

State of Texas
County of Parker

Whereas John Wesley Morrow and Kari Morrow, being the sole owners of a 35.000 acres tract situated in the C. GILDON SURVEY, ABSTRACT No. 523, and the Wm. SLOVER SURVEY, ABSTRACT No. 1246, Parker County, Texas, and being all of that certain tract described in instrument to Morrow, recorded in Clerk's File No. 202417022 (along with correction instrument recorded in Clerk's File No. 202420057), of the Real Property Records, Parker County, Texas, (R.P.R.P.C.T.), said 35.000 acre tract being more particularly described by metes and bounds as follows:

(Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet);

BEGINNING at a 48" post oak tree found in the southwesterly right-of-way of West Browder Circle, from the easterly southeast corner of that certain called 20 acre tract described in instrument to Clark M. Ashley, recorded in Volume 1691, Page 1465, R.P.R.P.C.T., being the northerly northeast corner of said Morrow tract, and the herein described tract;

THENCE S 51°13'19" E, 116.01 feet, with the southwest right-of-way of said West Browder Circle, the northeast line of said Morrow tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;

THENCE S 49°31'47" E, 230.48 feet, continuing with the southwest right-of-way of said West Browder Circle, the northeast line of said Morrow tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the most easterly corner of the herein described tract;

THENCE S 34°42'10" W, 238.25 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for corner;

THENCE along said Morrow tract, the following six (6) courses and distances:

- 1) S 13°02'28" W, 852.62 feet, to a 2" steel fence post found for the southeast corner of the herein described tract;
- 2) N 80°00'21" W, 414.73 feet, to a 2" steel fence post found for corner;
- 3) S 85°36'59" W, 784.09 feet, to a 2" steel fence post found for corner;
- 4) S 80°53'30" W, 417.09 feet, to a 2" steel fence post found for corner;
- 5) S 77°31'49" W, 122.73 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southwest corner of the herein described tract;
- 6) N 00°00'00" W, 679.41 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south westerly north line of said Morrow tract, being the south line of Lot 14, Block L of Meadow View Estates, plat of said subdivision recorded in Cabinet 8, Slide 779, of the Plat Records of Parker County, Texas, for the westerly northwest corner of the herein described tract, from which a 12" wood fence post found at the southwest corner of said Lot 14 bears N 89°53'08" W, 242.47 feet;

THENCE S 89°53'08" E, 477.94 feet, with the north line of said Morrow tract, to a 1/2" iron rod found for the southeast corner of said Lot 14, being the southwest corner of said 20 acre tract, and an angle corner of the herein described tract;

THENCE N 89°38'18" E, 706.93 feet, continuing with the north line of said Morrow tract, to a 2" steel fence post found for the southerly southeast corner of said 20 acre tract, being an interior corner of said Morrow tract and the herein described tract;

THENCE N 00°13'57" W, 643.04 feet, with the southerly east line of said 20 acre tract, the northerly west line of said Morrow tract, to a 4" steel fence post found for an interior corner of said 20 acre tract, being the northerly northwest corner of said Morrow tract and the herein described tract;

THENCE N 89°41'14" E, 601.91 feet, with the most northerly line of said 163.64 acre tract, the easterly south line of said 20 acre tract, to the POINT OF BEGINNING, and containing 35.000 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2404051-P
Field Date: March 3, 2025
Revised Date: March 6, 2025



Surveyor's Notes:

A) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

B) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.

according to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

F) C.I.R.S. = set 1/2" capped iron rod, stamped "Texas Surveying, Inc."

G) All corners are found 2" steel fence posts, unless otherwise noted.

H) The 3,202 Square Foot Shared Access Easement shown herein, at the entrance on West Browder Circle, is reserved for owners of Lots 2 and 3.

Now, Therefore, Know All Men By These Presents:

that John Wesley Morrow and Kari Morrow, do(es) hereby adopt this plat designating the herein above described property as Lots 1, 2 and 3, Morrow Acres, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno, Parker County, Texas.

Witness, my hand, this the 7th day of March, 2025.

By:

John Wesley Morrow
John Wesley Morrow (Owner)

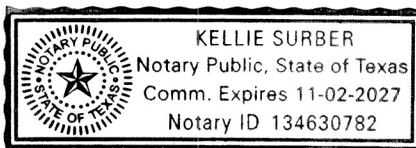
Kari Morrow
Kari Morrow (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Morrow known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 7th day of March, 2025.

Kellie Surber
Notary Public in and for the State of Texas



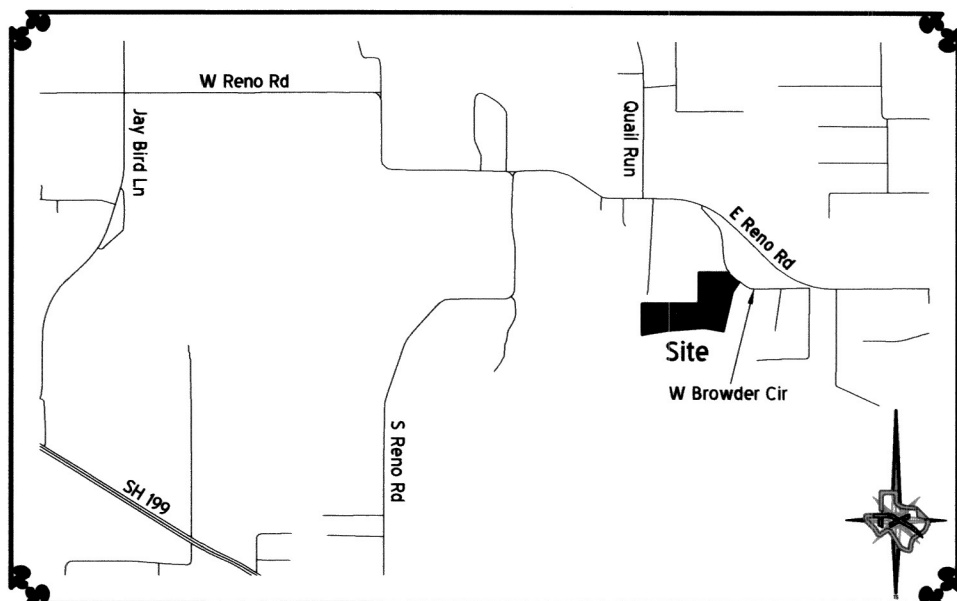
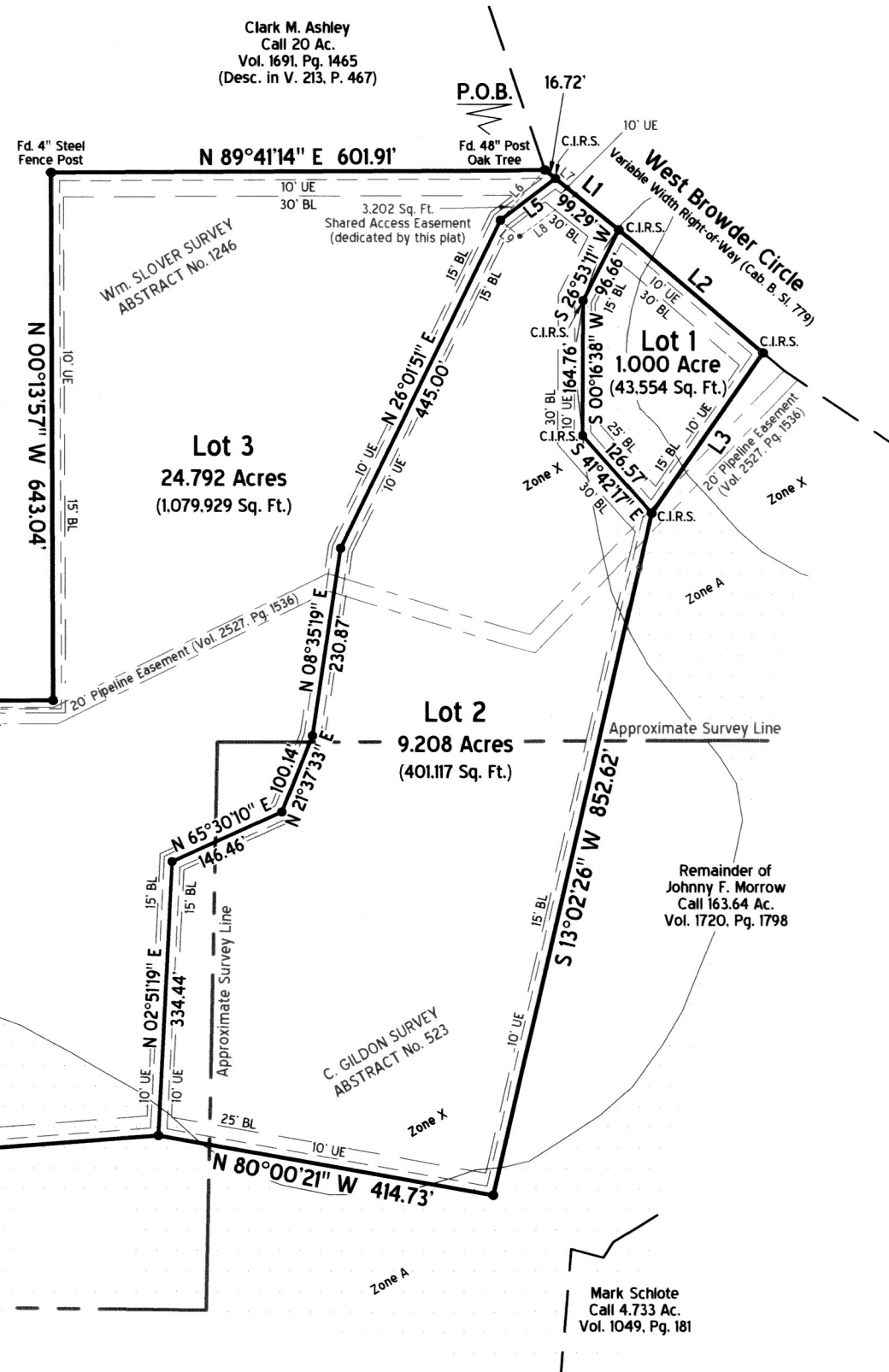
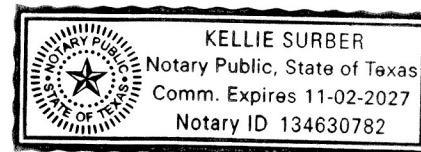
21246.001.000.00
21246.001.001.00
20523.002.002.00

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kari Morrow known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 7th day of March, 2025.

Kellie Surber
Notary Public in and for the State of Texas



Vicinity Map (1" = 4,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202507473
03/21/2025 03:34 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet 6 Slide 079

202507473 PLAT Total Pages: 1



Sheet 1 of 1

Arch C (18" x 24")

LINE	BEARING	DISTANCE
L1	S 51°13'19" E	116.01'
L2	S 49°31'47" E	230.48'
L3	S 34°42'10" W	238.25'
L4	S 77°31'49" W	122.73'
L5	N 53°07'53" E	83.88'
L6	N 41°38'51" E	81.36'
L7	S 51°13'19" E	47.69'
L8	S 53°07'53" W	84.33'
L9	N 50°25'08" W	30.86'

15299
SP
CRE
N-7

City of Reno Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.
- 2) Sanitary sewer is to be provided by private on-site septic facilities.
- 3) Water is to be provided by City of Reno.
- 4) All Building Lines (BL) (30' Front, 25' Rear & 15' Side) and Utility Easements (UE) (10' Front, Side & Rear) shown hereon are dedicated by this plat.

Planning & Zoning Commission City of Reno, Texas

Whereas the Planning & Zoning Commission of the City of Reno

approved on this the 24 day of February, 2025.

Chairman

Secretary

City Council City of Reno, Texas

Whereas the City Council of the City of Reno

approved on this the 10 day of March, 2025.

Mayor

Secretary

Final Plat Lots 1, 2 and 3 Morrow Acres

an addition to the City of Reno,
Parker County, Texas

Being a 35.000 acres tract situated in the C. GILDON
SURVEY, ABSTRACT No. 523, and the Wm. SLOVER
SURVEY, ABSTRACT No. 1246, Parker County, Texas

March 2025

TEXAS
SURVEYING &
ENGINEERING

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586