

**PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.**

WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 2 day of October, 2023.

[Signature] Chairman
[Signature] Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 23 day of October, 2023.

[Signature] Mayor
[Signature] Secretary

OWNER'S DEDICATION

Whereas Rodney D. Thompson and Gayle H. Thompson, being the owners of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a tract of land situated in the A.J. ADAMS SURVEY, Abstract No. 28, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Rodney D. Thompson and Gayle H. Thompson, recorded in Clerks File No. 201301045, Real Records, Parker County, Texas and being more particularly described as follows:

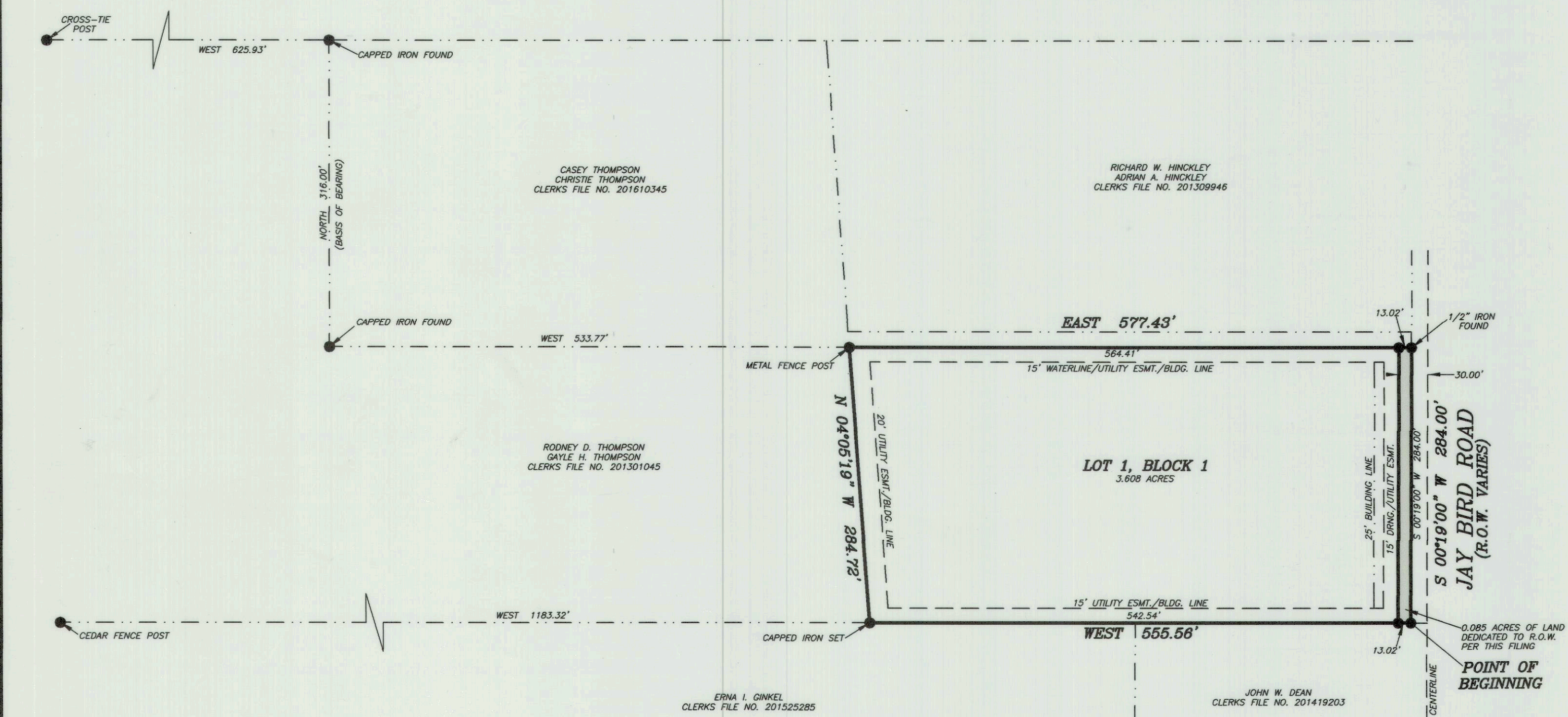
BEGINNING at the Southeast corner of said Clerks File No. 201301045 and in the North line of that certain tract of land described in deed to John W. Dean, recorded in Clerks File No. 201419203, Real Records, Parker County, Texas and being in Jay Bird Road, said point being by deed call, 1138.88 feet North of the Southeast corner of said Adams Survey;

thence West, with the South line of said Clerks File No. 201301045 and with the North line of said Clerks File No. 201419203, passing the Northwest corner of said Clerks File No. 201419203 and the Northeast corner of that certain tract of land described in deed to Erna I. Ginkel, recorded in Clerks File No. 201525285, Real Records, Parker County, Texas and continuing in all, 555.56 feet to a capped iron set;

thence N 04°05'19" W, 284.72 feet to a metal fence post in the South line of that certain tract of land described in deed to Casey Thompson and Christie Thompson, recorded in Clerks File No. 201610345, Real Records, Parker County, Texas;

thence East, with the South line of said Clerks File No. 201610345, 577.43 feet to a 1/2" iron found in the West line of said Jaybird Road;

thence S 00°19'00" W, with said Jaybird Road, 284.00 feet to the POINT OF BEGINNING and containing 3.693 acres of land.



NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Rodney D. Thompson and Gayle H. Thompson do hereby adopt this plat designating the hereinabove described property as.....

Lot 1, Block 1,
THOMPSON ESTATES
Parker County, Texas

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 2ND day of November, 2023.

[Signature: Gayle H. Thompson]
Gayle H. Thompson

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Gayle H. Thompson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2ND day of November 2023, 2023.

[Signature: Jennifer Rassi]
JENNIFER RASSI
My Notary ID # 133534549
Expires January 14, 2026

18372
SP
L-5

20028.003.000.00
20028.003.000.50

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

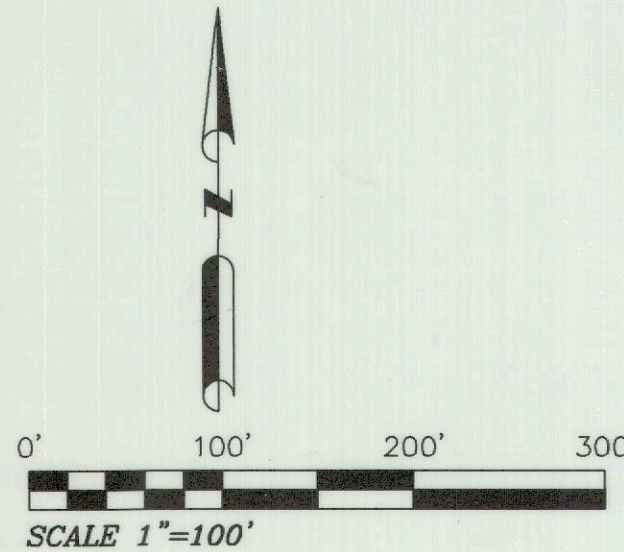
ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL CORNERS ARE CAPPED IRONS SET, UNLESS OTHERWISE NOTED.

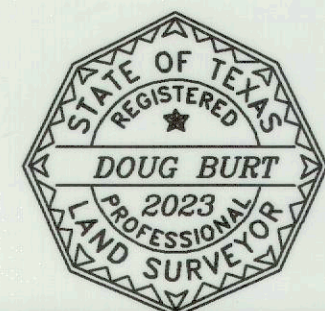
WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEMS.



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature: Doug Burt]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 01, 2023

OWNER/DEVELOPER

RODNEY D. THOMPSON
GAYLE H. THOMPSON
353 JAYBIRD ROAD
SPRINGTOWN, TEXAS 76082

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature: Lila Deakle]

202330052
11/20/2023 11:21 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F 612

Final Plat
Lot 1, Block 1
THOMPSON ESTATES,
3.693 acre tract of land situated in, Extra-Territorial Jurisdiction of the City of Reno, Parker County, Texas and being situated in the A.J. ADAMS SURVEY, Abstract No. 28, Parker County, Texas.