



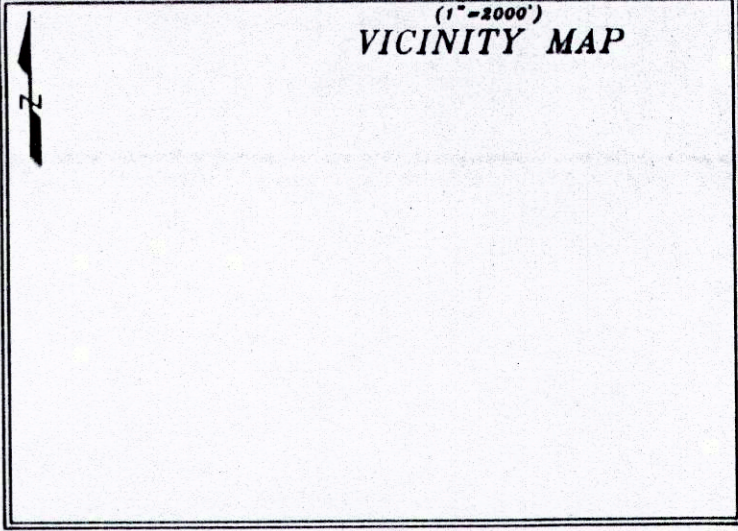
(IN FEET)
1 inch = 50 ft.

NOTES:
ALL PROPERTY CORNERS ARE 1/2" CAPPED
T.C.S. RPLS 4277" REBAR RODS SET UNLESS
OTHERWISE NOTED.
ERROR OF LINEAR CLOSURE= 1:290,004
2 LOTS

201418687 PLAT Total Pages: 1

LIENHOLDER (IF APPLICABLE):

UTILITY PROVIDERS:
ELECTRIC
TRI COUNTY ELECTRIC CO-OP
WATER
CITY OF RENO
TELEPHONE
VERIZON

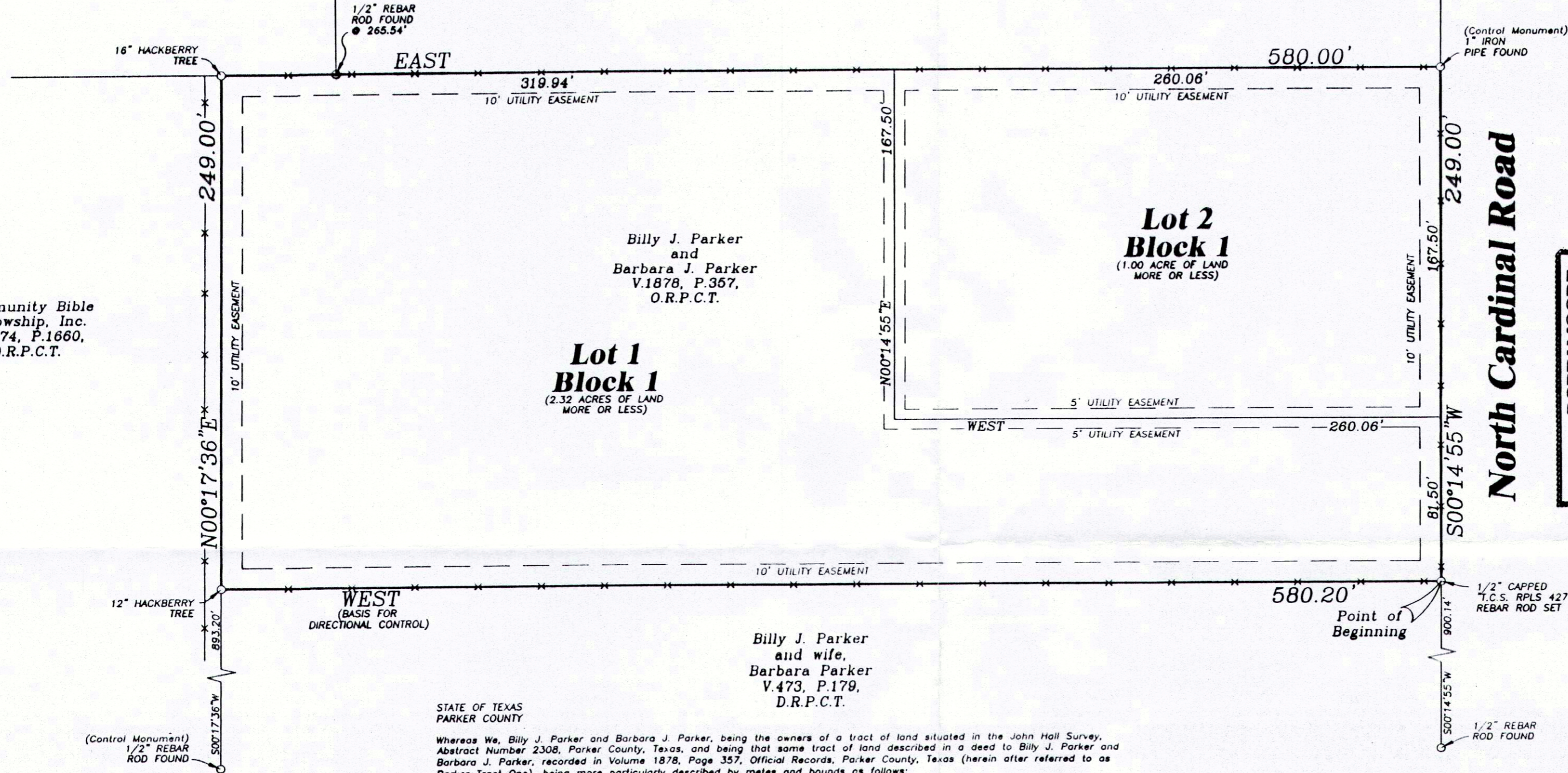


John Hall Survey,
Abstract # 2308,
Parker County, Texas

Billy J. Parker
V.1858, P.1764,
O.R.P.C.T.

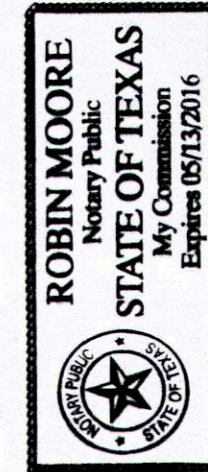
James D. Boddie
and wife,
Jean M. Boddie
V.1717, P.1043,
O.R.P.C.T.

Community Bible
Fellowship, Inc.
V.1474, P.1680,
O.R.P.C.T.



NOTES:
This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.

THE STATE OF TEXAS ||
COUNTY OF PARKER ||
I, Robin Moore, being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is/is not within 0 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except 0 miles from said Parker County, Texas.
Signature of Owner
Robin Moore
THE STATE OF TEXAS ||
COUNTY OF PARKER ||
Before me, the undersigned authority on this day personally appeared Robin Moore, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 17 day of September, 2013.
Notary Public in and for State of Texas



APPROVED BY THE
CITY COUNCIL OF RENO,
PARKER COUNTY, TEXAS
ON THIS THE 15th DAY
OF September 2014
Mayor
City Secretary

Note:
According to the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

STATE OF TEXAS
PARKER COUNTY
Whereas We, Billy J. Parker and Barbara J. Parker, being the owners of a tract of land situated in the John Hall Survey, Abstract Number 2308, Parker County, Texas, and being that same tract of land described in a deed to Billy J. Parker and Barbara J. Parker, recorded in Volume 1878, Page 357, Official Records, Parker County, Texas (herein after referred to as Parker Tract One), being more particularly described by metes and bounds as follows:
Beginning at a 1/2" capped T.C.S. RPLS 4277" rebar rod set in the west line of North Cardinal Road, for the southeast corner of said Parker Tract One, same being the northeast corner of a tract of land described in a deed to Billy J. Parker and wife, Barbara Parker (herein after referred to as Parker Tract Two), and from which a 1/2" rebar rod found bears S00°14'55"W., 900.14 feet;
Thence WEST, (BASIS FOR DIRECTIONAL CONTROL), 580.20 feet along the common line of said Parker Tracts One and Two, to a 12" Hackberry Tree for the southwest corner of said Parker Tract One, same being the northwest corner of said Parker Tract Two, and being in the east line of a tract of land described in a deed to Community Bible Fellowship, Inc., recorded in Volume 1474, Page 1680, Official Records, Parker County, Texas, and from which a 1/2" rebar rod found (Control Monument) bears S00°17'36"W., 893.20 feet;
Thence N00°17'36"E., 249.00 feet along the common line of said Parker Tract One and said Community Bible Fellowship Tract to a 16" Hackberry Tree for the northwest corner of said Parker Tract One, same being the northeast corner of said Community Bible Fellowship Tract, and being in the south line of a tract of land described in a deed to Billy J. Parker, recorded in Volume 1658, Page 1764, Official Records, Parker County, Texas;
Thence EAST., at 54.40 feet passing a 1/2" rebar rod found for the southeast corner of said Billy Parker Tract, same being the southwest corner of a tract of land described in a deed to James D. Boddie and wife, Jean M. Boddie, recorded in Volume 1717, Page 1043, Official Records, Parker County, Texas, in all, 580.00 feet along the common line of said Parker Tract One, said Billy Parker Tract, and said Boddie Tract to a 1" iron pipe found (Control Monument) in the west line of said North Cardinal Road for the northeast corner of said Parker Tract One;
Thence S00°14'55"W., 249.00 feet along the west line of said North Cardinal Road to the point of beginning and containing 3.32 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That We, Billy J. Parker and Barbara J. Parker, do hereby adopt this plat designating the herein described real property as Lots 1 and 2, Block 1, B Parker 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 17 day of September, 2014.
Billy J. Parker Barbara J. Parker
Billy J. Parker Barbara J. Parker

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Billy J. Parker and Barbara J. Parker, known to me to be the entities 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 17 day of September, 2014.
Cynthia Hicks
Notary Public My Commission Expires July 02, 2016



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201418687
09/17/2014 02:50 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 10324
SCH. DIST.: SP
CITY: RE
MAP NO.: N-6

FINAL PLAT SHOWING LOTS 1 AND 2, BLOCK 1 B Parker Addition

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, AND BEING 3.32 ACRES OF LAND SITUATED IN THE JOHN HALL SURVEY, ABSTRACT NUMBER 2308, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED TO BILLY J. PARKER AND BARBARA J. PARKER, RECORDED IN VOLUME 1878, PAGE 357, OFFICIAL RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 358, DATE _____

TRI
SURVEYING
COUNTIES
116 LOCUST STREET, AZLE TX 76020
817/444-2355 FAX: 444-4387
tricosurveying@charterinternet.com
FIRM REGISTRATION: 100577-00
JOB# 14060101

STATE OF TEXAS
NOTARY PUBLIC
LONNIE REED
4277
PROFESSIONAL
LAND SURVEYOR

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
08-19-2014