

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

ALL PROPERTY CORNERS ARE "2023" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

202316919 PLAT Total Pages: 1

**OWNER'S DEDICATION**

Whereas Martin Perez and Liliana Urbina Perez, being the sole owners of the herein described tract of land being more particularly described by metes and bounds as follows:

Description for a tract of land situated in the PETER RILEY SURVEY, Abstract No. 1156, Parker County, Texas, said tract being all of Lot 6, Point Break Addition, recorded in Cabinet C, Slide 709, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the East line of Jennings Lane, said iron being for the Northwest corner of said Lot 6 and the Southwest corner of Lot 7;

thence N 89°56'33" E, with the common line of said Lots 6 & 7, 743.68 feet to a capped iron found at the Northeast corner of said Lot 6 and the Southeast corner of said Lot 7 and being in the West line of Lot 14;

thence S 00°02'04" E, with the common line of said Lot 6 and said Lot 14, 230.06 feet to a capped iron found at the Southeast corner of said Lot 6 and the Southwest corner of said Lot 14 and being in the North line of Lot 5;

thence S 89°56'17" W, with the common line of said Lots 5 & 6, 743.31 feet to a 1/2" iron found in the East line of said Jennings Lane and being for the Southwest corner of said Lot 6 and the Northwest corner of said Lot 5;

thence N 00°07'37" W, with the East line of said Jennings Lane, 230.12 feet to the POINT OF BEGINNING and containing 3.93 acres of land.

**NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:**

That Martin Perez and Liliana Urbina Perez, do hereby adopt this plat designating the hereinabove described property as.....

Lots 6R1, 6R2 & 6R3  
POINT BREAK ADDITION  
Parker County, Texas  
City of Reno Extra-Territorial Jurisdiction

and do hereby dedicate to the public's use the streets and easements shown thereon

Witness my hand this the 23 day of April, 2023.

*Martin Perez*  
Martin Perez

*Liliana Urbina Perez*  
Liliana Urbina Perez

NOTARY PUBLIC  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Martin Perez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

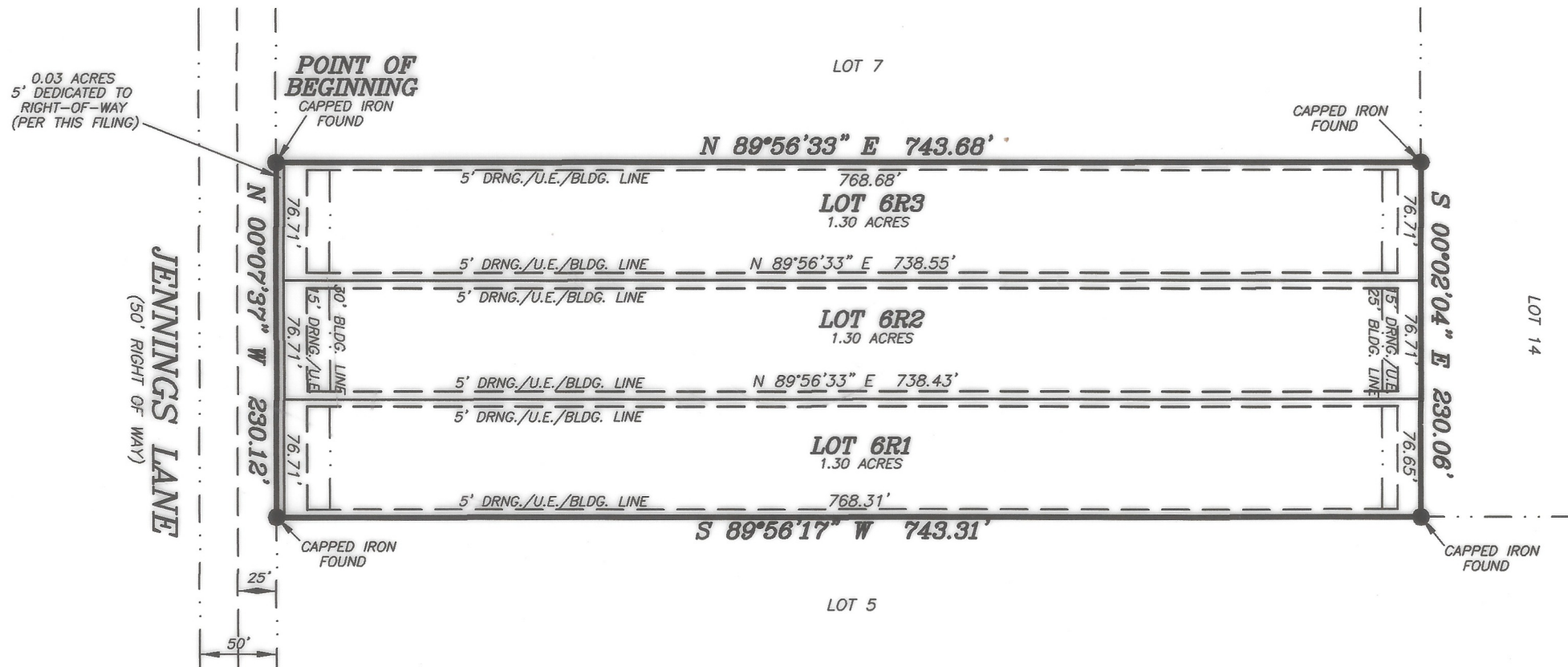
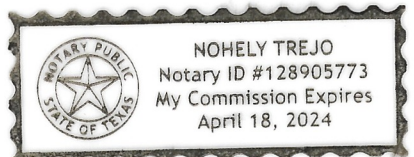
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of April, 2023.

NOTARY PUBLIC  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Liliana Urbina Perez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of April, 2023.

*Notary Seal*



**PLANNING & ZONING COMMISSION**  
CITY OF RENO, TEXAS.

WHEREAS The Planning & Zoning Commission of the City of Reno  
Approved on this the 3rd day of April, 2023.

*Brian D. [Signature]*  
Chairman

*[Signature]*  
Secretary

**CITY OF RENO, CITY COUNCIL**

WHEREAS The City of Reno  
Approved on this the 13 day of April, 2023.

*[Signature]*  
Mayor

*[Signature]*  
Secretary

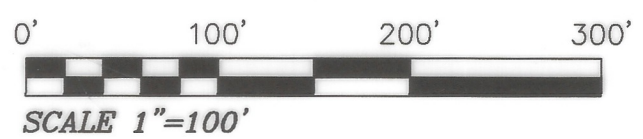
**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202316919  
06/25/2023 02:41 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

**16305**  
**SP**  
**M-5**

**Re Plat Showing**  
**Lots 6R1, 6R2, & 6R3,**  
**POINT BREAK ADDITION**  
Being a replat of Lot 6, Point Break Addition, recorded in Cabinet C, Slide 709, Plat Records, Parker County, Texas.  
Being a 3.93 acre tract of land situated in the Extra-Territorial Jurisdiction of the City of Reno, Parker County, Texas and being situated in the PETER RILEY SURVEY, Abstract No. 1156, Parker County, Texas.

**OWNER/DEVELOPER**  
MARTIN PEREZ  
LILIANA URBINA PEREZ  
686 JENNINGS LANE  
AZLE, TEXAS 76020



**HORIZON LAND SURVEYING**  
582 Balboa Trail  
Azle, Texas 76020  
817-584-9027  
horizonlandtx@gmail.com  
FIRM NO. 10194619



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
FEBRUARY 21, 2023

**F518**

16305.001.006.00