



1 inch = 60 ft.
(IN FEET)



LIENHOLDER:

N/A

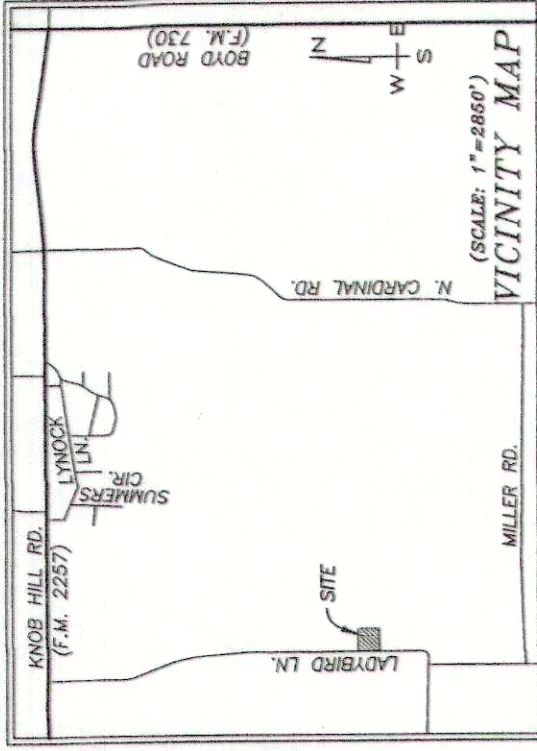
Signature of Lienholder

This the _____ day of _____, 20____.

Notary Public, State of Texas

CLERK - STICKER:

201612770 PLAT Total Pages: 1



Approved this 25 day of February, 2016 by the
Commission of the City of Reno

Richard Brunson
Mayor
Rubén Reyes
City Secretary

STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Ricky Hood and Susie Hood, being the owners of a tract of land situated in the S.H. Erwin Survey, Abstract Number 2489, Parker County, Texas, and being a portion of a tract of land described in a deed recorded in Volume 1542, Page 895, 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 in the east line of Ladybird Lane, for the southwest corner of herein described tract, and being in the north line of a tract of land described in a deed to Ruben Reyes and wife, Barbara Reyes, recorded in Volume 1469, Page 1502, Official Records, Parker County, Texas, and from which a MAG nail set for the northwest corner of said Reyes Tract, same being the westerly southwest corner of the remainder of said Hood Tract bears N89°30'59"W, 27.10 feet;

Thence N00°09'01"W, 412.59 feet through said Hood Tract, and being along the east line of said Ladybird Lane to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set, and from which a MAG nail set for the original northwest corner of said Hood Tract bears N89°59'55"W, 26.02 feet, and NORTH, 1517.61 feet;

Thence S89°59'55"E, 315.71 feet through said Hood Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence S00°09'01"E, 415.25 feet through said Hood Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the common line of said Hood Tract and said Reyes Tract;

Thence N89°30'59"W, 315.73 feet along the common line of said Hood Tract and said Reyes 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, Ricky Hood and Susie Hood, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, Ladybird Acres, 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 25 day of February, 2016.

Ricky Hood
Ricky Hood
Susie Hood
Susie Hood

James West Wilkerson, II
and wife,
Frances U. Wilkerson
V.1727, P.1881,
O.R.P.C.T.

Bryant Herring Survey,
Abstract # 623,
Parker County, Texas

S.H. Erwin Survey,
Abstract # 2489,
Parker County, Texas

Ricky Hood
and wife,
Susie Hood
V.1542, P.895,
O.R.P.C.T.

Lot 1
Block 1
(3.00 ACRES OF LAND
MORE OR LESS)

Ruben Reyes
and wife,
Barbara Reyes
V.1469, P.1502,
O.R.P.C.T.

Ownership:

Ricky Hood
Susie Hood
500 E Reno Rd.
Azle, TX 76020

NOTES:

One (1) Residential pl.
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.

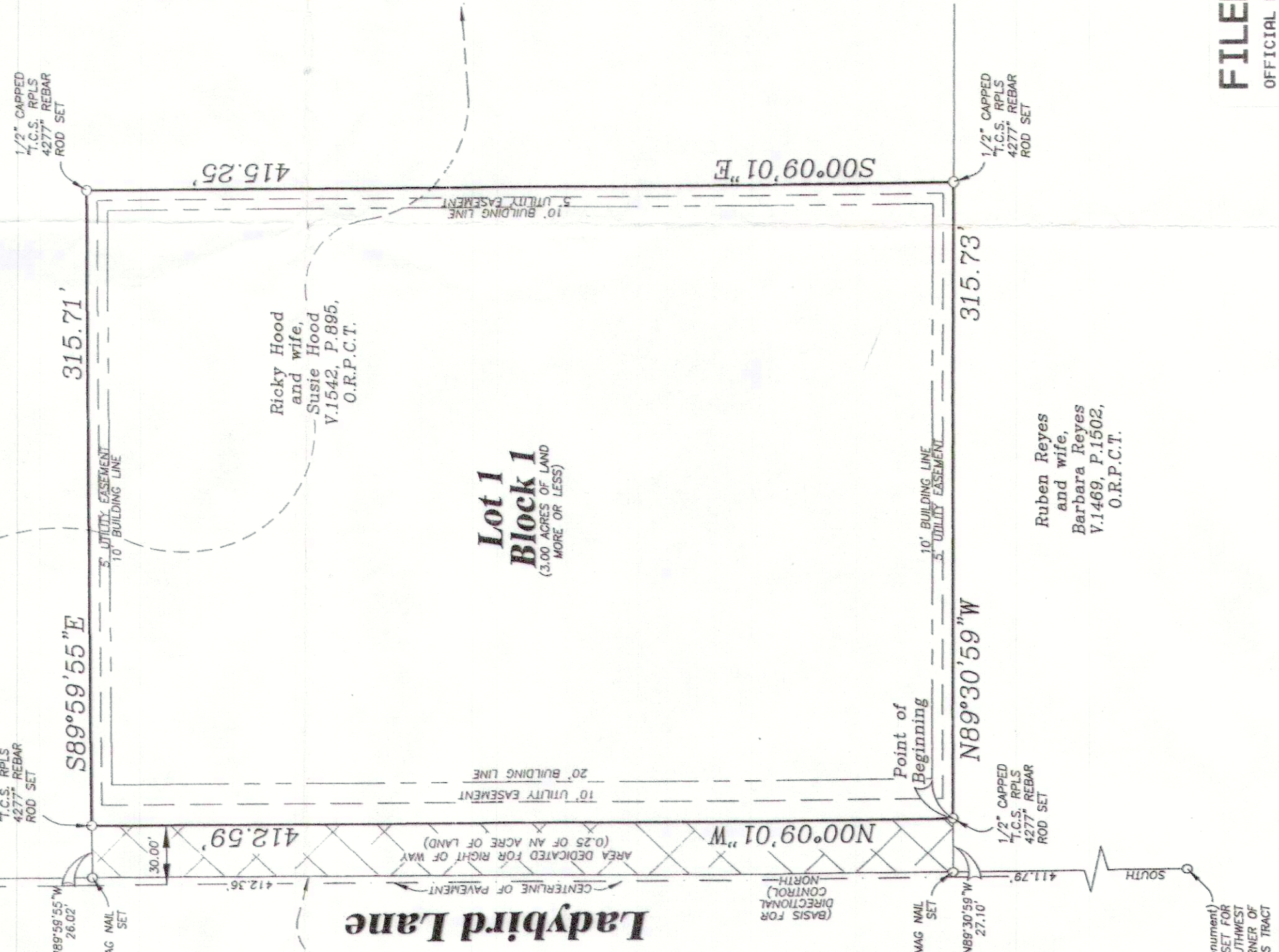


I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
03-04-2016

AN ADDITION TO THE CITY OF RENO, IN PARKER COUNTY, AND BEING 3.00 ACRES OF LAND SITUATED IN THE S.H. ERWIN SURVEY, ABSTRACT NUMBER 2489, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 564, DATE _____



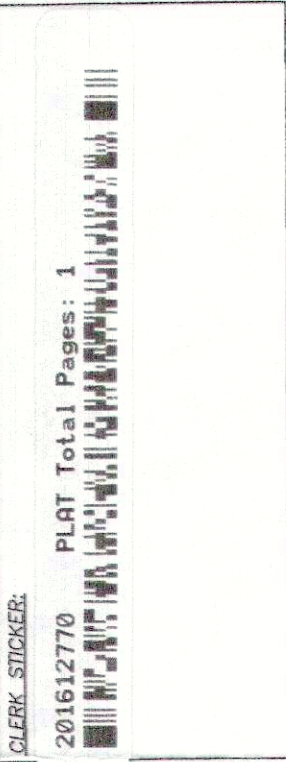
Ladybird Lane

Ricky Hood and wife, Susie Hood

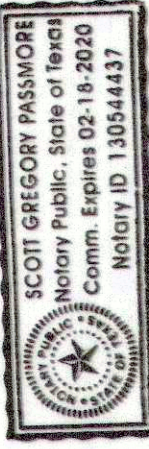
Lot 1 Block 1 (3.00 ACRES OF LAND MORE OR LESS)

Ruben Reyes and wife, Barbara Reyes

201612770 PLAT Total Pages: 1



Given under my hand and seal of office this 25 day of February, 2016 AS
Scott Gregory Passmore
Notary Public
248/20
My Commission Expires



Note:
According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 46367C 0200 E, Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

ACCT. NO: 14239
SCH. DIST.:
CITY: Reno
MAP NO.: N-5

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201612770
03/14/2016 09:32 AM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLH

22489.003.000.50

FINAL PLAT SHOWING
LOT 1, BLOCK 1,
Ladybird Acres

UTILITY PROVIDERS:
ELECTRIC
WATER
TELEPHONE