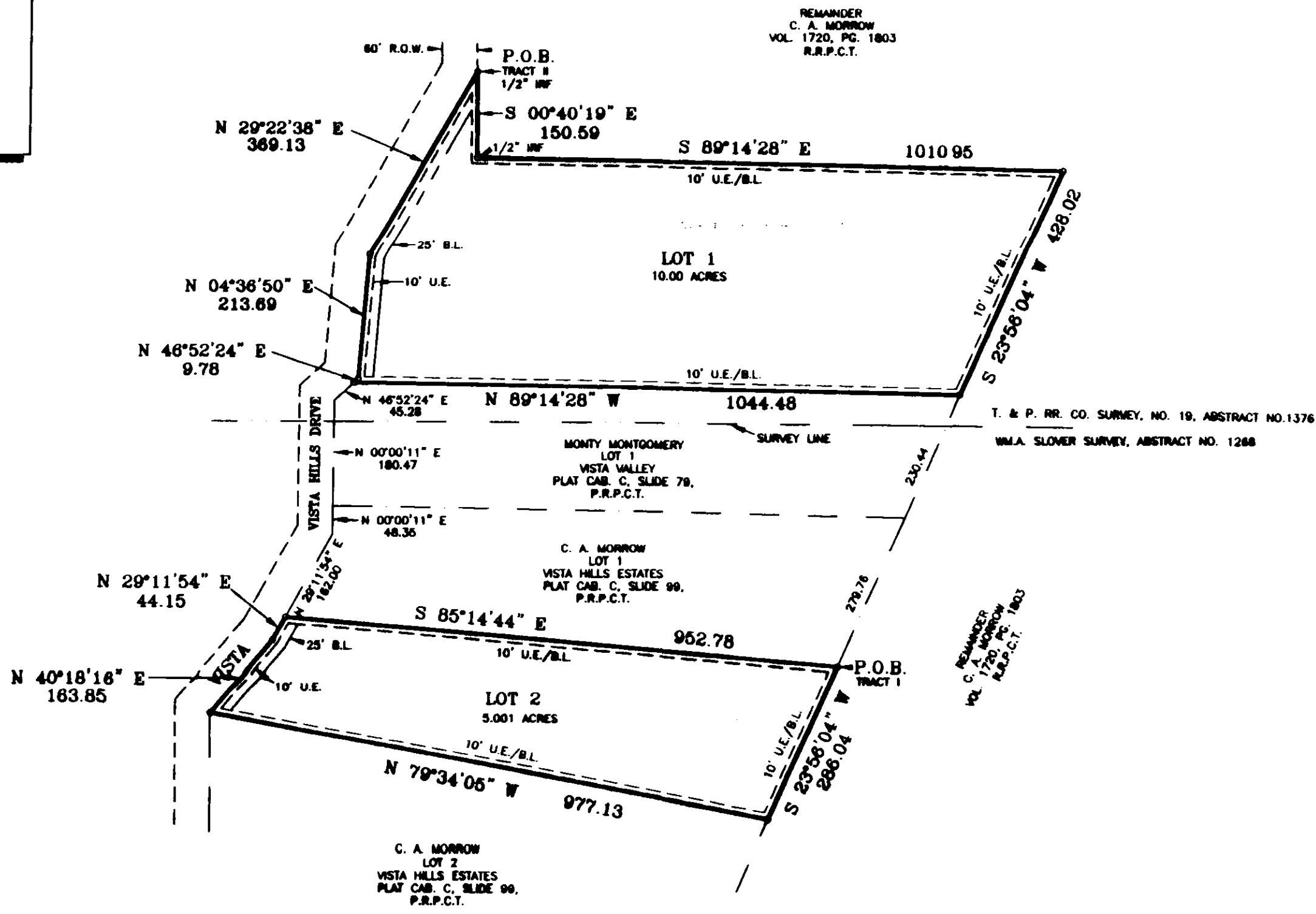
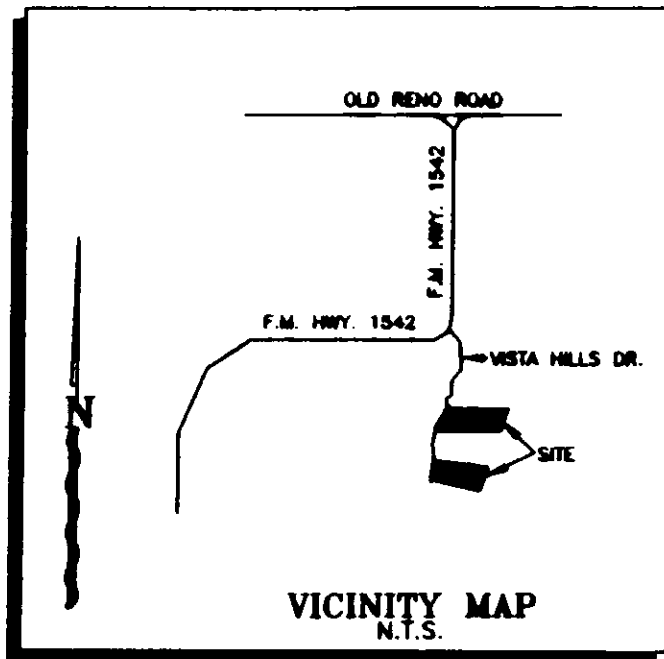


C-190



Doc 00538126 Bk OR Vol 2276 Pg 178

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
ON Nov 22, 2004 at 02:20P

Document Number: 00538126
Amount: \$6.00
By: Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Nov 22, 2004

JENNIE BRADSHAW, COUNTY CLERK
PARKER COUNTY

NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS #2023 FOUND UNLESS OTHERWISE NOTED.
NOTE: ACCORDING TO THE F.L.R. MAP FOR THE CITY OF RENO, PARKER COUNTY, TEXAS, PARCEL NO. 03, DATED NOVEMBER 06, 1976, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.
NOTE: 10' UTILITY EASEMENT INSIDE ALL LOT LINES.
10' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.
28' BUILDING LINE ALONG ALL FRONT LOT LINES.
NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF RENO.

CITY OF RENO
CITY COUNCIL
10-4-04
APPROVAL DATE
P. Bailey
MAYOR
Patty Neal
SECRETARY

OWNER/DEVELOPER: BONNIE PARKER BLACK
5741 FAIR WIND STREET
FORT WORTH, TEXAS 76135
VOL. 2077, PG. 1878, O.R.P.C.T.

I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Doug Burt
22/SEPTEMBER/2004

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Bonnie Parker Black, being the owner of two tracts of land out of the T. & P. RR. Co. Survey No. 19, Abstract No. 1376, and the WM. A. SLOVER SURVEY, Abstract No. 1288, Parker County, Texas, and being the same tracts of land known as Tract I and Tract II, recorded in Vol. 2077, Pg. 1878, O.R.P.C.T.

TRACT I

Description for a 5.001 acre tract of land out of the WM. A. SLOVER SURVEY, Abstract No. 1288, Parker County, Texas, said tract being the same tract of land known as Tract I, recorded in Vol. 2077, Pg. 1878, O.R.P.C.T.

COMMENCING at a concrete monument found at the Southeast corner of a tract of land described in a deed to Jerry Hall and recorded in Vol. 1866, Pg. 1336, R.R.P.C.T., said monument also being for the Northeast corner of said Vol. 1720, Pg. 1803, thence N 89°17'46" W, 1336.70 feet to a 1/2" iron found in the Southeastern line of F.M. Hwy. 1542, said iron also being the most Northerly point of a 60' wide private road, thence S 59°54'53" E, with the Easterly line of said private road, 81.00 feet to a 1/2" iron found, thence S 01°37'37" E, with the Easterly line of said private road, 369.53 feet to a 1/2" iron found, thence S 00°40'19" W, leaving said private road, 150.59 feet to a 1/2" iron found, thence S 89°14'28" E, 1010.95 feet to a 1/2" capped iron # 2023 found, thence S 23°56'04" W, 428.02 feet to a 1/2" capped iron # 2023 found in the

THENCE S 23°56'04" W, 286.04 feet to a 1/2" capped iron # 2023 found;
THENCE N 79°34'05" W, 977.13 feet to a 1/2" capped iron # 2023 found in the Easterly line of said private road;
THENCE N 40°18'16" E, with the Easterly line of said private road, 163.85 feet to a 1/2" capped iron # 2023 found;
THENCE N 29°11'54" E, continuing with the Easterly line of said private road, 44.15 feet to a 1/2" capped iron # 2023 found;
THENCE S 85°14'44" E, leaving said private road, 962.77 feet to the POINT OF BEGINNING and containing 5.001 acres of land.

TRACT II

Description for a 10.00 acre tract of land out of the T. & P. RR. CO. SURVEY, Abstract No. 1376, Parker County, Texas, said tract being the same tract of land known as Tract II, recorded in Vol. 2077, Pg. 1878, O.R.P.C.T.

COMMENCING at a concrete monument found at the Southeast corner of a tract of land described in a deed to Jerry Hall and recorded in Vol. 1866, Pg. 1336, R.R.P.C.T., said monument also being for the Northeast corner of said Vol. 1720, Pg. 1803, thence N 89°17'46" W, 1336.70 feet to a 1/2" iron found in the Southeastern line of F.M. Hwy. 1542, said iron also being the most Northerly point of a 60' wide private road, thence S 59°54'53" E, with the Easterly line of said private road, 81.00 feet to a 1/2" iron found, thence S 01°37'37" E, with the Easterly line of said private road, 369.53 feet to a 1/2" iron found for the POINT OF BEGINNING.

THENCE S 00°40'19" E, leaving said private road, 150.59 feet to a 1/2" iron found;
THENCE S 89°14'28" E, 1010.95 feet to a 1/2" capped iron # 2023 found;
THENCE S 23°56'04" W, 428.02 feet to a 1/2" capped iron # 2023 found;
THENCE N 89°14'28" W, 1044.48 feet to a 1/2" capped iron # 2023 found in the Easterly line of said private road;
THENCE N 46°52'24" E, with the Easterly line of said private road, 9.78 feet to a 1/2" capped iron # 2023 found;
THENCE N 04°36'50" E, continuing with the Easterly line of said private road, 213.89 feet to a 1/2" capped iron found;
THENCE N 29°22'38" E, continuing with the Easterly line of said private road, 369.13 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

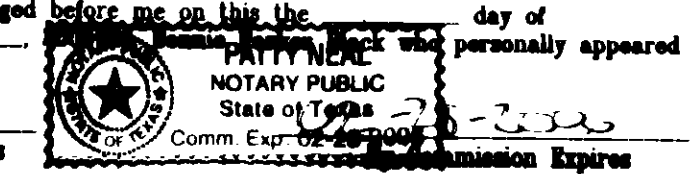
That Bonnie Parker Black does hereby adopt this plat designating the herein above described real property as Lots 1 and 2 DEER HILLS ESTATES, an Addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 4th day of October, 2004.

Bonnie Parker Black
Bonnie Parker Black

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on this the 22nd day of October, 2004, by *Bonnie Parker Black* who personally appeared before me.
Patricia Nelson
Notary Public State of Texas



ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

FINAL PLAT SHOWING
LOTS 1 & 2
DEER HILLS ESTATES

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS AND BEING 15.001 ACRES OF LAND OUT OF THE T. & P. RR. CO. SURVEY, SECTION NO. 19, ABSTRACT NO. 1376 AND THE WM. A. SLOVER SURVEY, ABSTRACT NO. 1288.

DKB &
ASSOCIATES, LLC
1260 HWY. 199 E.
SPRINGTOWN, TEXAS, 76082
280-5888 FAX: 220-2878

THIS PLAT FILED IN CABINET _____, SLIDE # _____, DATE: _____