

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATION OR BUILDING.

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.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

STATE OF TEXAS
COUNTY OF PARKER

202006289 PLAT Total Pages: 1

WHEREAS, JOE C. McLAIN III and BRETT McLAIN (Doc No. 201315500) are the sole owners of 6.42 acres situated in and being a portion of the T & P RR COMPANY SURVEY No. 5, ABSTRACT No. 1420 in the City of Reno, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Joe and Brett McLain tract at the southeast corner of a tract of land described by deed to Howard Babcock recorded in Volume 1684, Page 560, Real Records, Parker County, Texas in the north line of Arvel Circle, a county road, said iron being called by deed to be North, 3232.0 feet and East, 17.2 feet from the southwest corner in the L. Frank Survey, Abstract No. 469, Parker County, Texas;

THENCE N 00°54'06" W, with the east line of said Howard Babcock tract, 800.89 feet to an iron rod set in the south line of a tract of land described by deed to Edwin Kulas recorded in Volume 1542, Page 32, Real Records, Parker County, Texas;
THENCE S 82°11'11" E, with the south line of said Edwin Kulas tract, 333.26 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of a tract of land described by deed to Joe Winkler recorded in Volume 2935, Page 603, Official Records, Parker County, Texas;
THENCE S 00°43'59" E, 903.11 feet to an iron rod found at the southeast corner of a tract of land described deed to R. B. Tucker recorded in Doc No. 201326222, Official Records, Parker County, Texas in the north line of said Arvel Circle;
THENCE N 65°51'06" W, with the north line of said Arvel Circle, 360.68 feet to the POINT OF BEGINNING and containing 6.42 acres (279,860 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JOE C. McLAIN III and BRETT McLAIN, does hereby adopt this plat as LOT 1 AND LOT 2, JBS ESTATES IN THE CITY OF RENO, PARKER COUNTY, TEXAS, being 6.42 acres situated in and being a portion of the T & P RR Company Survey No. 5, Abstract No. 1420 in the City of Reno, Parker County, Texas, and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Joe C. McLain III *Brett McLain*
Joe C. McLain III Brett McLain

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared JOE C. McLAIN III, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of November, 2019.

John Elton Jr
John Elton Jr
Notary Public in and for the State of Texas
6/21/2023
My Commission Expires On:

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared BRETT McLAIN, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of November, 2019.

John Elton Jr
John Elton Jr
Notary Public in and for the State of Texas
6/21/2023
My Commission Expires On:



THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
August 2019

FILED AND RECORDED

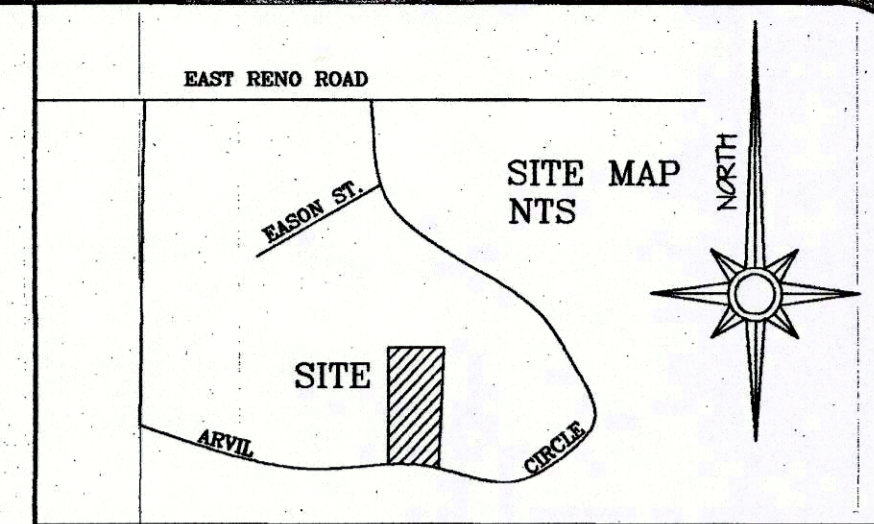
OFFICIAL PUBLIC RECORDS

Lila Deakle

202006289
03/06/2020 03:13 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Cabinet/Instrument# E 482 Slide



STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A
Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

CITY OF RENO
PARKER COUNTY, TEXAS
PLANNING & ZONING

WHEREAS THE CITY OF RENO, PARKER COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE 1 DAY OF October, 2019 TO APPROVE THIS PLAT.

BY: *John Elton Jr*
CHAIRMAN

BY: *Joanell Isbell*
SECRETARY

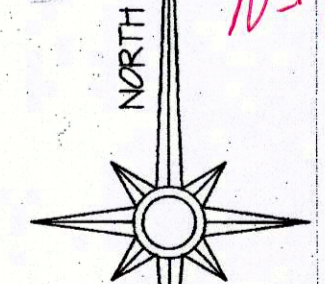
CITY OF RENO
PARKER COUNTY, TEXAS
CITY COUNCIL

WHEREAS THE CITY OF RENO, PARKER COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE 18 DAY OF November, 2019 TO APPROVE THIS PLAT.

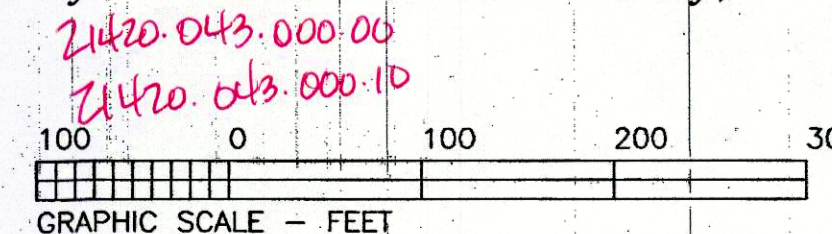
BY: *David Harlan Jr*
CHAIRMAN

BY: *Joanell Isbell* *John Passmore*
SECRETARY

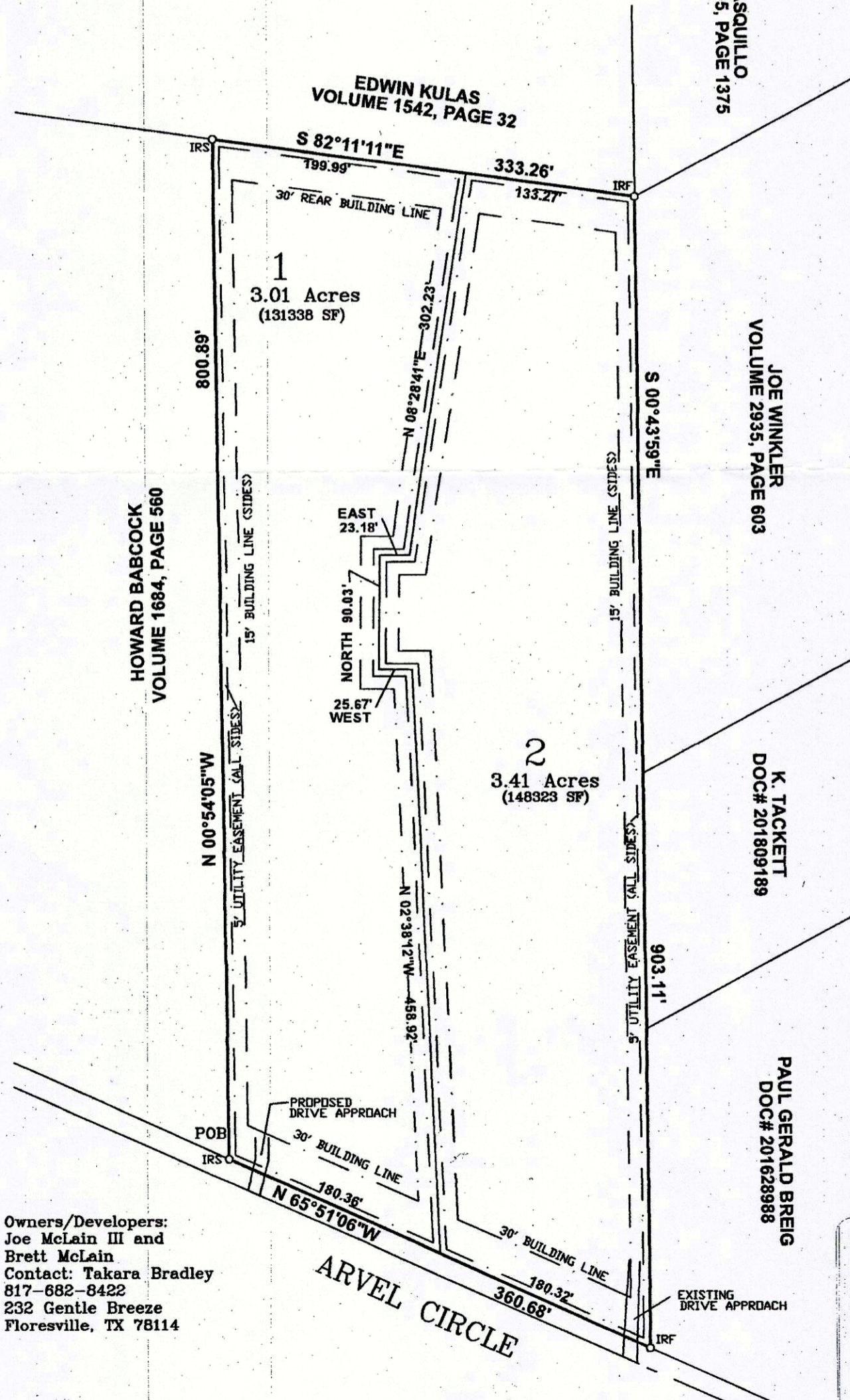
ACCT. NO.: 13921
SCH. DIST. 13921
CITY: RENO
MAP NO. 1157



SCALE: 1" = 100'



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500



Owners/Developers:
Joe McLain III and
Brett McLain
Contact: Takara Bradley
817-682-8422
232 Gentle Breeze
Floresville, TX 78114

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")