

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

THE SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF EXISTING UTILITIES OR GAS PIPELINES. THE LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES, ACCORDING TO THE F.U.R. MAP, PANEL NO. 43387C02000-E, DATED 10/15/2021, IS SHOWN. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT REGARD TO THE CITY OF RENO'S ZONING ORDINANCES. LOCAL GOVERNMENT CODE, SECTION 232.0432. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

VAUGHAN LANE-333.85 FEET

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

WHEREAS The Planning & Zoning Commission of the City of Reno Approved on this the 12 day of September, 2022.

[Signature]
Chairman

[Signature]
Secretary

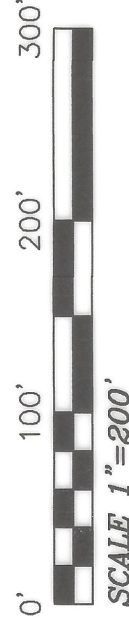
CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno Approved on this the 16 day of September, 2022.

[Signature]
Mayor

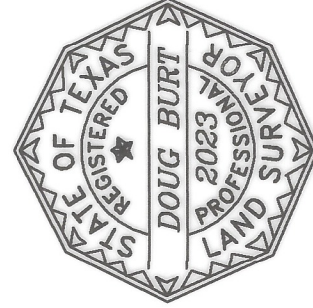
[Signature]
Secretary

20708.002.002.00



HORIZON LAND SURVEYING

562 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandsurveying.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL PROPERTY SURVEY OF THE LEGALLY DESCRIBED PROPERTY OF SHAWN HERRON.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 15, 2022

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
CHRISTIAN-VAUGHAN DEVELOPMENT, LLC
2020 LAZYBIRD LANE
AZLE, TEXAS 76020

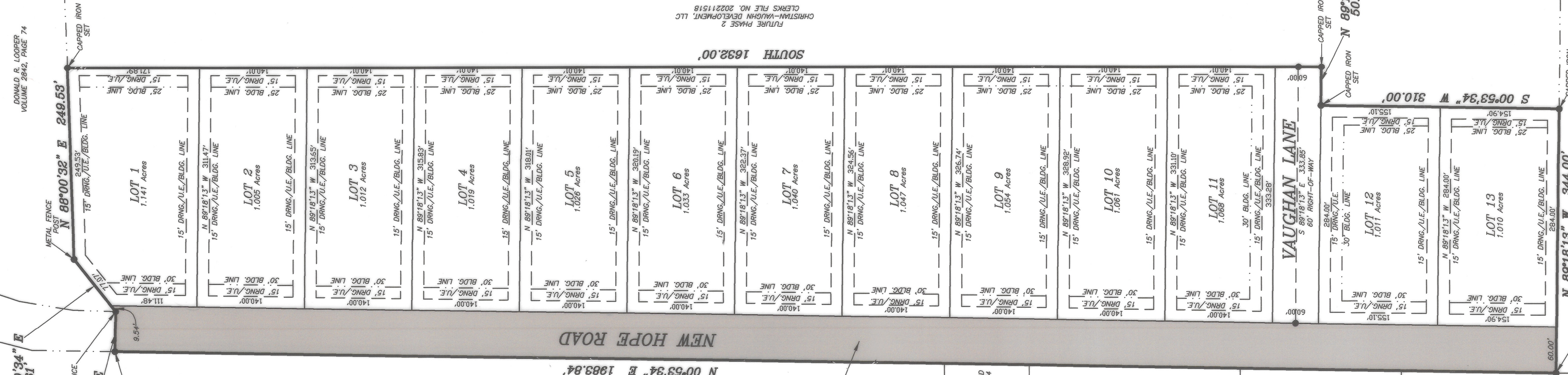
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**Final Plat
Lots 1-13
CV RANCH ESTATES, Phase 1**
16.567 acre tract of land situated in the Extra-Territorial Jurisdiction of the City of Reno, Parker County, Texas and being situated in the HIRAM HORTON SURVEY, Abstract No. 708, Parker County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

2022323232
11/01/2022 10:35 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLH



FUTURE PHASE 2
CHRISTIAN-VAUGHAN DEVELOPMENT, LLC
CLERKS FILE NO. 202211518

OWNER'S DEDICATION

Whereas Christian-Vaughan Development, LLC, being the sole owner 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 HIRAM HORTON SURVEY, Abstract No. 708, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Christian-Vaughan Development, LLC, recorded in Clerks File No. 202211518, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a 1/2" iron found at the Southeast corner of Lot 19, Christown, Phase Two, an addition to Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 165, Plat Records, Parker County, Texas, and being at the intersection of the West line of New Hope Road and the North line of F.M. Highway 2257 (Knob Road);

THENCE N 00°53'34" E, with the West line of said New Hope Road and with the East line of said Christown, Phase Two, 159.99 feet to a capped iron set for the POINT OF BEGINNING;

THENCE N 00°53'34" E, with the West line of said New Hope Road and with the East line of said Christown, Phase Two, 685.70 feet passing a 1/2" iron found at the Northeast corner of Lot 22 of said Christown, Phase Two, and at 706.19 feet passing a 1/2" iron found at a Southeastly corner of that certain tract of land described in deed to Magnus Logren, recorded in Clerks File No. 201418933, Real Records, Parker County, Texas, continuing with the West line of said New Hope Road and the East line of said Clerks File No. 201418933, in all, 1875.64 feet to a metal fence post;

THENCE S 89°06'26" E, crossing said New Hope Road, 52.62 feet to a metal fence post;

THENCE N 51°30'34" E, leaving said New Hope Road, 86.61 feet to a metal fence post;

THENCE N 88°00'32" E, 249.53 feet to a capped iron set;

THENCE South, 1632.00, feet to a capped iron set;

THENCE N 89°18'13" W, 50.21 feet to a capped iron set;

THENCE S 00°53'34" W, 310.00 feet to a capped iron set;

THENCE N 89°18'13" W, 344.00 feet to the POINT OF BEGINNING and containing 16.567 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Christian-Vaughan Development, LLC., does hereby adopt this plat designating the hereinabove described property as.....

Lots 1-13
CV RANCH ESTATES, PHASE 1
Parker County, Texas
City of Reno Extra-Territorial Jurisdiction

and do hereby dedicate to the public's use the streets and easements shown thereon
Witness my hand this the 12 day of September, 2022.

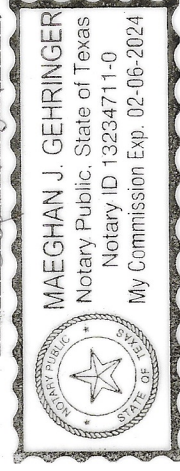
[Signature]
Casey Christian

[Signature]
Cody Vaughn

NOTARY PUBLIC
STATE OF TEXAS

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

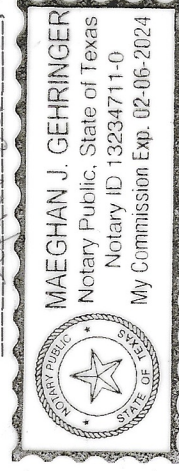
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of September, 2022.



NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Cody Vaughn, 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 16 day of September, 2022.



NOTARY PUBLIC
STATE OF TEXAS

**10918
SP
M-5**