

CURVE TABLE						
C#	ARC L	R	ANGLE	TANGENT	CHORD BRNG	CHORD LENGTH
C3	69.09'	50.00'	79°09'57"	41.34'	S76°20'08"W	63.72'
C4	55.82'	50.00'	63°57'51"	31.22'	N32°05'58"W	52.97'
C5	37.39'	50.00'	42°50'54"	19.62'	N21°18'24"E	36.53'
C6	86.48'	50.00'	99°06'07"	58.65'	S87°43'05"E	76.10'
C7	1.03'	50.00'	1°10'48"	0.51'	S37°34'38"E	1.03'
C8	307.51'	240.00'	73°24'45"	178.93'	N36°49'25"W	286.90'
C9	76.77'	300.00'	14°39'40"	38.59'	N66°11'57"W	76.56'
C10	165.93'	300.00'	31°41'26"	85.15'	N43°01'24"W	163.83'
C11	141.69'	300.00'	27°03'38"	72.19'	N13°38'52"W	140.38'
C12	236.53'	300.00'	45°10'27"	124.80'	S22°42'16"E	230.45'
C13	46.63'	300.00'	8°54'18"	23.36'	S49°44'39"E	46.58'
C14	101.23'	300.00'	19°20'00"	51.10'	S63°51'47"E	100.75'
C15	307.51'	240.00'	73°24'45"	178.93'	S36°49'25"E	286.90'
C16	46.47'	50.00'	53°14'51"	25.06'	S63°22'35"W	44.81'
C18	41.15'	50.00'	47°09'35"	21.82'	N23°41'50"W	40.00'
C19	37.25'	50.00'	42°41'26"	19.54'	N21°13'40"E	36.40'
C20	36.11'	50.00'	41°22'57"	18.88'	N63°15'52"E	35.33'
C21	51.54'	50.00'	59°03'26"	28.32'	S66°30'57"E	49.29'

A LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	47,653	1.094	930.90'
2	46,467	1.067	917.46'
3	46,057	1.057	912.05'
4	45,650	1.048	906.82'
5	45,344	1.041	902.60'
6	45,089	1.035	899.21'
7	57,042	1.310	1014.33'
8	176,269	4.047	1739.32'
9	138,288	3.175	1609.34'
10	56,120	1.288	1095.46'
11	43,900	1.008	928.39'
12	43,560	1.000	871.28'
13	43,610	1.001	851.86'
14	48,597	1.116	957.93'
15	46,264	1.062	895.79'
16	52,464	1.204	986.05'
17	51,902	1.192	972.42'
18	430,573	9.885	2909.11'

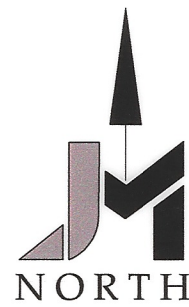
A LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
19	47,259	1.085	869.00'
20	433,528	9.952	2890.09'
21	238,390	5.473	2220.55'
22	50,099	1.150	1052.07'
23	44,353	1.018	883.17'
24	43,962	1.009	886.17'
25	105,579	2.424	1306.49'
26	44,025	1.011	887.30'
27	44,043	1.011	887.24'
28	44,025	1.011	886.99'
29	44,006	1.010	886.75'
30	43,988	1.010	886.51'
31	43,970	1.009	886.27'
32	43,654	1.002	884.00'

B LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	44,304	1.017	897.23'
2	43,765	1.005	893.66'
3	53,560	1.230	953.92'
4	51,061	1.172	920.93'
5	43,561	1.000	878.02'
6	43,655	1.002	943.75'
7	43,965	1.009	958.73'
8	43,765	1.005	893.66'
9	43,765	1.005	893.66'
10	43,980	1.010	895.09'

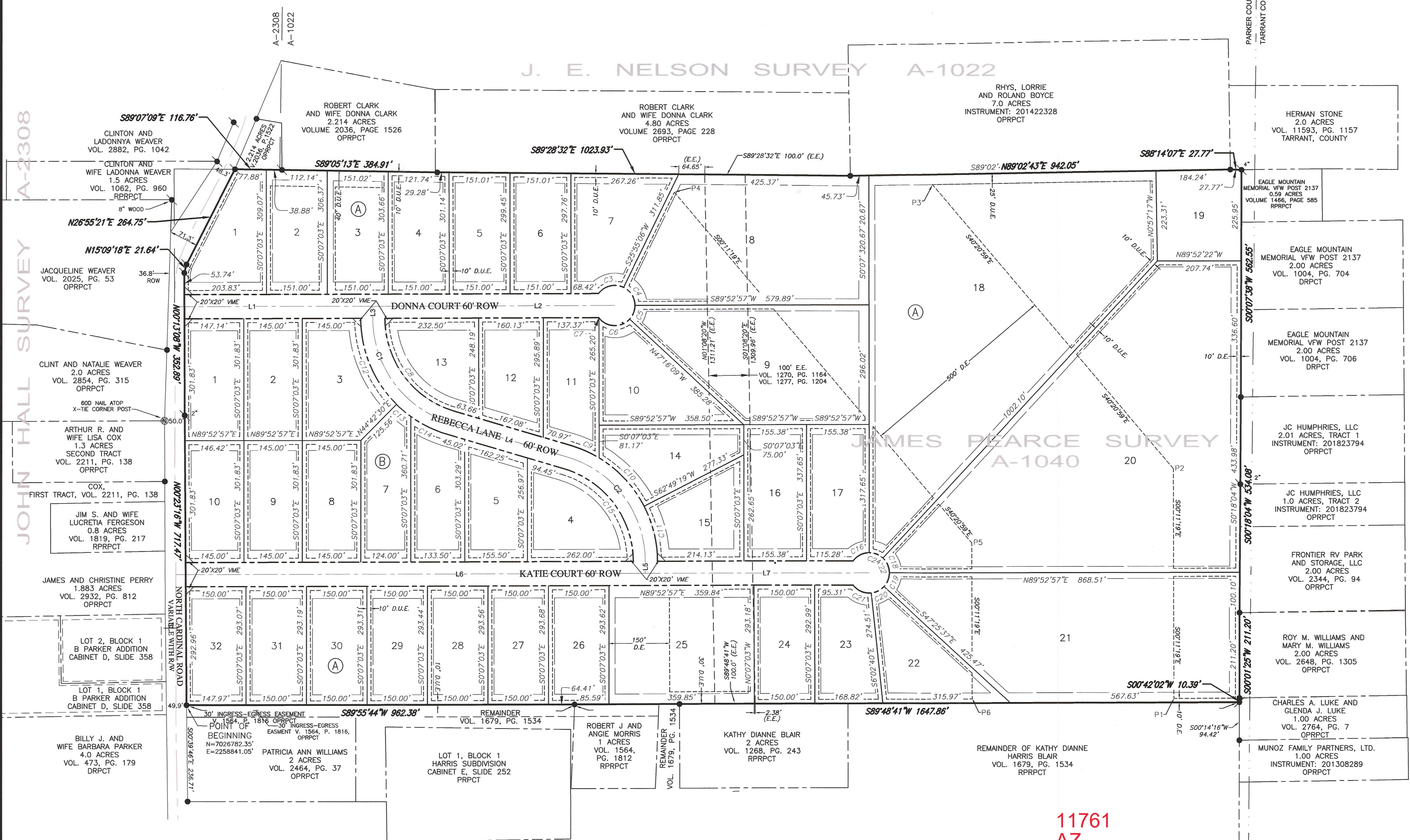
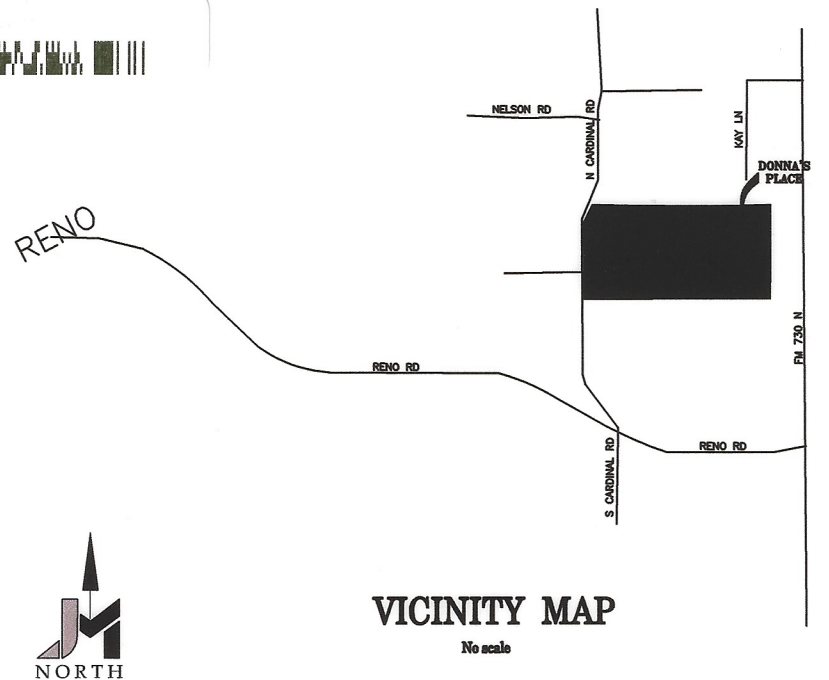
CENTERLINE TABLE						
C# / L#	Length	Direction / Delta	Radius	Tangent	Chord Bearing	Chord Length
C1	345.95'	073° 24' 45.08"	270.00'	201.30'	S36° 49' 24.81"E	322.76'
C2	345.95'	073° 24' 45.22"	270.00'	201.30'	N36° 49' 25.13"W	322.77'
L1	491.27'	N89° 52' 57.48"E				
L2	600.00'	N89° 52' 57.48"E				
L3	30.00'	N00° 07' 02.52"W				
L4	301.72'	S73° 31' 47.35"E				
L5	30.00'	S00° 07' 02.52"E				
L6	1164.43'	N89° 52' 57.48"E				
L7	554.79'	N89° 52' 57.48"E				

COORDINATES OF CORNERS OF 500' WIDE DRAINAGE EASEMENT		
POINT #	NORTHING	EASTING
P1	7026798.43'	2261289.03'
P2	7027367.23'	2261287.16'
P3	7028070.73'	2260689.50'
P4	7028051.52'	2260049.74'
P5	7027182.81'	2260787.76'
P6	7026796.79'	2260789.03'

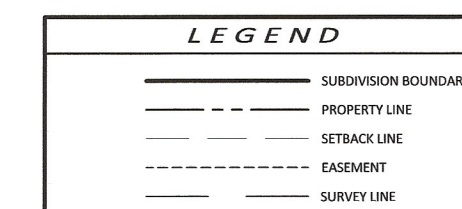
202122707 PLAT Total Pages: 1



200 0 200 400  
HORIZ. SCALE IN FEET  
SCALE: 1" = 200'



- ABBREVIATIONS**
- B.L. - BUILDING LINE
  - BWF - BARBED WIRE FENCE
  - CAB. - CABINET
  - CRF - CAPPED REBAR ROD FOUND
  - D.E. - DRAINAGE EASEMENT
  - DR - DEED RECORDS
  - D.U.E. - DRAINAGE & UTILITY EASEMENT
  - DRPCT - DEED RECORDS PARKER COUNTY, TEXAS
  - E.E. - ELECTRIC EASEMENT
  - ESMT. - EASEMENT
  - EX. - EXISTING
  - GPLM - GAS PIPELINE MARKER
  - RF - REBAR ROD FOUND
  - MNF - MAG NAIL FOUND
  - MNS - MAG NAIL FOUND
  - OPRPCT - OFFICIAL PUBLIC RECORDS PARKER COUNTY, TX
  - PG. - PAGE
  - P.C.T. - PARKER COUNTY, TEXAS
  - PKF - PARKER-KALLON NAIL FOUND
  - P.R. - PLAT RECORDS
  - RRPCT - REAL PUBLIC RECORDS PARKER COUNTY, TX
  - SL - SLIDE
  - SRW - STONE RETAINING WALL
  - TGS - TEXAS GAS SERVICE PIN FLAG
  - TSI - TEXAS SURVEYING, INC.
  - VME - VISIBILITY AND MAINTENANCE EASEMENT
  - VOL. - VOLUME
  - WDF - WOOD FENCE



**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT NEW LOT CORNERS WILL BE SET IMMEDIATELY AFTER THE ACCEPTANCE OF THIS PLAT BY THE CITY OF RENO, AND THE CONSTRUCTION OF UTILITIES AND STREETS IS COMPLETED.

*Mark J. Brown*  
SIGNATURE



MARK T. BROWN  
(PRINT)  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MAY 13, 2021  
DATE

**FINAL PLAT**  
**LOTS 1 THROUGH 32, BLOCK A,**  
**AND LOTS 1 THROUGH 10, BLOCK B,**  
**DONNA'S PLACE**  
BEING 78.658 ACRES OF LAND OUT OF  
THE JAMES PEARCE SURVEY,  
ABSTRACT NO. 1040,  
CITY OF RENO, PARKER COUNTY, TEXAS



3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070

1508 SANTA FE DR, STE 204  
WEATHERFORD, TX 76086  
817-594-9880

4920 S. LOOP 289, STE 104  
LUBBOCK, TX 79414  
806-368-6375

**DEVELOPER/SUBDIVIDER:**  
**D'RAZOR PROPERTIES, LLC**  
444 WYNDHAM CREST  
WESTWORTH VILLAGE, TEXAS 76114  
817-929-4276

**SURVEYOR:**  
**MARK BROWN, R.P.L.S.**  
JACOB & MARTIN, LLC  
1508 SANTA FE DR. STE 203  
WEATHERFORD, TEXAS 76086  
817-594-9880

11761  
AZ  
CRE  
N-6

This plat filed under  
Cabinet **E** Slide **777**

PREPARED: 05/13/2021

SHEET 01 OF 02



**GENERAL NOTES**

- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- OWNER AT TIME OF PLATTING:** D'Razor Properties, LLC, 444 Wyndham Crest, Westworth Village, Texas 76114
- FLOOD ZONE:** By graphic scaling of FEMA's Flood Insurance Rate Map No 48367C0200E, having an Effective Date of September 23, 2008, this property is located within Area Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- BUILDING SETBACK LINES:**  
Front Setbacks: 30 feet  
Side Setbacks: 15 feet  
Rear Setbacks: 25 feet
- EXISTING EASEMENTS:**  
Existing easements affecting this property are as noted on this sheet.
- PROPOSED EASEMENTS:**  
There is a 10' drainage and utility easement along all lot lines, unless otherwise noted.
- DRAINAGE EASEMENT RESTRICTION (DER):**  
No construction, or filling without the written approval of the City of Reno, Parker County, Texas shall be allowed within a drainage easement. No obstruction of the natural flow of water shall occur. All owners of property affected by such construction or filling shall be a party to the request.
- UTILITY EASEMENTS (UE):**  
No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. Any public utility, including the City of Reno, Parker County, Texas shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements for purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without necessity at any time of procuring the permission of anyone.
- PUBLIC OPEN SPACE RESTRICTION (POSR):**  
No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of eleven (11) feet above the crown of the road, including but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat with the exception of one Utility Pole and one Street Sign and or one Fire Hydrant. The easement will remain in effect until vacated by an order issued by the City of Reno, Parker County, Texas, and the property is replatted.
- We hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surfaces of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
- Additional easements will be provided as a separate instrument at the time of construction, if necessary.
- All easements to the public unless otherwise noted.
- All existing easements and/or dedications have been vacated or incorporated into the creation of this plat.
- Lot 19, Block A shall be dedicated to the City of Reno, Parker County, Texas for purposes of water supply infrastructure.
- UTILITIES:**  
Water service is to be provided by the City of Reno, Parker County, Texas. Sewer service is to be provided by on-site septic facilities, subject to approval by officials of Parker County.
- TOTAL NUMBER OF LOTS: 42**  
NUMBER OF RESIDENTIAL LOTS: 41  
LARGEST LOT SIZE: 10.491 AC. (456,998 SQ. FT.)  
SMALLEST LOT SIZE: 1.000 AC. (43,560 SQ. FT.)

**BASIS OF BEARINGS**

The bearings, distances, areas and coordinates shown hereon are grid and referenced to the Texas State Plane Coordinate System, North Central Zone 4202 and NAD83 as determined from GPS observations. Distances can be converted to surface by multiplying each distance shown hereon by the combined scale factor of the site which is 1.00015650 (the surface area of this tract is 78.683 acres or 3,427,432 square feet).

**OWNER'S DEDICATION**

Whereas D'Razor Properties, LLC is the sole owner of the 78.658 acre tract of land depicted hereon which is situated in the James Pearce Survey, Abstract No. 1040, Parker County, Texas, and being the same tract of land called to be 78.656 acres in that certain Warranty Deed with Vendor's Lien to D'Razor Properties, LLC recorded in Instrument No. 202035803, Real Property Records, Parker County, Texas (RPRPCT), and said 78.658 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch rebar rod with cap marked "TEXAS SURVEYING INC" in the east line of North Cardinal Road (a public road with varying right-of-way width) at the northwest corner of a certain called 23.00 acre tract described in Volume 1679, Page 1534, RPRPCT, same being the northwest corner of 2 acres described in a deed to Patricia Ann Williams recorded in Volume 2464, Page 37, RPRPCT, and the northwest corner of a 30 foot ingress and egress easement described in Volume 1564, Page 1816, RPRPCT, for the southwest corner and point of beginning of this described tract, WHENCE the northwest corner of said James Pearce Survey, Abstract No. 1040 is calculated to bear N00°24'29"W 1326.43 feet and a found 1/2 inch rebar rod at the southwest corner of said Williams tract bears S00°39'46" 236.72 feet;

**THENCE** along the east line of North Cardinal Road the following courses and distances:  
N00°23'16"W 717.47 feet to the center of a 3 inch steel fence post, for a corner of this tract;  
N00°13'08"W 352.89 feet to the center of a 3 inch steel fence post, for a corner of this tract;  
N15°09'18"E 21.64 feet to the center of a 3 inch steel fence post, for a corner of this tract;  
N26°55'21"E 244.75 feet to the center of a 3 inch steel fence post at the southwest corner of a certain 0.252 acre tract described in Volume 2036, Page 1522, RPRPCT, for the northwest corner of this tract, WHENCE a found 1/2 inch iron rod at the northwest corner of said 0.252 acre tract bears N23°04'48"E 135.58 feet and a found 5/8 inch rebar rod at the northwest corner of a certain called 2.214 acre tract described in Volume 2036, Page 1526, RPRPCT, bears N23°06'02"E 292.94 feet.

**THENCE** S89°07'09"E 116.76 feet to the center of a 3 inch steel fence post at the called southwest corner of said 2.214 acre tract, for a corner of this tract;

**THENCE** S89°05'13"E 384.91 feet to a found 1/2 inch rebar rod, 5.0 feet south of fence, at the southwest corner of a certain called 4.80 acre tract described in Volume 2693, Page 228, RPRPCT, for a corner of this tract;

**THENCE** S89°28'32"E 1023.93 feet along the south line of said called 4.80 acre tract to a found 1/2 rebar rod at the southwest corner of that certain Boyce tract described in Instrument No. 201422328, OPRPCT, for a corner of this tract;

**THENCE** N89°02'43"E 942.05 feet to a found 1/2 inch rebar rod with cap, 0.6 foot north of fence, at the southwest corner of said Boyce tract, for a corner of this tract;

**THENCE** S88°14'07"E 27.77 feet to the center of a 4 inch steel pipe corner post, for the northeast corner of this tract;

**THENCE** S00°07'38"W 562.55 feet to a found 1/2 inch rebar rod at the northwest corner of that certain Tract 1 described in Instrument No. 201823794, OPRPCT, same being the southwest corner of a certain called 2.0 acre tract described in Volume 1004, Page 706, DR, for a corner of this tract;

**THENCE** S00°18'04"W 534.08 feet to a found 1/2 inch rebar rod at the northwest corner of that certain Williams tract described in Volume 2648, Page 1305, OPRPCT, same being the southwest corner of that certain Frontier RV Park & Storage, LLC tract described in Volume 2344, Page 94, OPRPCT, for a corner of this tract;

**THENCE** S00°01'25"W 211.20 feet to a found 1/2 inch rebar rod at the southwest corner of said Williams tract, same being the northwest corner of that certain Luke tract described in Volume 2764, Page 7, OPRPCT, for a corner of this tract;

**THENCE** S00°42'02"W 10.39 feet along the west line of said Luke tract to the center of a 3 inch steel pipe corner post at the northeast corner of said 23.00 acre tract, for the southeast corner of this tract, WHENCE a found 1/2 inch rebar rod at the southwest corner of said Luke tract bears S00°14'16"W 94.42 feet;

**THENCE** S89°48'41"W at 1387.86 feet pass a found 1/2 inch rebar rod at the northwest corner of that certain Blair tract described in Volume 1248, Page 243, RPRPCT, same being a northeast corner of the remainder of said 23.00 acre tract, and continuing a total distance of 1447.84 feet to a found 1/2 inch rebar rod at the northwest corner of that certain Morris tract described in Volume 1564, Page 1812, RPRPCT, same being a northeast corner of the remainder of said 23.00 acre tract and being in the north line of said 30 foot ingress and egress easement, for a corner of this tract;

**THENCE** S89°55'44"W 962.38 feet along the north line of said 23.00 acre tract to the POINT OF BEGINNING and containing 78.658 acres or 3,426,360 square feet of land.

**NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:**

That the aforementioned D'Razor Properties, LLC does hereby adopt this plat designating the above described property as DONNA'S PLACE, an addition to the City of Reno, Parker County, Texas, and does hereby dedicate in fee simple, to the public use of the streets, rights-of-way, and other public improvements shown thereon, the easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno, Parker County, Texas.

WITNESS my hand, this the 8<sup>th</sup> day of JUNE, 2021.

By: James C. Thomason

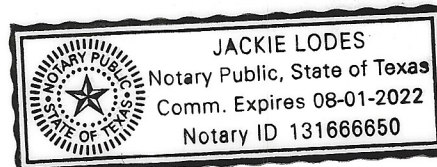
**ACKNOWLEDGEMENT**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Thomason, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 8<sup>th</sup> day of June, 2021.

Jackie Lodes  
Notary Public in and for the State of Texas

08/01/2022  
My Board Expires On:



James Thomason

THE FOLLOWING EASEMENTS ARE LISTED IN THE TITLE COMMITMENT WITH GF NO. 9000382000541 FROM FIDELITY NATIONAL TITLE:

Item a. Easement granted to Brazos Electric Power Cooperative, Inc., recorded in Volume 1270, Page 1164, Real Property Records of Parker County, Texas (100' easement). As shown.

Item b. Easement granted to Brazos Electric Cooperative, Inc., recorded in Volume 1277, Page 1204, Real Property Records of Parker County, Texas (100' easement). As shown.

Item c. Lease for coal, lignite, oil, gas or other minerals, recorded in Volume 2170, Page 556, Official Records of Parker County, Texas.

**APPROVAL BY THE PLANNING & ZONING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF RENO, PARKER COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS THE 17 DAY OF May, 2021

[Signature]  
DATE: \_\_\_\_\_ CHAIRMAN  
[Signature]  
ATTEST: \_\_\_\_\_ SECRETARY

**APPROVAL BY CITY COUNCIL**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF RENO, PARKER COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS THE 24 DAY OF May, 2021.

[Signature]  
DATE: \_\_\_\_\_ MAYOR  
[Signature]  
ATTEST: \_\_\_\_\_ SECRETARY

**SURVEYOR CERTIFICATE AND PLAT DESCRIPTION**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT NEW LOT CORNERS WILL BE SET IMMEDIATELY AFTER THE ACCEPTANCE OF THIS PLAT BY THE CITY OF RENO, AND CONSTRUCTION OF UTILITIES AND STREETS IS COMPLETED.

Mark J. Brown

SIGNATURE

MARK T. BROWN  
(PRINT)

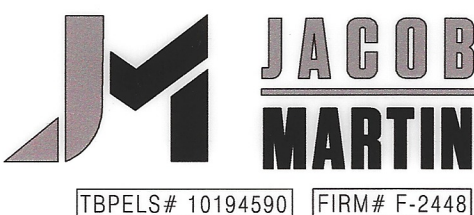
REGISTERED PROFESSIONAL LAND SURVEYOR

MAY 13, 2021  
DATE



**PLAT SUMMARY:**

TOTAL AREA OF LOTS FOR DEVELOPMENT:	73.253 Acres 3,190,908 sq. ft.
AREA DEDICATED FOR STREET PURPOSES:	5.405 Acres 235,452 sq. ft.
TOTAL AREA:	78.658 Acres 3,426,360 sq. ft.



1508 SANTA FE DR, STE 204  
WEATHERFORD, TX 76086  
817-594-9880  
4920 S. LOOP 289, STE 104  
LUBBOCK, TX 79414  
806-368-6375

**DEVELOPER/SUBDIVIDER:**  
D'RAZOR PROPERTIES, LLC  
444 WYNDHAM CREST  
WESTWORTH VILLAGE, TEXAS 76114  
817-929-4276

**SURVEYOR:**  
MARK BROWN, R.P.L.S.  
JACOB & MARTIN, LLC  
1508 SANTA FE DR. STE 203  
WEATHERFORD, TEXAS 76086  
817-594-9880

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202122707  
05/08/2021 03:43 PM  
Fee: \$0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

This plat filed under  
Cabinet E Slide 777

**FINAL PLAT**  
LOTS 1 THROUGH 32, BLOCK A,  
AND LOTS 1 THROUGH 10, BLOCK B,  
**DONNA'S PLACE**  
BEING 78.658 ACRES OF LAND OUT OF  
THE JAMES PEARCE SURVEY,  
ABSTRACT NO. 1040,  
CITY OF RENO, PARKER COUNTY, TEXAS

PREPARED: 05/13/2021

SHEET 02 OF 02