" W	102.00'
EL17	N 01°19'06" W	28.20'
EL18	S 89°12'30" W	283.89'
EL19	N 56°36'46" W	175.27'
EL20	S 00°47'30" E	20.00'
EL21	N 89°12'30" E	84.88'

EL22	S 45°47'30" E	26.72'
EL23	S 01°39'08" E	61.79'
EL24	S 00°26'41" E	150.33'
EL25	S 48°22'16" E	73.14'
EL26	S 00°26'41" E	42.08'
EL27	S 82°17'03" W	317.62'
EL28	N 89°12'30" E	65.48'
EL29	N 00°47'30" W	41.40'
EL30	N 89°12'30" E	20.00'
EL31	S 00°47'30" E	40.00'
EL32	N 89°12'30" W	20.00'
EL33	N 00°47'30" W	40.00'
EL34	N 89°12'30" E	120.00'
EL35	S 00°47'30" E	20.00'
EL36	N 89°12'30" E	71.72'
EL37	S 56°36'46" E	124.60'
EL38	S 00°47'30" E	75.00'
EL39	N 89°12'30" E	116.38'
EL40	S 53°46'46" E	141.96'
EL41	S 00°28'59" W	84.57'
EL42	S 89°42'55" E	273.56'
EL43	S 01°19'06" E	75.03'

LINE	BEARING	DISTANCE
L1	N 01°39'08" W	213.61'
L2	S 88°40'54" W	42.68'
L3	N 00°26'41" W	6.82'
L4	S 00°38'08" E	40.14'
L5	N 88°40'54" E	23.59'
L6	N 89°31'01" W	57.41'
L7	N 88°40'54" E	64.99'
L8	N 89°31'01" W	13.59'
L9	S 87°10'06" W	30.02'
L10	S 74°57'50" W	18.31'
L11	S 89°11'45" W	79.33'
L12	N 00°26'41" W	71.53'
L13	N 00°26'41" W	156.39'
L14	N 01°39'08" W	104.63'
L15	N 01°39'08" W	100.60'
L16	N 89°12'30" E	56.53'
L17	N 01°39'08" W	100.12'
L18	S 88°40'54" W	116.31'
L19	S 89°12'30" W	57.20'
L20	N 01°39'08" W	99.82'
L21	N 01°39'08" W	100.94'
L22	N 01°39'08" W	101.75'
L23	S 89°12'30" W	59.98'
L24	N 88°59'13" E	79.47'

LINE	BEARING	DISTANCE
B1	N 09°12'00" W	131.64'
B2	N 88°59'13" E	105.46'
B3	N 01°00'01" W	99.15'
B4	S 89°11'45" W	110.64'
B5	S 45°48'41" E	6.22'
B6	N 44°11'19" E	106.10'
B7	S 01°19'14" E	200.81'
B8	S 87°10'06" W	185.03'
B9	S 74°57'50" W	22.78'
B10	S 85°43'08" W	16.26'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	60.00'	88.66'	S 71°00'46" W	80.81'
C2	60.00'	103.42'	N 17°16'35" W	91.09'
C3	60.00'	27.48'	N 45°13'33" E	27.24'
C4	60.00'	83.40'	N 20°37'26" W	76.85'
C5	60.00'	135.60'	N 83°56'21" E	108.53'
C6	602.44'	129.23'	N 06°56'41" W	128.98'

Now, Therefore, Know All Men By These Presents:

that Royal Valley Development, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-27, Block 1 and Lots 1-20, Block 2, Waterstone Estates, an addition to the Extraterritorial Jurisdiction of 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 23rd day of October, 2023.

By:

Royal Valley Development, LLC
Mark Mikhal (President)

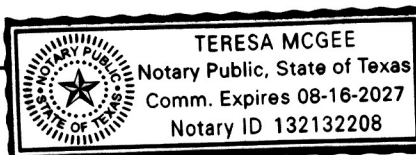
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Mark Mikhal, 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 23rd day of October, 2023.

Teresa McGee
Notary Public in and for the State of Texas



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted. Corners will be set upon completion of development and/or construction activities.

3) 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).

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

5) With respect to the documents listed in Title Commitment No. B5-21-3131 the following easements and/or restrictions were reviewed for this survey:

The following Easement(s) and/or Document(s) does not affect this tract V. 2424, P. 1022; 2424, P. 1025; V. 2424, P. 1029; V. 2674, P. 1006, O.R.P.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

6) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc. etc.)

Parker County & City of Reno Notes:

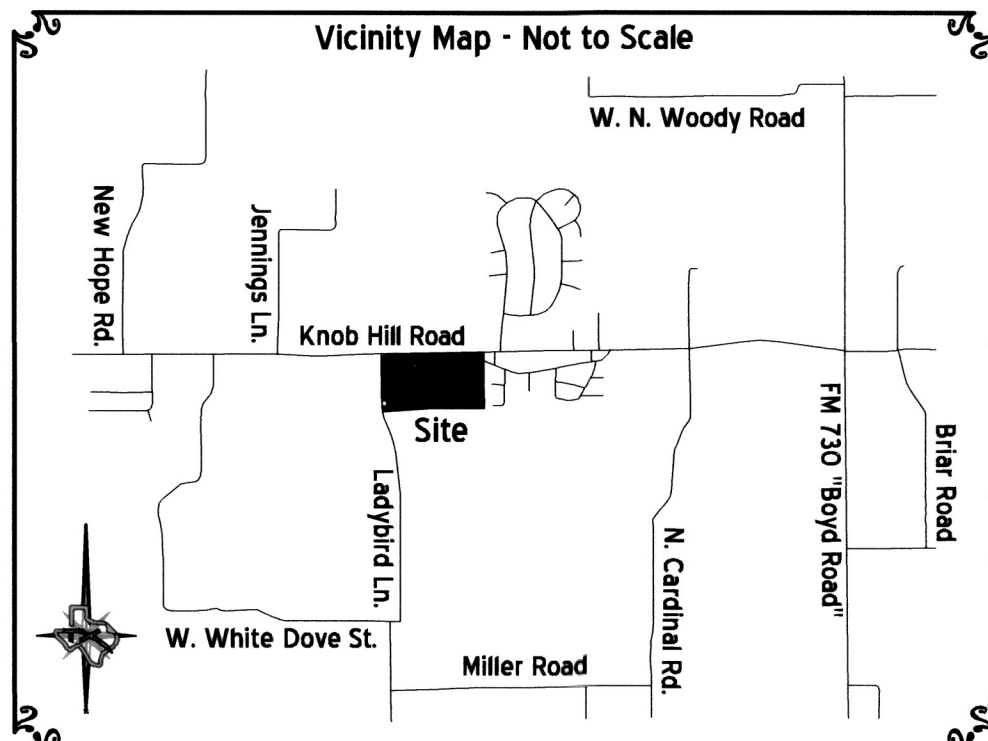
7) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

8) Special Notice: selling a portion of this addition by metes and bounds is a violation of county/city ordinance, and is subject to fines and withholding of utilities and building permits.

9) Water is to be provided by private water wells (see Sheet 2 of 2) and sanitary sewer is to be provided by on-site septic facilities.

10) Blue Hills Circle is 4175 linear feet in length.

11) At time of plat, this property lies within the Extraterritorial Jurisdiction of the City of Reno.



Final Plat
Lots 1-27, Block 1 and
Lots 1-20, Block 2
Waterstone Estates
an addition to the Extraterritorial Jurisdiction
of the City of Reno, Parker County, Texas

Being a 57.067 acres tract of land out of the W. A. GREENUP SURVEY, ABSTRACT No. 557, and the F. M. PEDEN SURVEY, ABSTRACT No. 2772, Parker County, Texas

October 2023

WEATHERFORD BRANCH - 817-594-0400



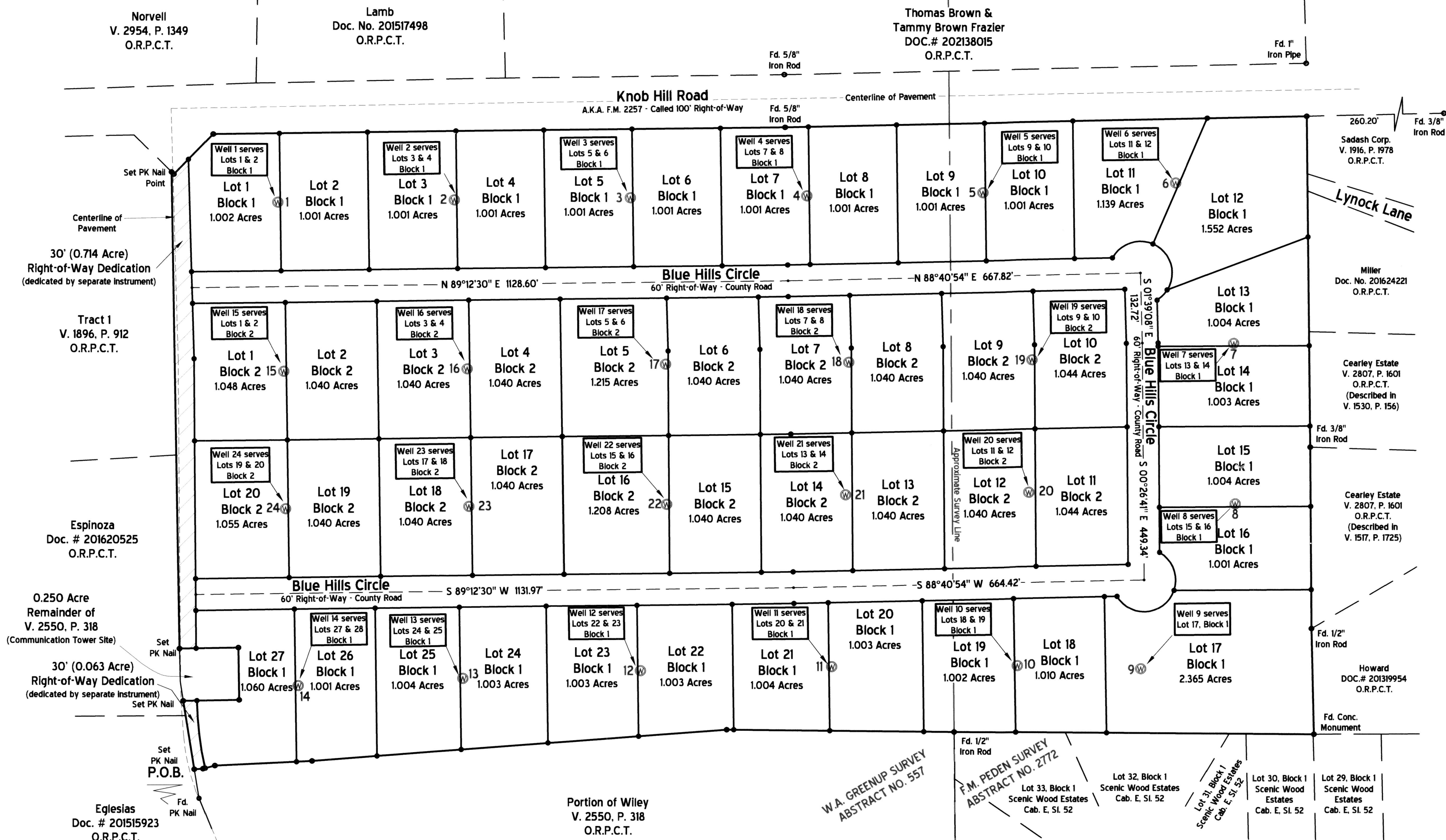
**TEXAS
SURVEYING**
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM

Plat Cabinet

Slide

F 793

Shared Water Well Exhibit



ACCT. NO: 19013
SCH. DIST: SP
CITY:
MAP NO: N-5

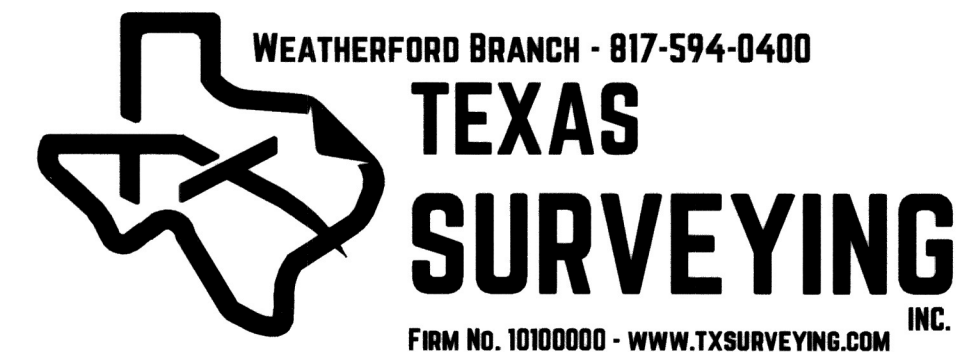
F 793

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October 2023

WEATHERFORD BRANCH - 817-594-0400



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202427705
10/23/2024 10:50 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Well No.	Lots Served
1	Lots 1 & 2, Block 1
2	Lots 3 & 4, Block 1
3	Lots 5 & 6, Block 1
4	Lots 7 & 8, Block 1
5	Lots 9 & 10, Block 1
6	Lots 11 & 12, Block 1
7	Lots 13 & 14, Block 1
8	Lots 15 & 16, Block 1
9	Lots 17, Block 1
10	Lots 18 & 19, Block 1
11	Lots 20 & 21, Block 1
12	Lots 22 & 23, Block 1

Well No.	Lots Served
13	Lots 24 & 25, Block 1
14	Lots 26 & 27, Block 1
15	Lots 1 & 2, Block 2
16	Lots 3 & 4, Block 2
17	Lots 5 & 6, Block 2
18	Lots 7 & 8, Block 2
19	Lots 9 & 10, Block 2
20	Lots 11 & 12, Block 2
21	Lots 13 & 14, Block 2
22	Lots 15 & 16, Block 2
23	Lots 17 & 18, Block 2
24	Lots 19 & 20, Block 2

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owner/Developer:
Royal Valley Development, LLC
8217 Midcities Blvd., Ste. 100
North Richland Hills, TX, 76182

1" = 150'

