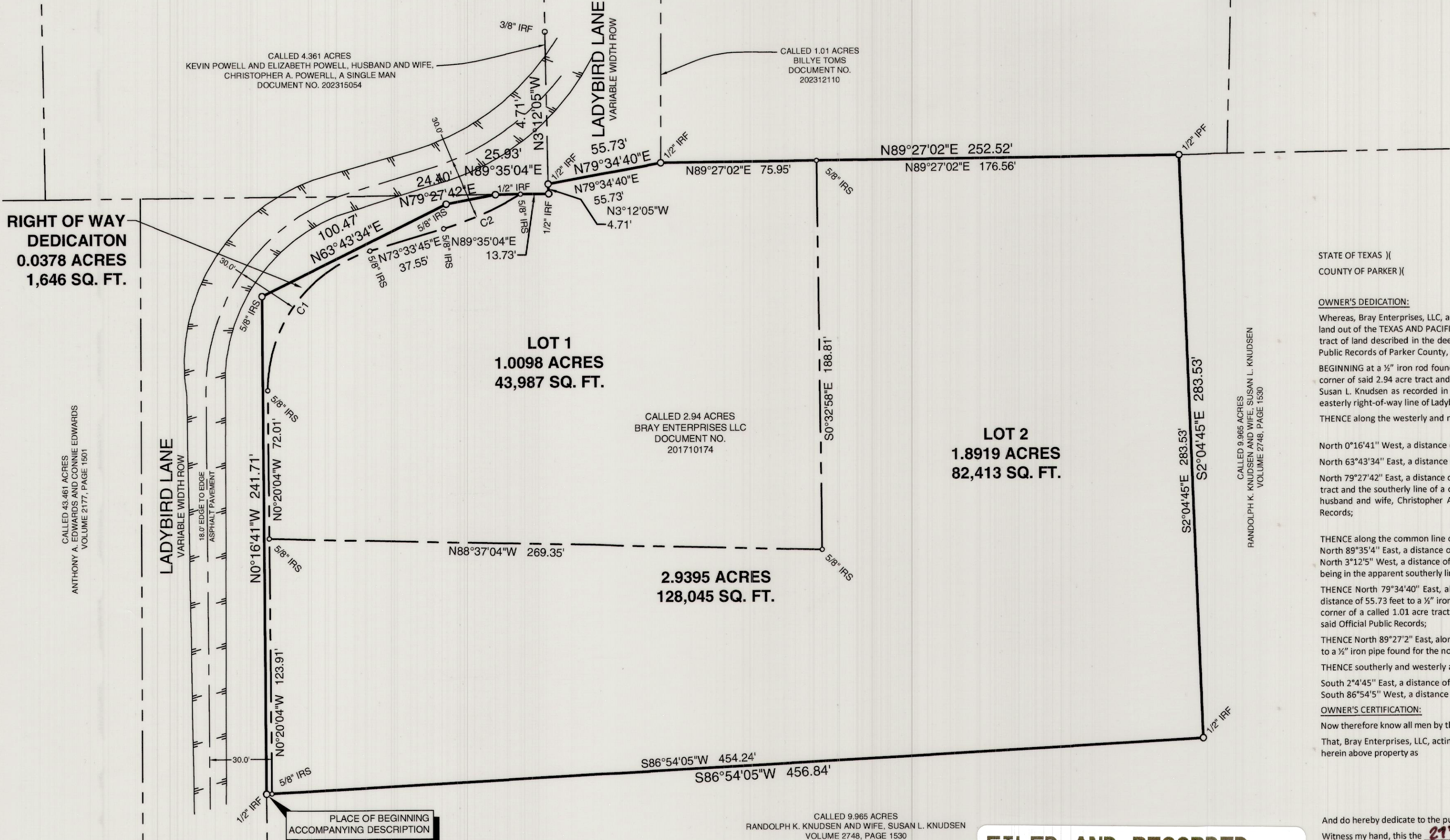
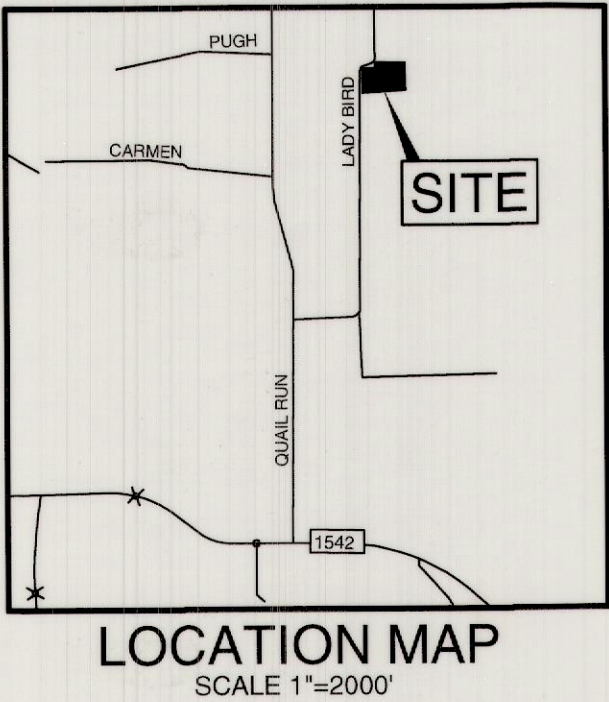




STATE OF TEXAS ()
COUNTY OF PARKER ()

OWNER'S DEDICATION:
Whereas, Bray Enterprises, LLC, acting by and through James Russell, manager, authorized to so act is the owner of a tract land out of the TEXAS AND PACIFIC RAILROAD COMPANY SURVEY 13, Abstract No. 1522 and being all of the called 2.94 acre tract of land described in the deed to Bray Enterprises, LLC as recorded in Document No. 201710174 of the of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found (whose Northing is 7032280.27 and whose Easting is 2252149.90) for the common west corner of said 2.94 acre tract and a called 9.965 acre tract of land described in the deed to Randolph K. Knudsen and wife, Susan L. Knudsen as recorded in Volume 2748, Page 1530 of the Deed Records of Parker County, Texas and being in the easterly right-of-way line of Ladybird Lane as fenced;
THENCE along the westerly and northerly line of said 2.94 acre tract and said Ladybird Lane the following:

North 0°16'41" West, a distance of 241.71 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
North 63°43'34" East, a distance of 100.47 feet to capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";
North 79°27'42" East, a distance of 24.40 feet to a 1/2" iron rod found for an angle point in the northerly line of said 2.94 acre tract and the southerly line of a called 4.361 acre tract of land described in the deed to Kevin Powell and Elizabeth Powell, husband and wife, Christopher A. Powell a single man as recorded in Document No. 202315054 of said Official Public Records;

THENCE along the common line of said 2.94 acre tract and said 4.631 acre tract the following:
North 89°35'4" East, a distance of 25.93 feet to a 1/2" iron rod found;
North 3°12'5" West, a distance of 4.71 feet to a 1/2" iron rod found at and angle point in said north line of 2.94 acre tract and being in the apparent southerly line of Ladybird Lane;
THENCE North 79°34'40" East, along the northerly line of said 2.94 acre tract and said southerly line of Ladybird Lane, a distance of 55.73 feet to a 1/2" iron rod found for an angle point in the northerly line of said 2.94 acre tract and the southwest corner of a called 1.01 acre tract of land described in the deed to Billy Toms as recorded in Document No. 202312110 of said Official Public Records;
THENCE North 89°27'2" East, along the common line of said 2.94 acre tract and said 1.01 acre tract, a distance of 252.52 feet to a 1/2" iron pipe found for the northeast corner of said 2.94 acre tract and a northwest corner of said 9.965 acre tract;
THENCE southerly and westerly along the common line of said 2.94 acre tract and said 9.965 acre tract the following:
South 2°4'45" East, a distance of 283.53 feet to a 1/2" iron rod found
South 86°54'5" West, a distance of 456.84 feet to the POINT OF BEGINNING and containing 2.9395 acres.

OWNER'S CERTIFICATION:
Now therefore know all men by these presents:
That, Bray Enterprises, LLC, acting by and through James Russell, manager, do hereby adopt this replat designating there herein above property as

**LOTS 1 and 2
BRAY ADDITION**

And do hereby dedicate to the public's use the easements as shown hereon.
Witness my hand, this 27th day of March, 2025.
BY: Bray Enterprises, LLC

James Russell
Manager
STATE OF TEXAS ()
COUNTY OF PARKER ()

**10702
CRE
SP
N-6**

Before me, the undersigned authority on this day personally appeared James Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal on this 27th day of March, 2025.

Elena Sells
Notary Public, Texas



**FINAL PLAT
Lots 1 and 2
BRAY ADDITION,**
an addition to the City of Reno, Parker County Texas
being a a part of the TEXAS AND PACIFIC RAILROAD
COMPANY SURVEY 13, Abstract No. 1522

2.9395 acres
March, 2025

OWNER/DEVELOPER:
BRAY ENTERPRISES, LLC
JAMES RUSSELL
1171 LADYBIRD LANE
AZLE TX 76020

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435

LOT SUMMARY:
TOTAL LOT = 2
TOTAL AREA = 2.9395 ACRES
MINIMUM LOT SIZE = 1.0098 ACRES
MAXIMUM LOT SIZE = 1.8919 ACRES

- 1.) THE EXISTING UTILITIES SERVING EACH LOT SHALL HAVE AN EASEMENT FOR REPLACEMENT OR REPAIR.
- 2.) THE UNDERSIGNED HEREBY STATES THAT THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AND ALL CORNERS ARE MARKED AS SHOWN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 48367C0200E EFFECTIVE DATE SEPTEMBER 26, 2008, IT APPEARS THAT NO PART THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AND ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE REFERENCE TO THE SPECIAL FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- 3.) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.
- 4.) UNLESS NOTED OTHERWISE 5/8" IRON ROD MARKED "AWARD SUR RPLS 5606" SET AT EACH PROPERTY CORNER.
- 5.) THE PURPOSE OF THE PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE UN-PLATTED LOT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202509007
04/07/2025 02:37 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CITY PLAN COMMISSION
CITY OF RENO, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 2/24/2025

BY: [Signature]
CHAIRMAN

BY: [Signature]
SECRETARY

CITY OF RENO
CITY COUNCIL

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 3/10/2025

BY: [Signature]
MAYOR

BY: [Signature]
SECRETARY

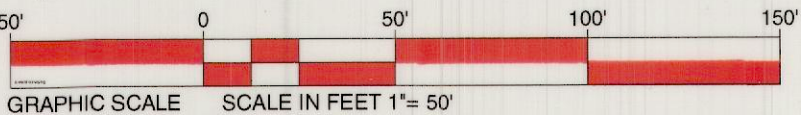


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City of Reno, Parker Texas.

[Signature]
James Paul Ward
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
Registered Professional Land Surveyor #5606



A-WARD PROJECT NO: 2025-1032 (805) LADYBIRD LN_PLAT

G088