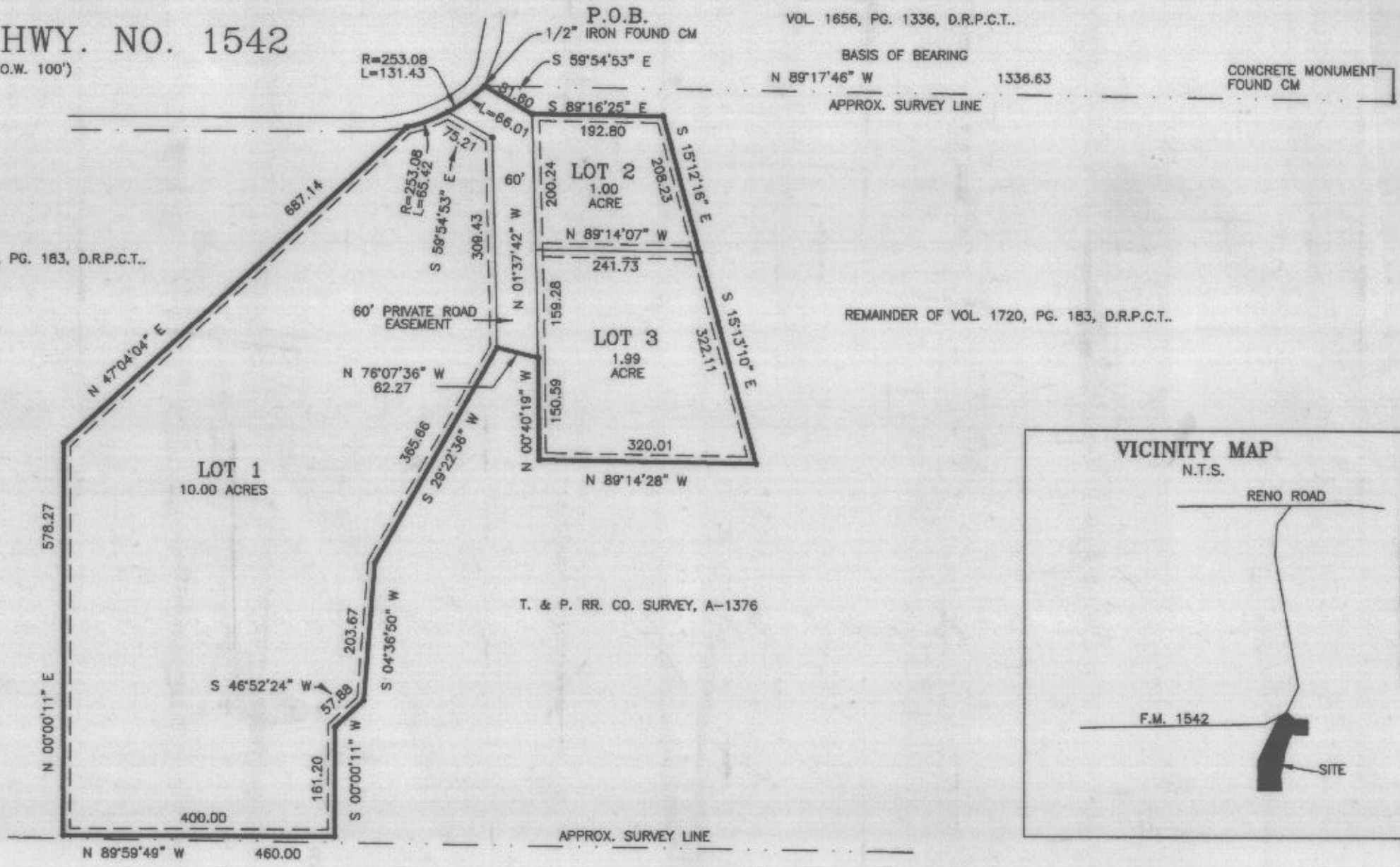


B-619

F.M. HWY. NO. 1542
(R.O.W. 100')



Doc 00423340 Bk OR Vol 1949 Pg 635

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Aug 14, 2001 at 02:15P

Document Number: 00423340

Amount: .00

By: Faye Moody

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

Aug 14, 2001

JEANE BRUNSON, COUNTY CLERK
PARKER COUNTY

WHEREAS, C. A. Morrow and Charles Carey, being the owner of a tract of land out of the T. & P. RR. Co. SURVEY, Abstract No. 1376, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 1720, Pg. 1803, and all of that certain tract of land recorded in Vol. 1931, Pg. 294 Deed Records, Parker County, Texas.

Description for a 13.56 acre tract of land out of the T. & P. RR. Co. Survey, Abstract No. 1376 and the Wm. Slover Survey, Abstract No. 1268, Parker County, Texas, said tract being a portion of that certain tract of land recorded in Vol. 1720, Pg. 1803 and all of that certain tract of land recorded in Vol. 1931, Pg. 294, Deed Records, Parker County, Texas.

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. 1856, 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, 1336.63 feet to a 1/2" iron found in the Southeasterly line of F.M. Hwy. No. 1542 for the POINT OF BEGINNING;

THENCE S 59°54'53" E, 81.60 feet to a 1/2" iron set;
THENCE S 89°16'25" E, 192.80 feet to a 1/2" iron set;
THENCE S 15°12'16" E, 208.23 feet to a 1/2" iron set;
THENCE S 15°13'10" E, 322.11 feet to a 1/2" iron set;
THENCE N 89°14'28" W, 320.01 feet to a 1/2" iron set;
THENCE N 00°40'19" W, 150.59 feet to a 1/2" iron set;
THENCE N 76°07'36" W, 62.27 feet to a 1/2" iron set;
THENCE S 29°22'36" W, 365.66 feet to a 1/2" iron set;
THENCE S 04°36'50" W, 203.67 feet to a 1/2" iron set;
THENCE S 48°52'24" W, 57.88 feet to a 1/2" iron set;
THENCE S 00°00'11" W, 161.20 feet to a 1/2" iron set;
THENCE N 89°59'49" W, 400.00 feet to a 1/2" iron set;
THENCE N 00°00'11" E, 578.27 feet to a 1/2" iron set;
THENCE N 47°04'04" E, 687.14 feet to a 1/2" iron set in the Southerly line of said F.M. Hwy. No. 1542, said iron being in a curve to the left;
THENCE with the Southerly line of said F.M. Hwy. No. 1542 and with said curve to the left whose radius is 253.08 feet and whose central angle is 29°45'19", and whose chord bears, N.61°46'55"E, 129.96 feet being an arc length of 131.43 feet to the POINT OF BEGINNING and containing 13.56 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That, We C. A. Morrow and Charles Carey do hereby adopt this plat designating the hereinabove described real property as Lots 1 through 3, MORROW ESTATES, an Addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HANDS IN PARKER COUNTY, TEXAS, on this the 14th day of August, 2001.

C. A. Morrow
C. A. Morrow
Charles Carey



STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared C.A. Morrow and Charles Carey, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 14 day of August, 2001.

Regina Foster
Notary Public State of Texas

08/04/01
My Commission Expires

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the City Council of Reno, Texas, this the 6 day of August, 2001.

R. L. Bailey
Mayor

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the day of August, 2001 at 2:15 P.M. And duly recorded this the 14 day of August, 2001 at 2:15 P.M. in the Records of said County in Plat Cabinet Slide

In testimony Whereof, Witness my hand and official seal of office, this the 12 day of June, 2001.

Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____
Deputy

I certify that this is a true and accurate representation of this survey as made on the ground and that there are no visible easements or encroachments except as shown.

Doug Burt
12/JUNE/2001

OWNERS: C.A. MORROW
725 S. RENO ROAD
SPRINGTOWN, TX., 76082
VOL. 1720, PG. 1803
D.R.P.C.T.

CHARLES CAREY
6057 ALYSSA CT.
AZLE, TX 76020
VOL. 1931, PG. 294
D.R.P.C.T.

ONSITE SEWAGE PER T.A.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

TOPOGRAPHY PER U.S. GEOLOGICAL SURVEY, NATIONAL GEODETIC VERTICAL DATUM OF 1927 QUAD MAP FOR AZLE, (BY SCALE)

NOTE: ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.

NOTE: 10' UTILITY EASEMENT ALONG ALL LOT LINES.

NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF RENO, PARKER COUNTY, TEXAS, PANEL NO. 480969-04, DATED NOVEMBER 05, 1976, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

NOTE: THE BEARINGS HEREON WERE CORRELATED BETWEEN TWO FOUND MONUMENTS ON THE NORTH LINE OF VOL. 1720, PG. 1803, D.R.P.C.T..

DKB & ASSOCIATES, LLC
323 HWY. NO. 199 E.
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2878



FINAL PLAT
SHOWING
LOTS 1 THROUGH 3
MORROW ESTATES PHASE I
AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS AND BEING 13.56 ACRES OF LAND OUT OF THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1376, PARKER COUNTY, TEXAS.