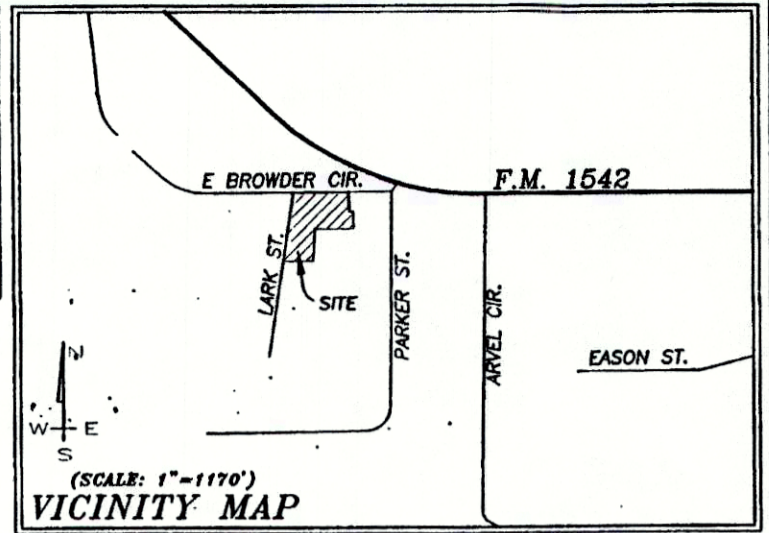


201620794 PLAT Total Pages: 1

LIENHOLDER:  
Signature of Lienholder  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public, State of Texas

CLERK STICKER:  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Jeanne Brunson*  
201620794  
09/14/2016 11:05 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

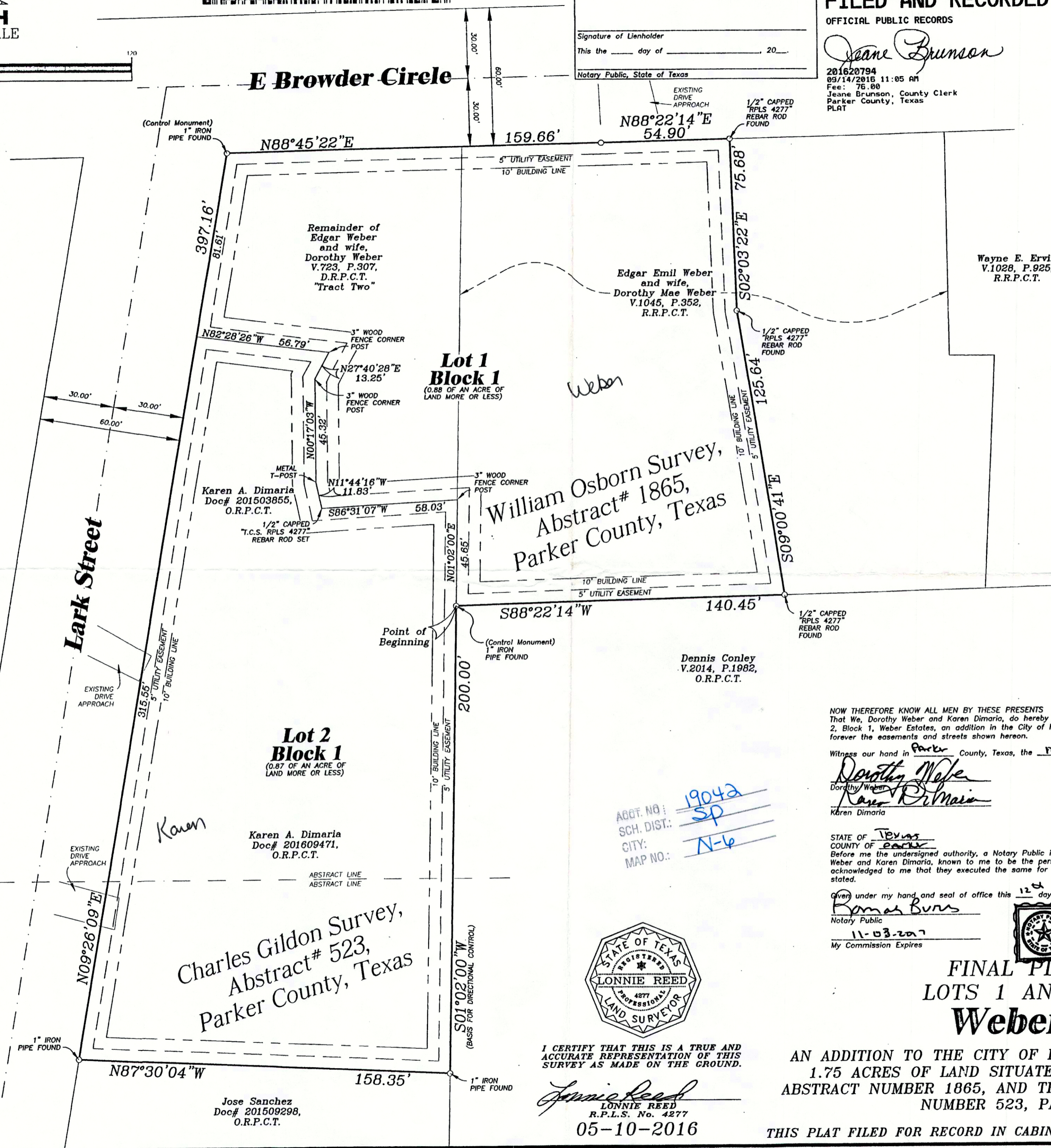


Approved this 12<sup>th</sup> day of September, 2016, by the Commission of the City of Reno

*[Signature]*  
Mayor  
*[Signature]*  
City Secretary

UTILITY PROVIDERS:	
ELECTRIC	
WATER	
TELEPHONE	

**NOTES:**  
Two (2) Residential lots.  
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.  
This plot represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.  
Property corners are 1/2" capped "T.C.S. RPLS 4277" rebar rods set unless otherwise noted.  
10' Building Lines along all property lines.  
5' Utility Easements along all property lines.



STATE OF TEXAS  
PARKER COUNTY:  
WHEREAS We, Dorothy Weber, and Karen Dimaria, being the owners of a tract of land situated in the William Osborn Survey, Abstract Number 1865, and the Charles Gildon Survey, Abstract Number 523, Parker County, Texas, being all of a tract of land described in a deed to Karen A. Dimaria, recorded in Document Number 201609471, and Document Number 201503855, Official Records, Parker County, Texas; the remainder of a tract of land described in a deed as "Tract Two" to Edgar Weber and wife, Dorothy Weber, recorded in Volume 723, Page 307, Deed Records, Parker County, Texas, and a portion of tract of land described in a deed to Edgar Emil Weber and wife, Dorothy Mae Weber, recorded in Volume 1045, Page 352, Real Records, Parker County, Texas, being more particularly described by metes and bounds as follows:  
Beginning at a 1" iron pipe found (Control Monument) for the southeast corner of said Weber "Tract Two", same being the southwest corner of said Weber Tract; same being the northwest corner of a tract of land described in a deed to Dennis Conley, recorded in Volume 2014, Page 1982, Official Records, Parker County, Texas, and same being the northeast corner of said Dimaria Tract;  
Thence S01°02'00"W. (BASIS FOR DIRECTIONAL CONTROL), 200.00 feet to a 1" iron pipe found for the southeast corner of said Dimaria Tract, same being the northeast corner of a tract of land described in a deed to Jose Sanchez, recorded in Document Number 201509298, Official Records, Parker County, Texas;  
Thence N87°30'04"W., 158.35 feet along the common line of said Dimaria Tract and said Sanchez Tract to a 1" iron pipe found in the east line of Lark Street, an existing 60 feet wide right of way;  
Thence N09°26'09"E., 397.16 feet along the east line of said Lark Street to a 1" iron pipe found (Control Monument) for the northwest corner of said Weber "Tract Two", same being at the intersection of the east line of said Lark Street and the south line of E Browder Circle, an existing 60 feet wide right of way;  
Thence N88°45'22"E., 159.66 feet along the south line of said E Browder Circle to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;  
Thence N88°22'14"E., 54.90 feet along the south line of said E Browder Circle to a 1/2" capped "RPLS 4277" rebar rod found;  
Thence S02°03'22"E., 75.68 feet through said Weber Tract to a 1/2" capped "RPLS 4277" rebar rod found;  
Thence S88°22'14"W., 140.45 feet along the common line of said Weber Tract and said Conley Tract to the point of beginning and containing 1.75 acres of land more or less.

**Ownership:**  
Dorothy Weber  
880 E Browder Cir.  
Azle, TX 76020

Karen Dimaria  
445 Lark St.  
Azle, TX 76020

Charles Gildon Survey,  
Abstract# 523,  
Parker County, Texas

Karen A. Dimaria  
Doc# 201609471,  
O.R.P.C.T.

Jose Sanchez  
Doc# 201509298,  
O.R.P.C.T.

William Osborn Survey,  
Abstract# 1865,  
Parker County, Texas

AGGT. NO: 19042  
SCH. DIST.: SP  
CITY: N-6  
MAP NO:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Dorothy Weber and Karen Dimaria, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, Weber Estates, an addition in the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

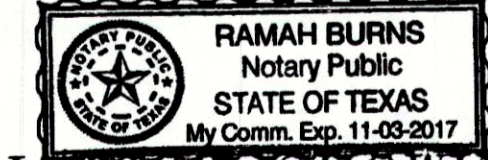
Witness our hand in Parker County, Texas, the 12<sup>th</sup> day of September, 2016

*Dorothy Weber*  
Dorothy Weber  
*Karen Dimaria*  
Karen Dimaria

STATE OF Texas  
COUNTY OF Parker  
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dorothy Weber and Karen Dimaria, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12<sup>th</sup> day of September, 2016

*Ramah Burns*  
Notary Public  
11-03-2017  
My Commission Expires



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Jannie Reed*  
LONNIE REED  
R.P.L.S. No. 4277  
05-10-2016

**FINAL PLAT SHOWING  
LOTS 1 AND 2, BLOCK 1,  
Weber Estates**

AN ADDITION TO THE CITY OF RENO, IN PARKER COUNTY, AND BEING 1.75 ACRES OF LAND SITUATED IN THE WILLIAM OSBORN SURVEY, ABSTRACT NUMBER 1865, AND THE CHARLES GILDON SURVEY, ABSTRACT NUMBER 523, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 608, DATE \_\_\_\_\_

**TRI COUNTRIES SURVEYING**  
116 LOCUST STREET, AZLE TX 76020  
OFFICE: 817-444-2356 FAX: 817-444-4387  
surveying@tricountriesurveying.com  
FIRM REGISTRATION: 100577-00  
JOB# 16050082 JOB# 15080172

Imp 21865.014 000.00 11490.001 024 00  
11490.001 026 00  
L7 IMP