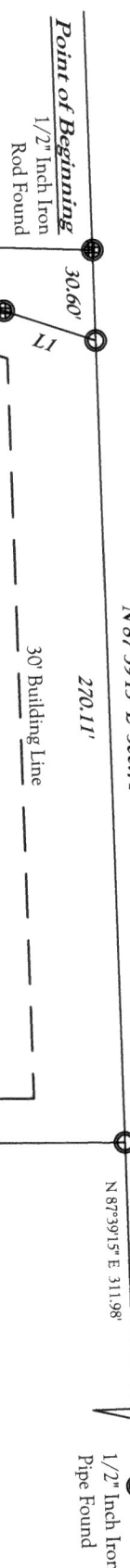


LINE	BEARING	DISTANCE
L1	N(S) 17°35'11" E(W)	32.56'



Miller Road
Variable Right of Way - Asphalt Roadway
(Record Bearing & Distance - N 87°55'00" E 300.87'
N 87°30'15" E 300.71'

Lot 1
1.078 Acres

Lot 1
1.078 Acres

N(S) 87°39'15" E(W) 288.05'

Lot 2
5.730 Acres

Tracts 1 & 2
Document No. 202146048
Official Public Records
Parker County, Texas

(Record Bearing & Distance - N 01°22'14" E 934.74'
N 01°04'03" E 934.74'

778.81'
15' Building Line

Called 6.81 Acres
Document No. 2019191781
Official Public Records
Parker County, Texas
Record Bearing & Distance - S 00°28'00" E 945.44'
S 00°46'34" E 945.03'

Lot 1, Doc's Legacy Estates
Plat Cabinet E, Slide 573
Official Plat Records
Parker County, Texas

21522.017.000.60
21522.017.000.50

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

05/28/2024 04:46 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER(S)

Justin Rene Parenteau, RPLS
State of Texas License No. 59550

140 Hackberry Pointe Drive
Weatherford, Texas 76087

justin@noctuamaps.com

VICINITY MAP
NOT TO SCALE

Old Reno Road

FM 1542

Quail Run

Ladybird Lane

E Reno Road

FM 1442

Harris Road

Miller Road

SITE

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE CITY OF RENO, OF PARKER COUNTY, TEXAS, ON THIS
THE 20 DAY OF May, 2024.

City of Reno Mayor
Michelle Lybush
City Secretary

THE STATE OF TEXAS
COUNTY OF PARKER

THE 6 DAY OF May, 2024.

PLANNING & ZONING CHAIRMAN

CITY SECRETARY

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1 PARTIN PASTURES
AN ADDITION TO THE CITY OF RENO,
PARKER COUNTY, TEXAS

BEING 6.808 ACRES OF LAND LOCATED IN THE T & P RR Co. SURVEY, A15122, PARKER COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT 20214648 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF MILLER ROAD AND AT THE NORTHEAST CORNER OF LOT 3, SNYDER SUBDIVISION AS RECORDED IN PLAT CABINET C, SLIDE 609, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTH LINE OF SAID MILLER ROAD, N 87°39'15" E, 300.71 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "P# 999" AT THE NORTHWEST CORNER OF A CALLED 6.81 ACRES TRACT OF LAND AS DESCRIBED IN DOCUMENT 201919781 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE EAST LINE OF SAID LOT 3, SANDER SUBDIVISION, N 01°04'03" E, 934.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,808 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, 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 *David P. Arkin*

OWNER - PRINTED

Michelle Partin
OWNER - SIGNATURE
Michelle Partin
OWNER - PRINTED

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN D. ALLEN who is the person whose NAME IS SUBMITTED TO THE PARKING INSTRUMENT, AND I KNOW THEREIN HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ON THIS 22 DAY OF FEBRUARY, 2024

THE STATE OF TEXAS)
COUNTY OF PARKER)

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 130741161

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 130741161

! HEREBY CERTIFY THAT ALL DIMENSIONS, CALTS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES, PROVISIONS OR VISIBLE, APPARENT EMBLEMMENTS EXCEPT AS SHOWN ON THE PLAT. ALL INSURANCE SHOWN HEREON IS BASED ON PUBLIC RECORD RESEARCH, AND BASED ON MY OWN FIELD SURVEY. THIS PLAT DOES NOT HAVE OTHER THAN THE COPIES SHOWN HEREON, WHICH WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE OTHER THAN THE COPIES SHOWN HEREON, THIS IS A COPY AND MAY HAVE BEEN ALTERED. I DO NOT HAVE ANY OTHER COPIES OF THE PLAT OTHER THAN THE COPIES SHOWN IN ORIGINAL, SEAL AND SIGNATURE. THIS IS MY OWN PERSONALITY FOR OWNERSHIP OF THE PLAT OTHER THAN THE COPIES SHOWN HEREON. THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

JUSTIN REINE FARENTEU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE NO. 5959
140 HACKBERRY POINT DRIVE
WEATHERFORD, TEXAS 76087
PHONE NO. 361.411.8888
JUSTIN@NOCTULAMAPS.COM

