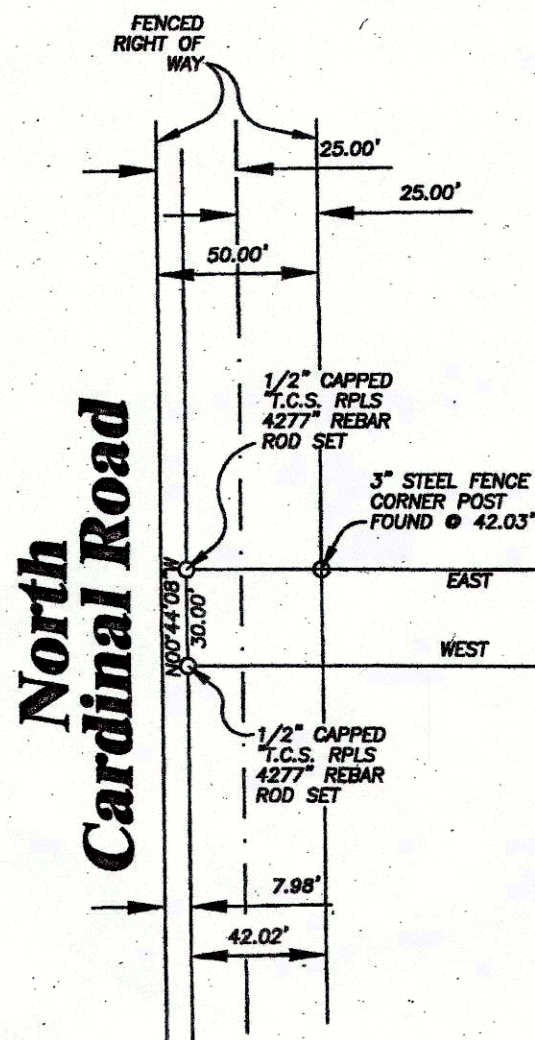


(IN FEET)
1 Inch = 60 ft.



- NOTES:**
- 1) One (1) Residential lot.
 - 2) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section §232.0032. Buyer is advised to question seller as to the groundwater availability.
 - 3) According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.
 - 4) Ingress-Egress easement corners are 1/2" capped "EASEMENT RPLS 4277" rebar rods set unless otherwise noted.

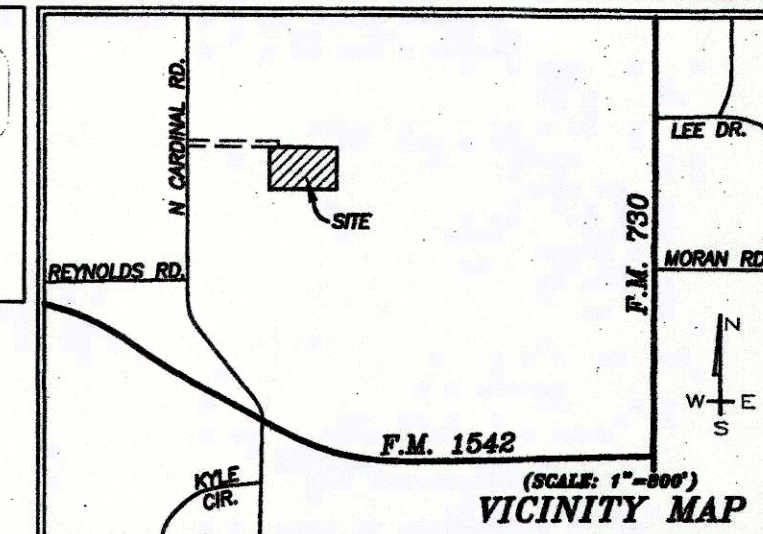
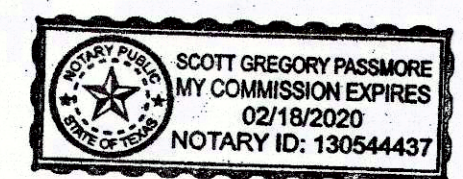
UTILITY PROVIDERS:
ELECTRIC: TRC-COUNTY
WATER: City
TELEPHONE: FARMTEL

Approved this 18 day of MARCH, 2019, by the Commission of the City of Reno

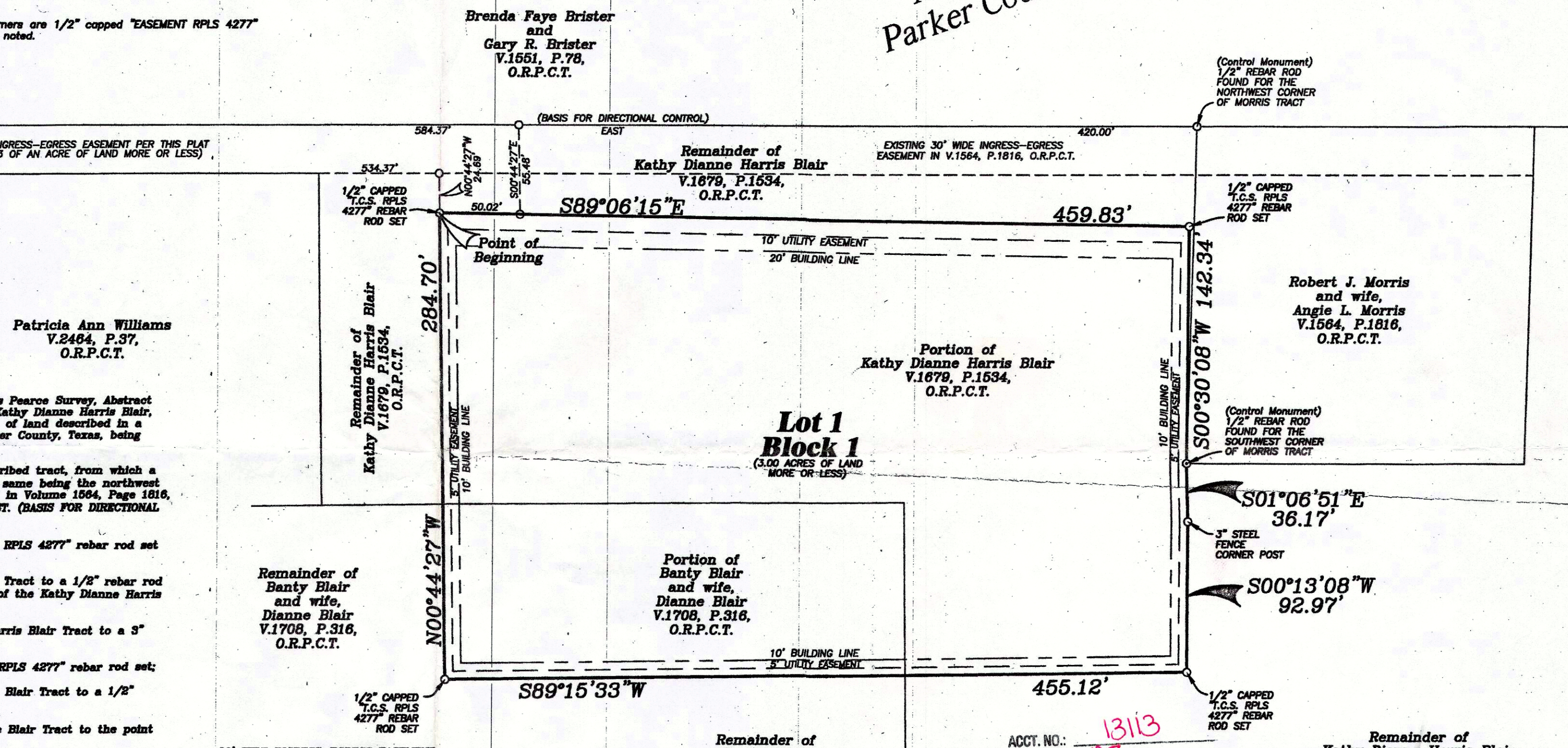
E. W. Hester
Mayor
Ramona Burns
City Secretary

LIENHOLDER:
(If Applicable)
N/A
Signature of Lienholder
This the 22 day of March, 2019
Scott Passmore
Notary Public, State of Texas

CLERK STICKER:
201906632 PLAT Total Pages: 1



James Pearce Survey,
Abstract # 1040,
Parker County, Texas



STATE OF TEXAS
PARKER COUNTY

WHEREAS Wc, Banty Blair and Dianne Blair, being the owners of a tract of land situated in the James Pearce Survey, Abstract Number 1040, Parker County, Texas, and being a portion of a tract of land described in a deed to Kathy Dianne Harris Blair, recorded in Volume 1679, Page 1634, Official Records, Parker County, Texas, and a portion of a tract of land described in a deed to Banty Blair and wife, Dianne Blair, recorded in Volume 1708, Page 316, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of herein described tract, from which a 1/2" rebar rod found (Control Monument) for an "ell" corner of the Kathy Dianne Harris Blair Tract, same being the northwest corner of a tract of land described in a deed to Robert J. Morris and wife, Angie L. Morris, recorded in Volume 1564, Page 1816, Official Records, Parker County, Texas, bears S89°06'15"E, 50.02 feet; N00°44'27"W, 55.48 feet, and EAST, (BASIS FOR DIRECTIONAL CONTROL), 450.00 feet;

Thence S89°06'15"E, 459.83 feet through the Kathy Dianne Harris Blair Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in an existing fence;

Thence S00°30'08"W, 142.34 feet along an existing fence, being through the Kathy Dianne Harris Blair Tract to a 1/2" rebar rod found (Control Monument) for the southwest corner of the Morris Tract, same being an "ell" corner of the Kathy Dianne Harris Blair Tract;

Thence S01°06'51"E, 36.17 feet continuing along an existing fence, being through the Kathy Dianne Harris Blair Tract to a 3" steel fence corner post;

Thence S00°13'08"W, 92.97 feet through the Kathy Dianne Harris Blair Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence S89°15'33"W, 455.12 feet through the Kathy Dianne Harris Blair Tract and the Banty & Dianne Blair Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence N00°44'27"W, 284.70 feet through the Kathy Dianne Harris Blair Tract and the Banty & Dianne Blair Tract to the point of beginning and containing 3.00 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Banty Blair and Dianne Blair, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Harris Subdivision, an addition in the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 18 day of March, 2019

Banty Blair
Banty Blair
Dianne Blair
Dianne Blair

STATE OF TEXAS
COUNTY OF DEKLE

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Banty Blair and Dianne Blair, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of March, 2019

Scott Passmore
Notary Public
02/18/2020
My Commission Expires

TRI SURVEYING
COUNTIES
d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4987
surveying@tricountiessurveying.com
FIRM REGISTRATION: 10194462
JOB# 18100241

SCOTT GREGORY PASSMORE
MY COMMISSION EXPIRES 02/18/2020
NOTARY ID: 130544437

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
02-05-2019

30' WIDE INGRESS-EGRESS EASEMENT
Legal Description:
Description for a 30 feet wide ingress-egress easement situated in the James Pearce Survey, Abstract Number 1040, Parker County, Texas, and being over and across a portion of a tract of land described in a deed to Kathy Dianne Harris Blair, recorded in Volume 1679, Page 1634, Official Records, Parker County, Texas;

Beginning at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the aforementioned 3.00 acres tract of land;

Thence N00°44'27"W, 24.69 feet through the Kathy Dianne Harris Blair Tract to a 1/2" capped "EASEMENT RPLS 4277" rebar rod set;

Thence WEST, 534.37 feet through the Kathy Dianne Harris Blair Tract, and along the north line of a tract of land described in a deed to Patricia Ann Williams, recorded in Volume 2484, Page 37, Official Records, Parker County, Texas, to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for an "ell" corner of the Kathy Dianne Harris Blair Tract, and being within the right of way of North Cardinal Road;

Thence N00°44'08"W, 30.00 feet along North Cardinal Road to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the Kathy Dianne Harris Blair Tract, same being the southwest corner of a tract of land described in a deed to Brenda Faye Brister and Gary E. Brister, recorded in Volume 1561, Page 78, Official Records, Parker County, Texas;

Thence EAST, at 42.03 feet passing a 3" steel fence corner post found, in all, 584.37 feet along the common line of the Kathy Dianne Harris Blair Tract and the Brister Tract to a 1/2" capped "EASEMENT RPLS 4277" rebar rod set;

Thence S00°44'27"E, 55.48 feet through the Kathy Dianne Harris Blair Tract to a 1/2" capped "EASEMENT RPLS 4277" rebar rod set in the north line of the aforementioned 3.00 acres tract of land;

Thence N89°06'15"W, 50.02 feet through the Kathy Dianne Harris Blair Tract, same being along the north line of the aforementioned 3.00 acres tract of land to the point of beginning and containing 0.43 of an acre of land more or less.

Remainder of Banty Blair and wife, Dianne Blair V.1708, P.316, O.R.P.C.T.

ACCT. NO.: 13113
SCH. DIST.: AZ
CITY: CRE
MAP NO.: N-6

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
201906632
03/22/2019 11:49 AM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Remainder of Kathy Dianne Harris Blair V.1679, P.1534, O.R.P.C.T.

Ownership:
Banty Blair
Dianne Blair a/k/a
Kathy Dianne Harris Blair
497 N Cardinal Rd.
Azle, TX 76020

21040.001.007.00 - 58 acres
21040.001.006.00 - 2.42 acres

FINAL PLAT SHOWING
LOT 1, BLOCK 1,
Harris Subdivision

AN ADDITION TO THE CITY OF RENO, IN PARKER COUNTY, AND BEING 3.00 ACRES OF LAND SITUATED IN THE JAMES PEARCE SURVEY, ABSTRACT NUMBER 1040, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET E, SLIDE 252, DATE