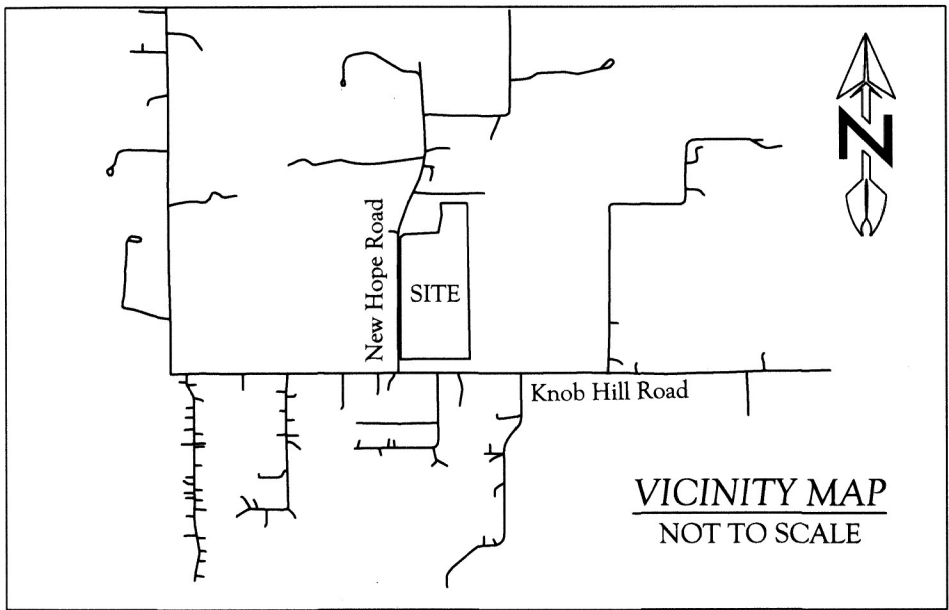




THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF RENO, OF PARKER COUNTY, TEXAS, ON THIS
THE 29 DAY OF July, 2024

[Signature]
CITY OF RENO MAYOR

[Signature]
CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF RENO, OF PARKER COUNTY, TEXAS, ON THIS
THE 10 DAY OF June, 2024

[Signature]
PLANNING & ZONING CHAIRMAN

[Signature]
CITY SECRETARY

SPECIAL NOTE
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. **PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.**

FLOODPLAIN NOTE
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0400E, EFFECTIVE 09/26/2006. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SURVEYORS NOTES
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID)
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
5) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <https://psls.texas.gov> Email: info@psls.texas.gov Phone: 512-440-7723

CABINET G, SLIDE 070

FINAL PLAT OF
LOTS 1 - 6, BLOCK 1, LOTS 1 - 14, BLOCK 2, &
LOTS 1 - 25, BLOCK 3, ARBOR VISTA,
AN ADDITION TO THE ETJ OF THE TOWN OF RENO,
BEING 51.73 ACRES OUT OF THE H. HORTON SURVEY, ABSTRACT No. 708,
PARKER COUNTY, TEXAS

51.73 ACRES OF LAND LOCATED IN THE H. HORTON SURVEY, A-708. BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DOCUMENT 202400541 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS. BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN DOCUMENT 202320481 AND AT THE SOUTHEAST CORNER OF A TRACT OF DESCRIBED AS "TRACT 3" IN DOCUMENT 202400541 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, WHENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND IN THE NORTH LINE OF FARM TO MARKET HIGHWAY No. 2257 AT THE SOUTHWEST CORNER OF SAID DOCUMENT 202320481 BEARS S 00°53'29" E - 160.10 FEET.

THENCE ALONG THE SOUTH LINE OF SAID "TRACT 3", S 89°48'53" W - 1074.43 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE EAST LINE OF NEW HOPE ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID NEW HOPE ROAD, N 00°00'40" E - 1881.49 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 202211518 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH AND EAST LINE OF SAID DOCUMENT 202211518 THE FOLLOWING BEARINGS AND DISTANCES:

N 50°37'40" E - 77.07 FEET TO A METAL FENCE CORNER POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 87°07'38" E - 531.29 FEET TO A METAL FENCE CORNER POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 10°27'45" E - 276.95 FEET TO A METAL FENCE CORNER POST FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
N 04°10'29" W - 188.02 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED VOLUME 2464, PAGE 1821 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY TEXAS FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID VOLUME 2464, PAGE 1821, S 89°48'28" E - 410.10 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "JRP 5959" IN THE WEST LINE OF SAID DOCUMENT 202320481 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE WEST LINE OF SAID DOCUMENT 202320481, S 00°52'54" E - 2415.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.73 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
OWNER - SIGNATURE
Lee Thurman
OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lee Thurman KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF Feb, 2025
Jennifer Rassi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



20708.002.002.00
20708.002.000.00

10152
SP

M-5

OWNER/DEVELOPER(S)
Thurman Development, LLC
1721 Old Annetta Road
Aledo, Texas 76008

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND MARCH 14, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
202504979
02/26/2025 02:16 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

