

Notes:  
According to the Flood Hazard Boundary Map for the Town of Reno, Parker County, Texas, Community Panel No. 480969 03, Dated November 5, 1976, this tract is not in the 100 year flood zone

Owner:  
Mary Ann Austin Bailey  
Lloyd L. Bailey  
940 Old Reno Road  
Azle, TX 76082

WILLIAM AUSTIN  
KING AND LOU  
ANN KING DEBREE  
IN VOL. 187, P. 71,  
580, R.R.P.C.T.

Doc# 631745  
Book 2519 Page 828

Doc# 631745 Fee: \$65.00  
3/14/2007 recorded in Official Records of  
PARKER COUNTY, TEXAS

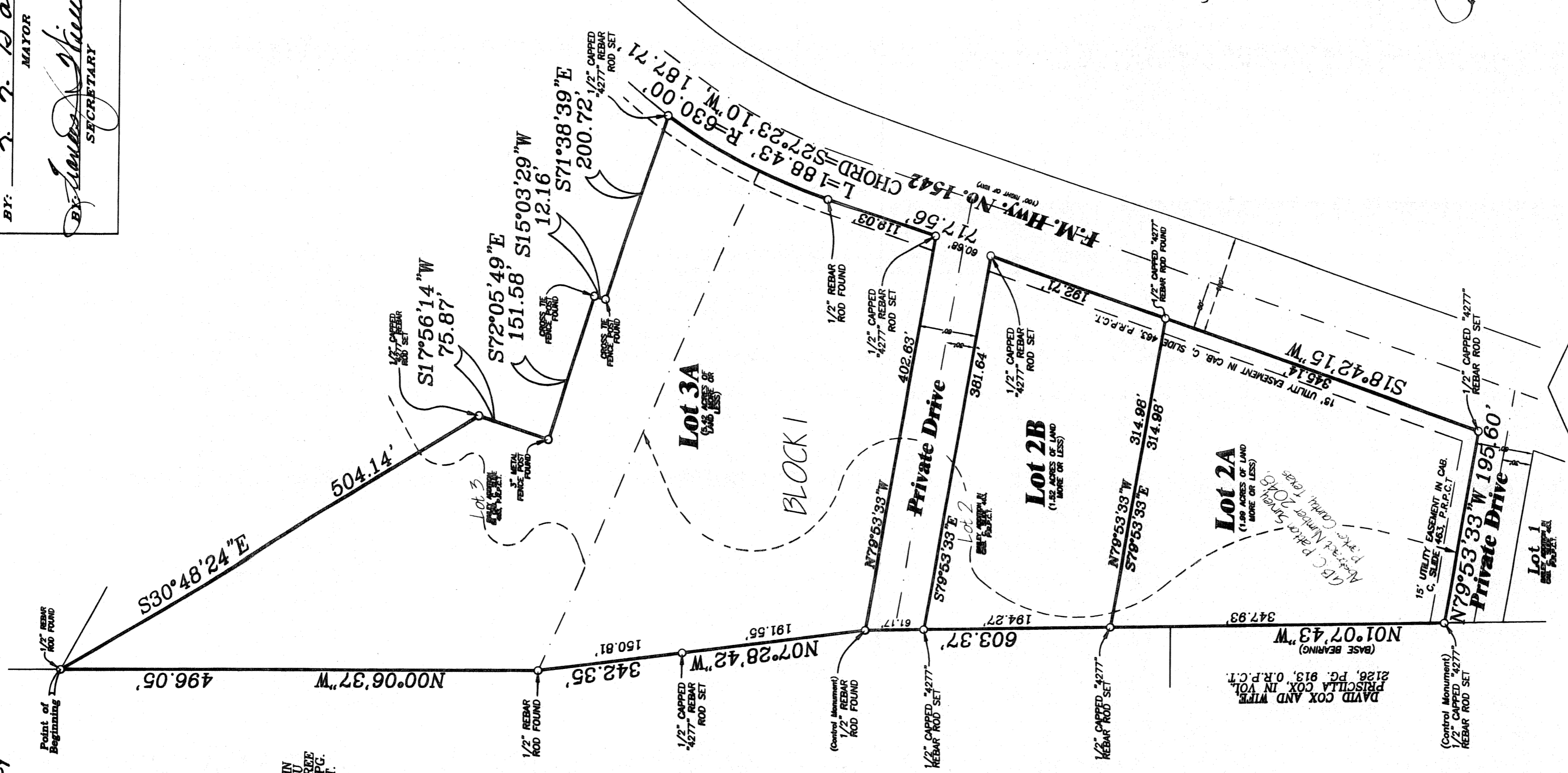
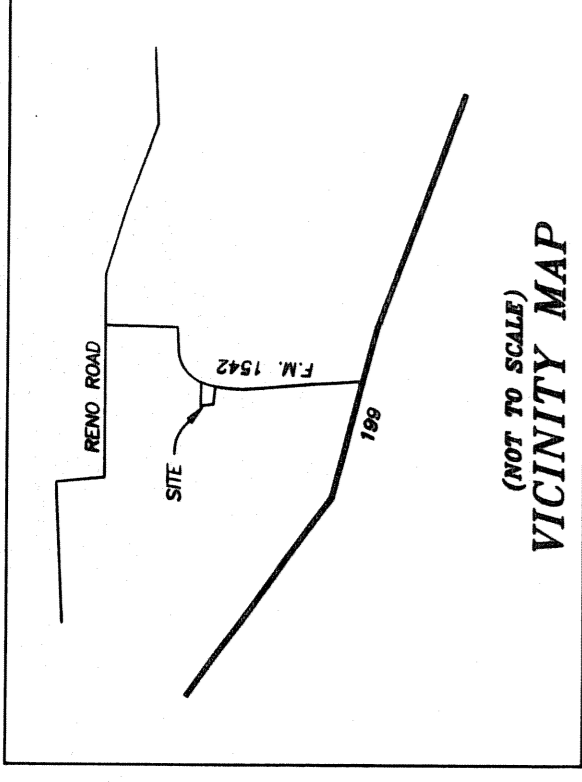
C-539

CITY OF RENO  
CITY COUNCIL

PLAT APPROVED DATE March 12, 2007

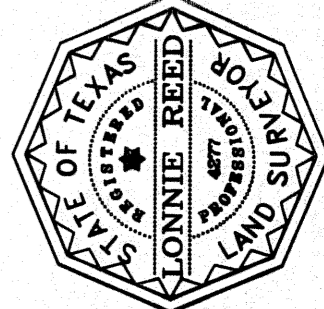
BY: L. L. Bailey  
MAYOR

Ruth Sheila McKinney  
SECRETARY



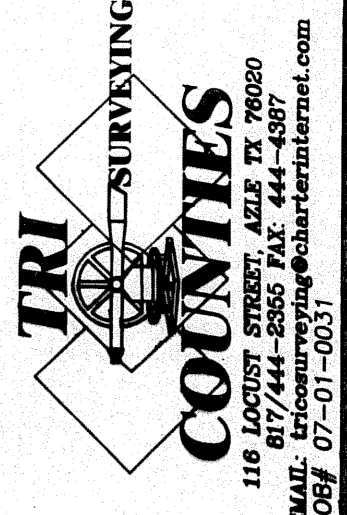
NORTH  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

TEXAS ONE CALL SYSTEM  
CALL BEFORE YOU DIG  
UNLESS YOU KNOW HOW TO LOCATE  
UTILITIES  
1-800-245-4545  
CALL 48 HOURS BEFORE YOU DIG, OR EARLIER.



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

Lonnie Reed  
LONNIE REED  
R.P.L.S. No. 4277



116 LOCUST STREET, AZLE TX 76020  
617/444-2365 FAX: 444-4387  
EMAIL: [triconsurveying@charterinternet.com](mailto:triconsurveying@charterinternet.com)  
JOB# 07-01-0031

03-06-07 THIS PLAT FILED FOR RECORD IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF PARKER

Whereas We, Mary Ann Austin Bailey and Loyd L. Bailey, being the sole owners of a tract of land situated in the G.B.C. Patton Survey, Abstract Number 2048, Parker County, Texas, being all of Lot 2 and a portion Lot 3, Block 1, Bailey Addition, an Addition to the City of Reno, Parker County, Texas, recorded in Cabinet C, Slide 463, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found (Control Monument) for the northwest corner of Lot 3 and in the east line of a tract of land described in deed to William Austin King and Lou Ann King DeBree recorded in Volume 1876, Page 580, Deed Records, Parker County, Texas;

Thence the following calls:

S.30°48'24"E, 504.14 feet to a 1/2" capped "4277" rebar rod set;  
S.17°56'14"W, 75.87 feet to a 3" metal fence post found;  
S.72°05'49"E, 151.58 feet to a cross-tie fence post found;  
S.15°03'29"W, 12.16 feet to a cross-tie fence post found;  
S.71°38'39"E, 200.72 feet to a 1/2" capped "4277" rebar rod set in the northwest line of F.M. Highway No. 1542 same being the southeast line of Lot 3;

Thence 188.43 feet along the northwest line of F.M. Highway No. 1542 same being the southeast line of Lot 3 and 2 being in a curve concave to the northwest whose radius is 630.00 feet and chord is S.27°23'10"W, 187.71 feet to a 1/2" rebar rod found;

Thence S.18°42'15"W, 717.56 feet continuing along the northwest line of F.M. Highway No. 1542 same being the southeast line of Lot 2 to a 1/2" capped "4277" rebar rod set in the north line of a private drive for the southeast corner of Lot 2;

Thence N.79°53'33"W, 196.60 feet along the north line of a private drive, same being the south line of Lot 2 to a 1/2" capped "4277" rebar rod set (Control Monument) for the southwest corner of Lot 2 and in the east line of a tract of land described in deed to David Cox and Wife, Priscilla Cox recorded in Volume 2126, Page 913, Original Records, Parker County, Texas;

Thence N.01°07'43"W (Base Bearing), 603.37 feet along the west line of Lot 2 same being the east line of said Cox Tract and a tract of land described in deed to William Austin King and Lou Ann King DeBree recorded in Volume 1878, Page 580, Real Records, Parker County, Texas to a 1/2" rebar rod found (Control Monument);

Thence N.07°28'42"W, 342.95 feet along the common line between Lot 2 and the King Tract to a 1/2" rebar rod found for the northwest corner of Lot 2 same being the southwest corner of Lot 3;

Thence N.00°06'37"W, 496.05 feet along the common line between Lot 3 and the King Tract to the point of beginning and containing 9.46 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We, Mary Ann Austin Bailey and Loyd L. Bailey, do hereby adopt this plat designating the herein described real property as Lot 2A, 2B, 2C, 2D and 3A, Block 1, Bailey Addition, an addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Parker County, Texas, the 13th day of MARCH, 2007.

Mary Ann Austin Bailey  
Mary Ann Austin Bailey

Lloyd L. Bailey  
Lloyd L. Bailey

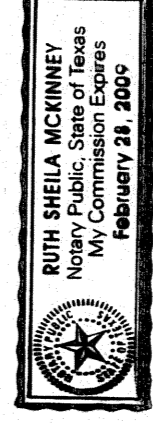
STATE OF TEXAS  
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mary Ann Austin Bailey and Loyd L. Bailey, 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 13th day of March, 2007.

Ruth Sheila McKinney  
Notary Public

My Commission Expires 02/28/2009



ACCT. NO.: 10326

SCH. DIST.: SP

CITY: RE

MAP NO.: NA-1

FINAL PLAT OF  
LOT 2A, 2B, AND 3A, BLOCK 1,  
**Bailey Addition,**

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, BEING A REPLAT OF LOT 2 AND A PORTION OF LOT 3, BLOCK 1, BAILEY ADDITION, AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 463, PLAT RECORDS, PARKER COUNTY, TEXAS, CONTAINING 9.46 ACRES OF LAND MORE OR LESS.