

F.M. HIGHWAY NO. 1542
100' RIGHT-OF-WAY

CALLLED 74.51 ACRES (REMAINDER)
**JERRY T. HALL AND
MICHAEL HALL**
VOLUME 1656, PAGE 1336
DRPCT

ROBERT SHORT SURVEY
ABSTRACT NO. 1222

202222831 PLAT Total Pages: 1

CALLLED 22.873 ACRES
**KEITH RICHARD
MORLOCK**
CC# 202029541
DRPCT

**RYAN WILLITS AND
ROBIN WILLITS**
CC# 201719926
DRPCT

LOT 2
**MORROW ESTATES
PHASE 1**
CABINET B, PAGE 619
PRPCT

**SOLID ROCK BIBLE
CHURCH**
VOLUME 1994, PAGE 546
DRPCT

LOT 1
**MORROW ESTATES
PHASE 1**
CABINET B, PAGE 619
PRPCT

LOT 1R2-1, BLOCK 1
19.441 ACRES
846,839 SQ. FEET

CALLLED 5.06 ACRES
**STEVEN ROBERT
THOMPSON**
CC# 201514696
DRPCT

STEVEN THOMPSON
CC# 202008000
DRPCT

CALLLED 13.723 ACRES
**KEITH RICHARD
MORLOCK**
CC# 202029541
DRPCT

VISTA HILLS DRIVE
60' HIGHWAY CORNERWAY
N 29°02'51" E 369.13'

LOT 1R1
DEER HILLS ESTATES
CABINET C, PAGE 494
PRPCT

**THOMAS BLACK AND
BONNIE PARKER BLACK**
VOLUME 2342, PAGE 1966
DRPCT

**POINT OF
COMMENCING**
2" STEEL FENCE CORNER POST FOUND
NAD83 (GRID)
N: 7024619.37
E: 2248641.76

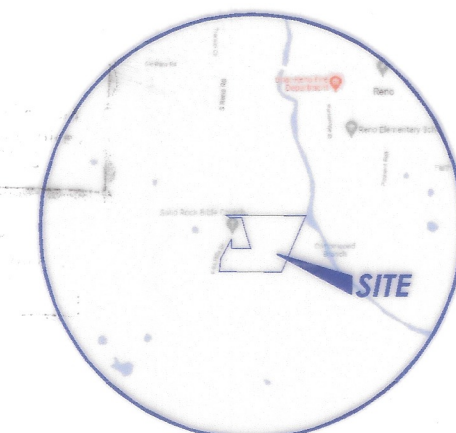
**JODY RILEY AND
KIMBERLY RILEY**
CC# 201817434
DRPCT

**POINT OF
BEGINNING**
1/2" IRF

LOT 1
VISTA HILLS ESTATES
CABINET C, PAGE 99
PRPCT

T&P RR. CO. SURVEY
ABSTRACT NO. 1376

CALLLED 174.635 ACRES (REMAINDER)
C.A. MORROW
VOLUME 1720, PAGE 1803
DRPCT



11772.001.001.50
11772.001.001.10
21376.003.006.00
21376.003.000.50

11772
SP
CRE
M-6

REPLAT
**DEER HILLS ESTATES
LOTS 1R2-1, BLOCK 1**

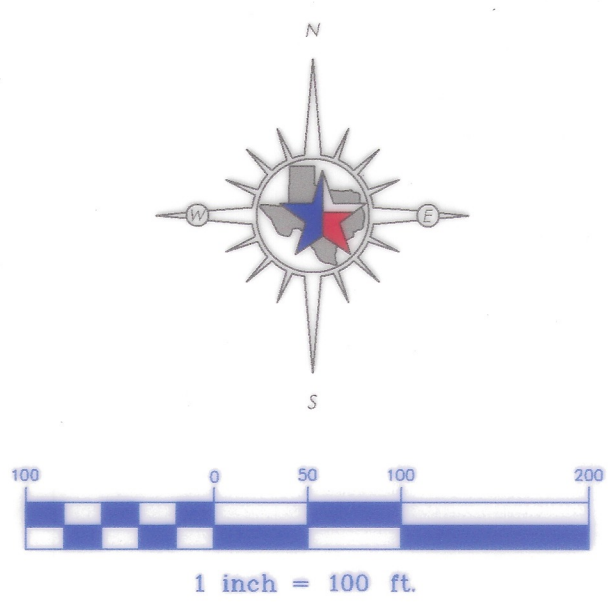
BEING 19.441 ACRES OF LAND SITUATED IN
THE T&P RR. CO. SURVEY, ABSTRACT NO.
1376 AND THE ROBERT SHORT SURVEY,
ABSTRACT NO. 1222, IN THE CITY OF RENO,
PARKER COUNTY, TEXAS

MAY, 2022



—LONESTAR—
LAND SURVEYING, LLC

TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD, STE A
JOSHUA, TX 76058
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



PROJECT NUMBER: 220182 DATE: MAY 17, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 2

F 267

LEGEND

DRJCT = DEED RECORDS, PARKER COUNTY, TEXAS
PRJCT = PLAT RECORDS, PARKER COUNTY, TEXAS
OPRJT = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC

OWNER:

STEVEN THOMPSON
P.O. BOX 691
AZLE, TX 76098

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF PARKER**

BEING A 19.441 ACRE TRACT OF LAND SITUATED IN THE T&P RR. CO. SURVEY, ABSTRACT NUMBER 1376 AND THE ROBERT SHORT SURVEY, ABSTRACT NUMBER 1222, CITY OF RENO, PARKER COUNTY, TEXAS, AND BEING ALL OF LOT 1R2, DEER HILLS ESTATES, AN ADDITION TO THE CITY OF RENO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 494, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.06 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEPHEN ROBERT THOMPSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 201514696, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO STEVEN THOMPSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 202008000, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF LOT 1R1, SAID DEER HILLS ESTATES, SAME BEING THE NORTHWEST CORNER OF LOT 1, VISTA HILLS ESTATES, AN ADDITION TO THE CITY OF RENO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 99, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF VISTA HILLS DRIVE, A 60' RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1R1, BEING COMMON WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 444.42 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1R1, SAME BEING THE LOWER SOUTHWEST CORNER OF SAID LOT 1R2, AND BEING THE POINT OF BEGINNING;

THENCE NORTH 04 DEGREES 07 MINUTES 05 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE LOWER WEST LINE OF SAID LOT 1R2, BEING COMMON WITH THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 199.87 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID WEST LINE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1R1;

THENCE NORTH 89 DEGREES 34 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 438.34 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE UPPER SOUTHWEST CORNER OF SAID LOT 1R2, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1R1, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID VISTA HILLS DRIVE, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 2023" BEARS FOR REFERENCE SOUTH 04 DEGREES 04 MINUTES 03 SECONDS WEST, A DISTANCE OF 193.54 FEET;

THENCE NORTH 04 DEGREES 04 MINUTES 03 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 21.23 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 29 DEGREES 02 MINUTES 51 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 369.13 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID LOT 1R2, BEING ON THE WEST LINE OF LOT 1, MORROW ESTATES, PHASE 1, AN ADDITION TO THE CITY OF RENO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE 619, PLAT RECORDS, PARKER COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID VISTA HILLS DRIVE BEARS FOR REFERENCE NORTH 76 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 62.77 FEET;

THENCE SOUTH 01 DEGREES 01 MINUTES 14 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE UPPER EAST LINE OF SAID LOT 1R2, BEING COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150.50 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 44 MINUTES 36 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 319.72 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 5.06 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 15 DEGREES 41 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 5.06 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 321.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF LOT 2, SAID MORROW ESTATES;

THENCE NORTH 15 DEGREES 39 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID THOMPSON TRACT, BEING COMMON WITH THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 112.88 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" AT THE NORTHWEST CORNER OF SAID CALLED 5.06 ACRE TRACT, AND CONTINUING IN ALL 208.66 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID WEST LINE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89 DEGREES 53 MINUTES 43 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 192.96 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID VISTA HILLS DRIVE;

THENCE NORTH 60 DEGREES 12 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 81.37 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID THOMPSON TRACT (202008000), SAME BEING THE SOUTHWEST CORNER OF A CALLED 74.51 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY T. HALL AND MICHAEL HALL, RECORDED IN VOLUME 1656, PAGE 1336, DEED RECORDS, PARKER COUNTY, TEXAS, AND BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1542, A 100' RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID THOMPSON TRACT (202008000), BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 74.51 ACRE TRACT, A DISTANCE OF 1336.23 FEET, TO A 10" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID THOMPSON TRACT (202008000), SAME BEING SOUTHEAST CORNER OF SAID CALLED 74.51 ACRE TRACT, AND BEING ON THE NORTHWEST CORNER OF A CALLED 13.723 ACRE TRACT OF LAND DESCRIBED BY DEED TO KEITH RICHARD MORLOCK, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 202029541, DEED RECORDS, PARKER COUNTY, TEXAS;

THENCE SOUTH 23 DEGREES 25 MINUTES 34 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINES OF SAID THOMPSON TRACT (202008000), SAID CALLED 5.06 ACRE TRACT, AND LOT 1R2, AT A DISTANCE OF 433.38 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" AT THE NORTHEAST CORNER OF SAID CALLED 5.06 ACRE TRACT, AT A DISTANCE OF 600.51 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1R2, AND CONTINUING IN ALL 1028.49 FEET, TO 1/2" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1R2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, VISTA HILLS ESTATES;

THENCE NORTH 89 DEGREES 42 MINUTES 29 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 1R2, BEING COMMON WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 599.59 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 19.441 ACRES OR 846,839 SQUARE FEET OF LAND, MORE OR LESS.

PROJECT NUMBER: 220182 DATE: MAY 17, 2022
REVISED DATE:
REVISION NOTES:

SHEET 2 OF 2

F 267

OWNER:

STEVEN THOMPSON
P.O. BOX 691
AZLE, TX 76098

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STEVEN THOMPSON, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOTS 1R2-1, BLOCK 1, DEER HILLS ESTATES**, AN ADDITION TO PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, THE CLEAN WATER ACT, AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES RELATING TO WATER SUPPLY.

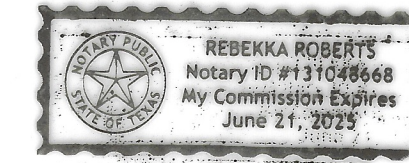
Steven Thompson
STEVEN THOMPSON

STATE OF TEXAS)
COUNTY OF *Parker*)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN MCKINNIE, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20 DAY OF May, 2022.

Rebekka Roberts
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PLAT NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48367C0175E, MAP REVISED SEPTEMBER 26, 2008.
- 2) THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 3) THIS SURVEYOR HAS PERFORMED NO RESEARCH INTO EASEMENTS AFFECTING THE SUBJECT PROPERTY. NO TITLE POLICY WAS ISSUED ON THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- 4) THIS PLAT REPRESENTS PROPERTY WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Marshall Miller
MARSHALL W. MILLER DATE: MAY 17, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS



STATE OF TEXAS *
COUNTY OF PARKER *

APPROVED BY THE CITY COUNCIL OF RENO, TEXAS, ON THIS THE 23 DAY OF May, 2022.

Scott White
MAYOR

5/23/22
DATE

Scott Prosser
CITY SECRETARY

5/23/22
DATE

STATE OF TEXAS *
COUNTY OF PARKER *

APPROVED BY THE PLANNING AND ZONING COMMISSION OF RENO, TEXAS, ON THIS THE 20 DAY OF May, 2022.

Brian D. Shaw
CHAIRPERSON

5/2/2022
DATE

Rebekka Roberts
SECRETARY

5/2/2022
DATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

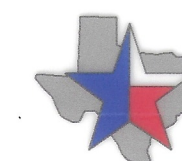
Lila Deakle

202222831
06/15/2022 01:54 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

REPLAT
**DEER HILLS ESTATES
LOTS 1R2-1, BLOCK 1**

BEING 19.441 ACRES OF LAND SITUATED IN THE T&P RR. CO. SURVEY, ABSTRACT NO. 1376 AND THE ROBERT SHORT SURVEY, ABSTRACT NO. 1222, IN THE CITY OF RENO, PARKER COUNTY, TEXAS

MAY, 2022



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A,
BURLESON, TX 76028
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM