

OWNER'S CERTIFICATE & DEDICATION:
STATE OF TEXAS
COUNTY OF TARRANT

Being an 11.676 acre tract of land out of the Hugh Nelson Survey Abstract Patent no. 92, Volume 31, Abstract No. 1003, Parker County, Texas and being the same tract of land described in deed to Elizabeth Reyes Ponce Espinosa, a single person, as recorded in Instrument No. 202411907, Official Public Records Parker County, Texas, (O.P.R.P.C.T.) and being more particularly described by meets and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the Southwest corner of said Espinosa tract and the Northwest corner of a tract of land as described in deed to Pedro Jesus Elizanido Satos a married man and Adrian Saucillo a married man recorded in Instrument No. 201823379, O.P.R.P.C.T. and being on the East Right of Way of Harris Road, having a variable width right of way:

Thence North 01 Degrees 30 Minutes 15 Seconds West (N01°29'22"W) along the West line of said Espinosa tract and along the East Right of Way of said Harris Road a distance of 92.12 feet (92.00') to a 5/8 inch Iron Rod set with blue cap stamped "TND Geomatics" for the Northwest corner of said Espinosa tract also being the Southwest corner of a tract of land described in deed to Kia N. Fedinec recorded in Instrument No. 201727292, O.P.R.P.C.T.:

Thence South 88 Degrees 09 Minutes 53 Seconds East (S88°07'28"E) along the North line of said Espinosa tract and the South line of said Fedinec tract a distance of 296.07 feet (296.01') to a 3 inch fence post found for corner, being the inner EL of said Espinosa tract and the Southeast corner of said Fedinec tract:

Thence North 01 Degrees 47 Minutes 25 Seconds East (N01°47'56"E) along a West line of said Espinosa tract and the East line of said Fedinec tract a distance of 294.02 feet (294.23') to a 1/2 inch Iron Rod found for corner, being the outer EL corner of said Espinosa tract and being the Northeast corner of said Fedinec tract and being in the South line of a tract of land describe in deed to Glenn Alan Wade and Charissa Joy Wade recorded in Volume 2190, Page 844, O.P.R.P.C.T.:

Thence North 87 Degrees 30 Minutes 19 Seconds East along a North line of said Espinosa tract and the south line of said Wade tract a distance of 153.40 feet to a 5/8 inch Iron Rod set with blue cap stamped "TND Geomatics" for corner, being the inner EL corner of said Espinosa tract and the Southeast corner of said Wade tract:

Thence North 00 Degrees 29 Minutes 18 Seconds East (N00°27'18"E) along a West line of said Espinosa tract and the East line of said Wade tract, passing the Northeast corner of said Wade tract for a total distance of 193.76 feet (193.94') to 5/8 inch Iron Rod set with blue cap stamped "TND Geomatics" for the most Northwesterly corner of said Espinosa tract and being in the East line of a tract of land described in deed to Mary Ann Austin a single person recorded in Volume 2046, Page 710, O.P.R.P.C.T., also being the Southwest corner of a tract of land described in deed to Dwayne S. and Jean Harris recorded in Volume 1532, Page 1318, Deed Records Parker County, Texas:

Thence North 86 Degrees 28 Minutes 54 Seconds East (N86°45'08"E) along the North line of said Espinosa tract and being the South line of said Harris tract a distance of 354.31 feet to a 5/8 inch Iron Rod set with blue cap stamped "TND Geomatics" for corner:

Thence North 86 Degrees 06 Minutes 39 Seconds East (N86°05'07" E) along the North line of said Espinosa tract and the South line of said Harris tract a distance of 613.82 feet (613.87") to a 3 inch steel fence post for corner being the Southwest corner of said Harris tract and in the West line of a tract of land described in deed to the City of Springtown recorded in Volume 1792, Page 539, O.P.R.P.C.T., from which a 1/2 inch Iron Rod found bears N 00°21'14"E 38.55':

Thence South 00 Degrees 21 Minutes 53 Seconds East (S00°22'04"E) along the East line of said Espinosa tract and the West line of said City of Springtown tract a distance of 505.73 feet (506.08') to a 5/8 inch Iron Rod found with cap stamped "AWARD SURV RPLS S606" for the Southeast corner of said Espinosa tract and being the Northeast corner of a tract of land described in deed to Connie J. Stephens recorded in Volume 1888, Page 1452, O.P.R.P.C.T.:

Thence South 84 Degrees 27 Minutes 40 Seconds West (S84°28'11"W) along the South line of said Espinosa tract and the North line of said Stephens tract a distance of 290.09 feet passing a 5/8 inch Iron Rod found for the Northwest corner of said Stephens tract and the Northeast corner of said Santos tract and continuing for a total distance of 1301.53 feet (1301.64') to the point of beginning and containing 11.676 acres and 508,602 square feet of land.

FLOOD STATEMENT

The property described hereon is not within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48367C0200E present effective date of map September 26, 2008, herein property situated within Zone X (unshaded).

GENERAL NOTES

- 1.) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (NAD83, grid).
- 2.) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/title company listed hereon. TND Geomatics makes no representation as to the accuracy or completeness of such items and has made no attempts to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
- 3.) Before starting any construction, call digtess to locate any possible underground lines. "Call 811 before you dig, its the law."
- 4.) This property may be subject to charges related to impact fees, and the applicant should contact the city regarding any applicable fees due.
- 5.) Selling off a portion of this addition by metes and bounds description without a replat being approved by the city is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 6.) The purpose of this plat is to create 9 residential lots from 1 Tract.
- 7.) Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- 8.) Existing or future minimum set-backs established by city ordinance shall take precedence over building lines indicated on this plat.
- 9.) Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at the building permit issuance via parkway permit.
- 10.) Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks, and drainage inlets may be required at the building permit issuance via parkway permit.
- 11.) Site is zoned Single Family (SF-1).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELIZABETH REYES PONCE ESPINOSA a single person, does hereby adopt this plat designating the above described property as the Espinosa Addition, Lot X and Lots 1-9, an addition to the City of Reno, Parker County, Texas, and does hereby dedicate to the public's use the streets and easements shown.

IN WITNESS THEREFORE, I have hereunto set my hand this the 15 day of January, 2025.

ELIZABETH REYES PONCE ESPINOSA

By:

Elizabeth Reyes Ponce Espinosa
Elizabeth Reyes Ponce Espinosa

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally ELIZABETH REYES PONCE ESPINOSA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the 15 day of January, 2025.

Lila Deakle
Notary Public in and for the State of Texas



APPROVED by the City of Reno City Council on this 20 day of January, 2025.

Hector Bas, Mayor

ATTEST:
Rebekka Roberts, City Secretary

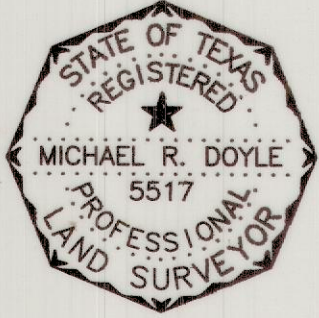
APPROVED by the Planning & Zoning Commission of the City of Reno on this 23 day of December, 2024

Chairman
Planning & Zoning Commission

12131
CRE
SP
N-6

21003.001.000.50

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.32'	50.00'	84°00'54"	N42°27'44"E	66.92'
C2	119.45'	80.00'	85°32'57"	S43°18'44"W	108.66'
C3	24.28'	80.00'	17°23'23"	N82°47'12"W	24.19'
C4	102.94'	80.00'	73°43'26"	N37°13'47"W	95.98'
C5	118.46'	80.00'	84°50'15"	S42°03'03"W	107.93'
C6	74.03'	50.00'	84°50'15"	N42°03'03"E	67.45'
C7	83.76'	50.00'	95°59'07"	N47°32'15"W	74.31'
C8	74.55'	50.00'	85°25'21"	N43°16'15"E	67.83'
C9	14.70'	50.00'	16°51'00"	S82°31'01"E	14.65'
C10	64.24'	50.00'	73°36'40"	S37°17'08"E	59.91'



I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. 1-2-2025.

Michael R. Doyle
Registered Prof. Land Surveyor
Texas Registration No. 5517

1-15-25

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202505595
03/04/2025 02:21 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER:
ELIZABETH REYES PONCE ESPINOSA
Contact: ELIZABETH REYES PONCE ESPINOSA
Phone: (817)-902-6023

FINAL PLAT

ESPINOSA ADDITION
LOT X & LOTS 1-9

11.676 Acres / 508,586 Sq.Ft.
Hugh Nelson Survey, Abstract No. 1003
an addition to the City of Reno
Parker County, Texas
January 2025

G-072

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM

6821 BAKER BLVD, STE. C
RICHLAND HILLS, TX
OFFICE: 817-616-3105
EMAIL: info@tndg.com
FIRM NO. 10194862

FIELD: D.C
TECH: B.A./S.A.
JOB NO. 25010005

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