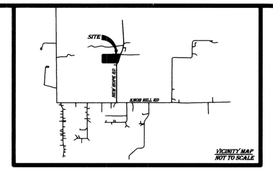
202600279 PLAT Total Pages: 1



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF PARKER §

Whereas, Thurman Development LLC, is the owner of the land situated in the H. HORTON SURVEY, Abstract No. 708, Parker County, Texas, and being a portion of that certain 63.987-acre tract conveyed to Thurman Development, LLC, as recorded in Document No. 202400541, Official Public Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" inch capped iron rod stamped "BLS" set for the northwest corner of the herein described tract, said point being the northwest corner of said Thurman Development, LLC tract;

THENCE, North 89°16'02" East, a distance of 1046.78 feet to a crosstie fence post found in the east right-of-way line of New Hope Road (as described in Document No. 202211518, O.P.R.P.C.T.);

THENCE, with the said east right-of-way line, the following two (2) courses and distances:

1. *South 18°07'06" West, a distance of 453.17 feet to a metal fence post found for an angle point;*
2. *South 8°49'10" West, a distance of 18.19 feet to a 1/2" inch capped iron stamped "BLS" set for the southeast corner of the herein described tract;*

THENCE, South 89°50'31" West, departing said westerly right-of-way line of New Hope Road, a distance of 906.88 feet to a 1/2" inch iron rod with cap stamped "BLS" set for the southwest corner of the same;

THENCE, North 00°13'56" West, a distance of 420.54 feet with the westerly line of same to the POINT OF BEGINNING and containing 9.525 acres of land, more or less.

NOW, THEREFORE, Thurman Development LLC does hereby cause the same to be subdivided in accordance with the plat styled "ARBOR VISTA PHASE 2" and does hereby DEDICATE TO THE PUBLIC USE FOREVER all easements and public places as shown on this plat for the purposes and considerations therein expressed.

AND DOES MORE PARTICULARLY DEDICATE TO THE PUBLIC USE FOREVER, AS PUBLIC RIGHT-OF-WAY, THAT CERTAIN 0.516-ACRE TRACT OF LAND, described by metes and bounds as follows:

BEING a 0.516-acre tract of land situated in the H. HORTON SURVEY, ABSTRACT NO. 708, Parker County, Texas, and being a portion of the above-described 9.525-acre tract, said 0.516-acre tract being more particularly described as follows:

BEGINNING at a crosstie fence post found at the northeast corner of the herein described tract;

THENCE, S 18°07'06" W, a distance of 435.17 feet to a metal fence post found;

THENCE, S 8°49'10" W, a distance of 18.19 feet to a 1/2-inch iron rod with cap stamped "BLS" set;

THENCE, S 89°50'31" W, a distance of 52.15 feet to a 100D nail found;

THENCE, N 17°07'07" E, a distance of 209.45 feet to a mag nail set;

THENCE, N 18°05'27" E, a distance of 242.71 feet to a 1/2-inch iron rod with cap stamped "BLS" set;

THENCE, N 89°16'02" E, a distance of 53.25 feet to the POINT OF BEGINNING and containing 0.516 acres of land, more or less.

FURTHERMORE, the owner waives any claims for damages to any property abutting the aforementioned improvements occasioned by the establishment of grades as hereon indicated, or occasioned by the construction, alteration, or maintenance of any such improvement within the various easements and rights-of-way shown on this plat and dedicated herein.

EXECUTED this the 15 *day of* December *25.* 2025

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.

OWNER - SIGNATURE

Lee Thurman

OWNER - PRINTED

THE STATE OF TEXAS §
COUNTY OF PARKER §

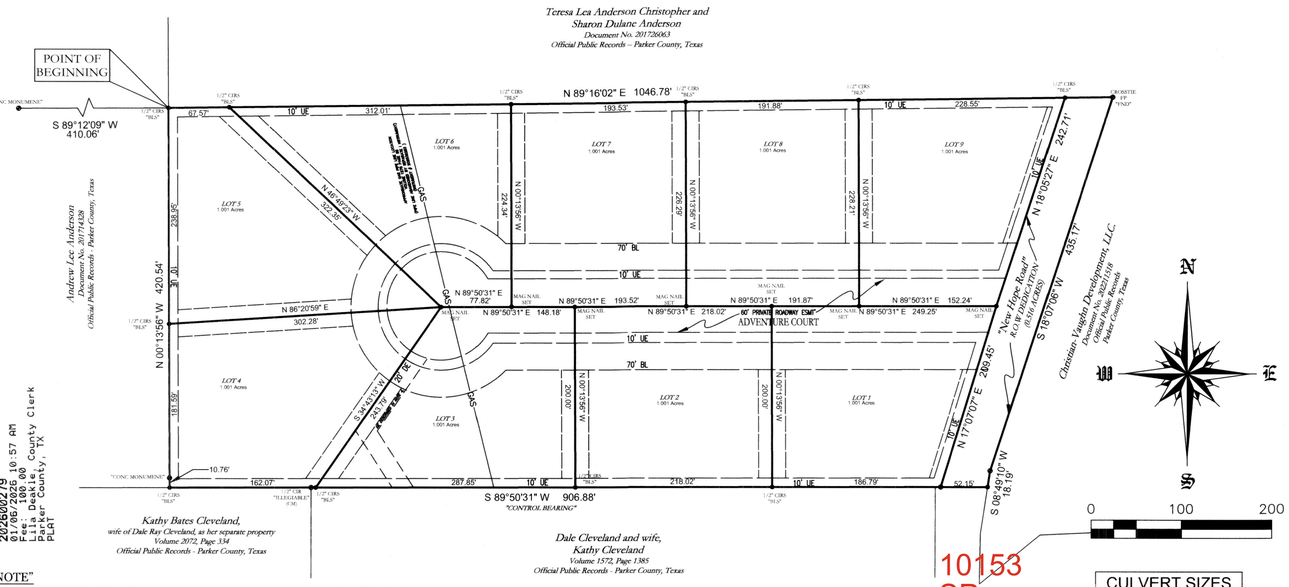
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lee Thurman *KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.*

GIVEN UNDER MY HAND AND SEAL ON THIS THE 15 *DAY OF* December, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Rebekka Roberts
My Commission Expires
8/21/2029
Notary ID 131048868

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
202600279
01/06/2026 10:57 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



10153
SP
M-5

20708.002.003.00

CULVERT SIZES	
LOT 1	18"
LOT 2	18"
LOT 3	18"
LOT 4	24"
LOT 5	24"
LOT 6	24"
LOT 7	18"
LOT 8	18"
LOT 9	18"

"SPECIAL NOTE"
1.) 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.
2.) PRIVATE ROADWAY NOTE- USAGE OF ALL LOT OWNERS SHARE THE PRIVATE ROADWAY. ALL MAINTENANCE OF THE ROAD WILL BE SHARED ON A PRORATA BASIS OF 1/9 THE COST OF REPAIRS PER LOT OWNED

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM No. 48367C0420E, EFFECTIVE 09/26/2008.
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.) HORIZONTAL DATUM: HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4202), U.S. SURVEY FEET.
ALL COORDINATES AND ELEVATIONS WERE OBTAINED USING RTK GNSS OR POST-PROCESSED GNSS METHODS AND ARE ACCURATE TO THE PROJECT-SPECIFIC TOLERANCES.
GEOID SEPARATIONS WERE DETERMINED USING NGS GEOID18, THE LATEST HYBRID GEOID MODEL, TO CONVERT ELLIPSOID HEIGHTS TO ORTHOMETRIC HEIGHTS (NAVD88).
3.) SURVEYOR'S 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.

CABINET G, SLIDE 228

CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JUNE, 2013.

Ricky L. Gentry 12-15-2025

RICKY L. GENTRY *DATE*
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5519

STATE OF TEXAS
REGISTERED
RICKY L. GENTRY
5519
PROFESSIONAL
LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF RENO, OF PARKER COUNTY, TEXAS, ON THIS THE 15th ***DAY OF*** December, 2025.

CITY OF RENO MAYOR

CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF RENO, OF PARKER COUNTY, TEXAS, ON THIS THE 3 ***DAY OF*** November, 2025.

PLANNING & ZONING CHAIRMAN

CITY SECRETARY

NOTES:

1. *CENTRALIZED MAIL COLLECTION BOXES SHALL BE LOCATED NEAR THE INTERSECTION OF NEW HOPE ROAD.*
2. *CULVERT SIZING SHOWN HEREIN DETERMINED BY THIRD PARTIES.*
3. *SIDE BUILDING LINES TO BE 15' FROM PROPERTY LINE*
4. *THE DRAINAGE EASEMENTS (D.E.) SHOWN HEREON ARE PLOTTED BASED ON THE ENGINEERING CONSTRUCTION PLANS PREPARED BY TRIPLE Z ENGINEERING, LLC, JOB NO. 01225, TITLED 'DRIVEWAY CULVERT LAYOUT', SEALED BY JARROD NICHOLAS REYNOLDS, P.E., DATED 12/5/2025. THESE EASEMENTS ARE DEDICATED HEREIN."*

FINAL PLAT OF

LOTS 1 - 9, BLOCK 1, ARBOR VISTA, PHASE 2
AN ADDITION TO THE ETJ OF THE CITY OF RENO,
BEING 9.525 ACRES OUT OF THE H. HORTON SURVEY,
ABSTRACT NO. 708,
PARKER COUNTY, TEXAS

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

SURVEYOR
Ricky L. Gentry, RPLS
State of Texas License No. 5519
3970 Sandshell Drive
Fort Worth, Texas 76137
Phone (817)961-0082

SURVEY DATE: 8/21/2025

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
● = FOUND
○ = IRON ROD SET
IRF = IRON ROD FOUND
= DIRECTION OF FLOW

SCALE: 1" = 100'
DRAWN BY: SB
JOB # AV2-0-00
BLS JOB #

BARROW LAND SURVEYING
Platting / Planning / Residential / Commercial
3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700