

BASIS OF BEARING PER CLERKS FILE NO. 201822215, R.R.P.C.T.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

201930498 PLAT Total Pages: 1

OWNER'S DEDICATION
 Whereas New Wind Properties Acts 2:2, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a 14.65 acre tract of land situated in the M.E.P. & P. R.R. CO. SURVEY, Abstract No. 942, Parker County, Texas, said tract being the same tract of land described in deed to New Wind Properties Acts 2:2, LLC, recorded in Clerks File No. 201822215, Real Records, Parker County, Texas and being more particularly described as follows:
 BEGINNING at a capped iron found at the Southeast corner of said Clerks File No. 201822215 and the Northeast corner of that certain tract of land described in deed to Howard Lee Box, recorded in Volume 417, Page 25, D.R.P.C.T. and being in the West line of that certain tract of land described in deed to John Dobbs, recorded in Volume 660, Page 141, D.R.P.C.T.;

THENCE S 82°52'24" W, with the common line of said Clerks File No. 201822215 and said Volume 417, Page 25, 904.27 feet to a 1/2" iron found at the Southwest corner of said Clerks File No. 201822215 and for the Southeast corner of that certain tract of land described in deed to Howard Lee Box, recorded in Volume 435, Page 304, D.R.P.C.T.;

THENCE N 00°33'47" W, with the common line of said Clerks File No. 201822215 and said Volume 435, Page 304, passing the Northeast corner of said Volume 435, Page 304 and the Southeast corner of that certain tract of land described in deed to Larry Vaughn, recorded in Volume 1716, Page 555, Real Records, Parker County, Texas, and continuing with the common line of said Clerks File No. 201822215 and said Volume 1716, Page 555, in all, 543.50 feet to a 3/8" iron found at the most Westerly Northwest corner of said Clerks File No. 201822215 and the Northeast corner of said Volume 1716, Page 555 and being for a corner of that certain tract of land described in deed to Jeremy C. Law and Jennifer L. Blevins, recorded in Clerks File No. 201712994, Real Records, Parker County, Texas;

THENCE N 43°26'19" E, with the common line of said Clerks File No. 201822215 and said Clerks File No. 201712994, passing the Southeast corner of said Clerks File No. 201712994 and the Southwest corner of that certain tract of land described in deed to Teresa A. Strickland, recorded in Clerks File No. 201712993, Real Records, Parker County, Texas, and continuing with the common line of said Clerks File No. 201822215 and said Clerks File No. 201712993, in all, 261.03 feet to a 1/2" iron found at an ell corner of said Clerks File No. 201822215 and being for the Southeast corner of said Clerks File No. 201712993;

THENCE N 42°17'50" W, with the common line of said Clerks File No. 201822215 and said Clerks File No. 201712994, 126.92 feet to a 1/2" iron found in the Southeast line of F.M. Highway No. 2257 and being for the beginning of a curve to the left whose radius is 1959.86 feet;

THENCE with the Southeasterly line of said F.M. Highway No. 2257, and with said curve to the left whose chord bears N 44°43'38" E, 194.99 feet and being an arc length of 195.97 feet;

THENCE N 48°59'00" E, leaving the Southerly line of said F.M. Highway No. 2257 and with the Southeasterly line of Union Street, 444.85 feet to a 1/2" iron found in the Southeast line of said Union Street, said iron being for the most Northerly Northeast corner of said Clerks File No. 201822215 and for the Northwest corner of that certain tract of land described in deed to Morris D. Pruitt and Carolyn L. Pruitt, recorded in Volume 1333, Page 1044, R.R.P.C.T.;

THENCE S 00°00'35" W, with the common line of said Clerks File No. 201822215 and said Volume 1333, Page 1044 and passing the Southwest corner of said Volume 1333, Page 1044 and the Northwest corner of that certain tract of land described in deed to Carolyn L. Pruitt, recorded in Volume 2738, Page 664, R.R.P.C.T., and continuing with the common line of said Volume 1928, Page 1030 and said Volume 2738, Page 664, in all, 970.08 feet to a 1/2" iron found, said iron being for an ell corner of said Clerks File No. 201822215 and for the Southwest corner of said Volume 2738, Page 664;

THENCE N 48°46'00" E, with the common line of said Clerks File No. 201822215 and said Volume 2738, Page 664, 448.47 feet to a capped iron found, said iron being for the most Easterly Northeast corner of said Volume 1928, Page 1030 and being for the Southeast corner of said Clerks File No. 201822215 and being in the West line of said Volume 660, Page 141;

THENCE S 00°10'17" W, with the common line of said Clerks File No. 201822215 and said Volume 660, Page 141, 470.71 feet to the POINT OF BEGINNING and containing 14.65 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS: That New Wind Properties Acts 2:2, does hereby adopt this plat designating the hereinabove described property as.....

Lots 1-11 BLOSSOM SPRINGS ESTATES City of Reno, Parker County, Texas and Tarrant County

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

Witness my hand this 7th day of August, 2019.

Summer Wales
 Summer Wales
 (Manager, New Wind Properties Acts 2:2)

QUINN BREZINA
 Notary Public, State of Texas
 Comm. Expires 09-15-2023
 Notary ID 130371532

NOTARY PUBLIC STATE OF TEXAS

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

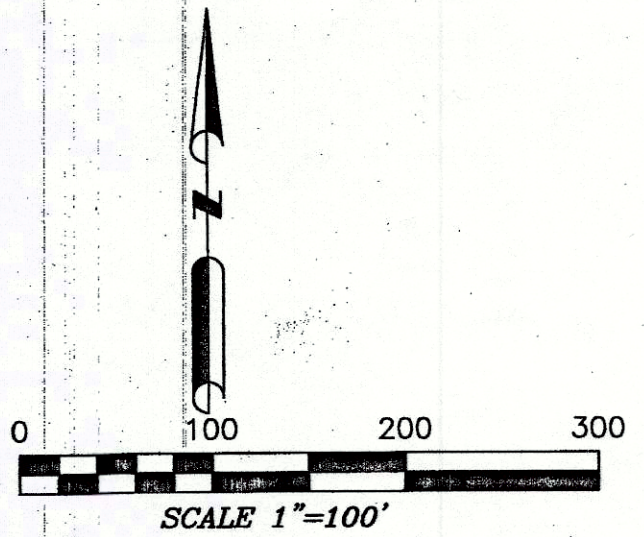
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of August, 2019.

Quinn Brezina
 Notary Public in and for the State of Texas

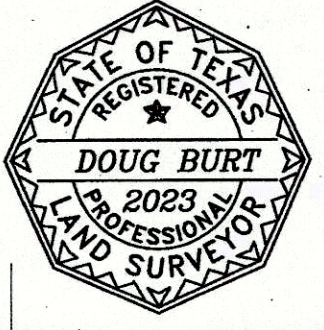
FINAL PLAT
 Lots 1-11
 BLOSSOM SPRINGS ESTATES
 CITY OF RENO
 AND BEING 14.65 acres of land situated to the M.E.P. & P. R.R. CO. SURVEY, Abstract No. 942, Parker County, Texas.

PLANNING & ZONING COMMISSION
 CITY OF RENO, TEXAS.
 WHEREAS The Planning & Zoning Commission of the City of Reno Approved on this the 5 day of August, 2019.
Lisa
 Chairman
Greg
 Secretary

CITY OF RENO, CITY COUNCIL
 WHEREAS The City of Reno Approved on this the 12 day of August, 2019.
Edw. H. ...
 Mayor
...
 Secretary



NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 817-584-9027
 surveyrequest@nrbsurveying.com
 FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE FULLY DESCRIBED PROPERTY SHOWN THEREON.
Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 JUNE 11, 2019

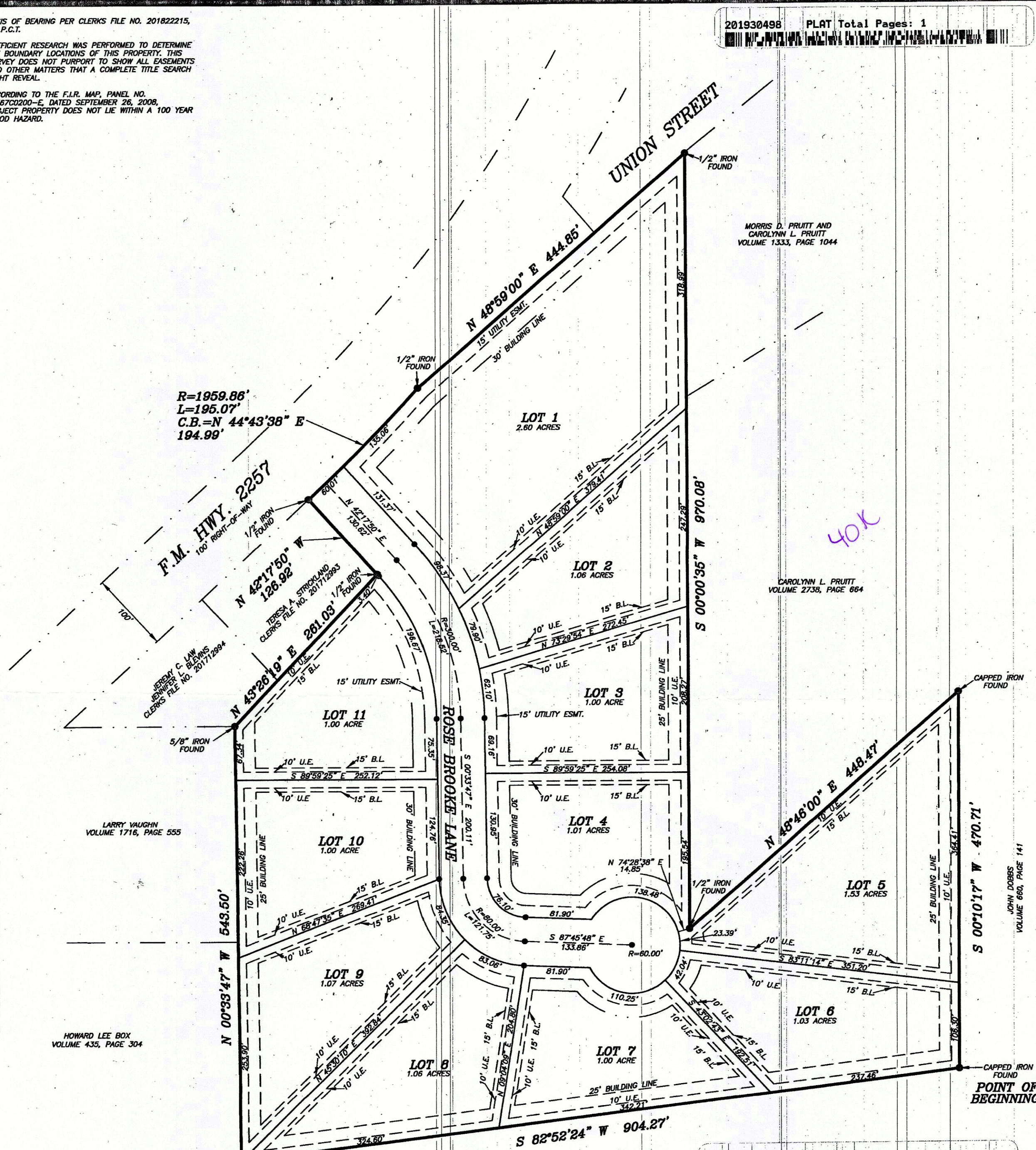
OWNER:
 NEW WIND PROPERTIES, ACT 2:2, LLC
 6509 PEDEN ROAD
 FT. WORTH, TEXAS 76179

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lula Deakle
 201930498
 11/12/2019 04:01 PM
 Fee: 76.00
 Lula Deakle, County Clerk
 Parker County, Texas
 PLAT

201930498-017-000-50

E 420

THIS PLAT FILED IN CABINET SLIDE



40K
 CAROLYN L. PRUITT
 VOLUME 2738, PAGE 664

JOHN DOBBS
 VOLUME 660, PAGE 141

POINT OF BEGINNING