

OWNER'S DEDICATION

Whereas Natali Hernandez, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows;

Description for a 1.85 acre tract of land situated in the M.E.P. & P. RR. CO. SURVEY No. 37, Abstract No. 942, Parker County, Texas and being the same tract of land described in deed to Natali Hernandez, recorded in Volume 2917, Page 441, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1" pipe found in the Northwesterly line of Jaybird Lane (F.M. Highway 2257), said pipe being for the Southeast corner of said Volume 2917, Page 441 and being for the Southwest corner of that certain tract of land described in deed to Leland R. Cromwell and Heather Cromwell, recorded in Clerks File No. 202014751, Real Records, Parker County, Texas;

THENCE S 46°20'00" W, with the Northwesterly line of said Jaybird Lane (F.M. Highway 2257), 152.18 feet to a 1/2" iron found;

THENCE S 44°55'56" W, with the Northwesterly line of said Jaybird Lane (F.M. Highway 2257), 118.12 feet to a 1/2" iron set at the Southwest corner of said Volume 2917, Page 441 and at a Southeast corner of that certain tract of land described in deed to Joel Landreth and Sharon Landreth, recorded in Clerks File No. 202016802, Real Records, Parker County, Texas;

THENCE N 41°13'33" W, with the common line of said Volume 2917, Page 441 and said Clerks File No. 202016802, 300.07 feet to a metal fence post at the Northwest corner of said Volume 2917, Page 441 and at an ell corner of said Clerks File No. 202016802;

THENCE N 45°31'12" E, with the common line of said Volume 2917, Page 441 and said Clerks File No. 202016802, 269.06 feet to a wood fence post at the Northeast corner of said Volume 2917, Page 441 and at a Southeast corner of said Clerks File No. 202016802 and being in the Southwest line of said Clerks File No. 202014751;

THENCE S 41°28'00" E, with the common line of said Volume 2917, Page 441 and said Clerks File No. 202014751, 300.95 feet to the POINT OF BEGINNING and containing 1.85 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

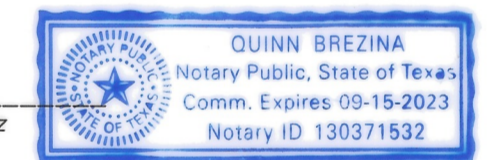
That Natali Hernandez, does hereby adopt this plat designating the hereinabove described property as.....

Lots 1 & 2
PRIMAVERA MEADOW
City of Reno, Parker County, Texas

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

Witness my hand this the 26th day of April 2021.

Natali Hernandez
Natali Hernandez



NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Natali Hernandez, 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 26th day of April 2021.

Lila Deakle
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

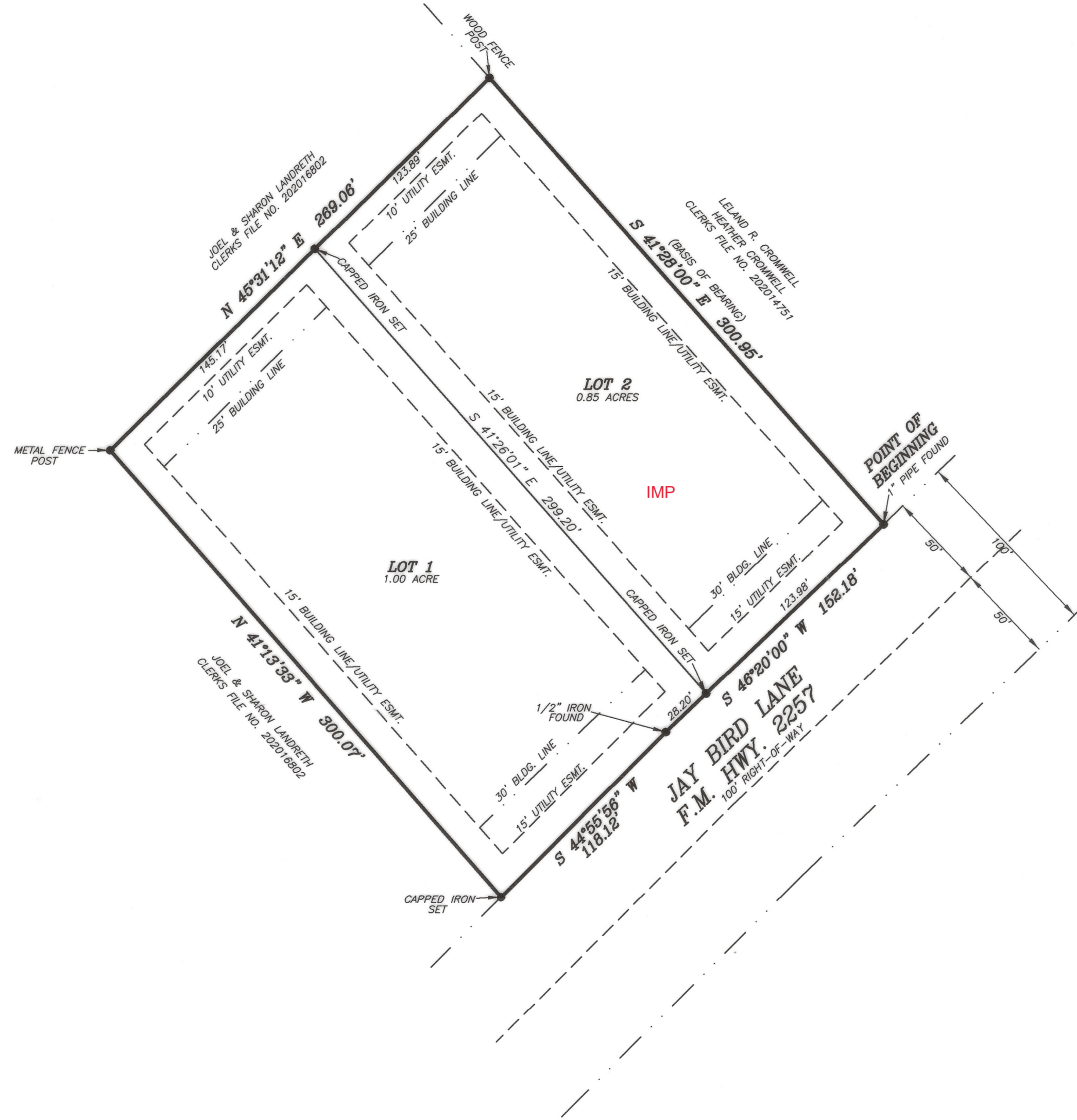
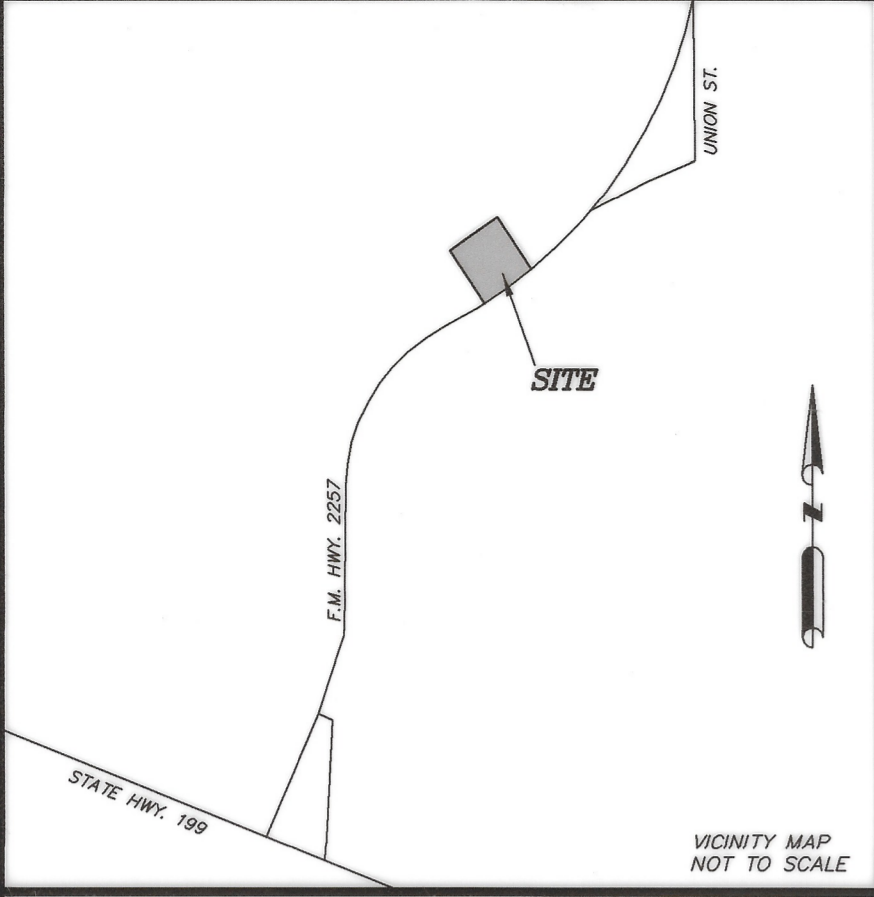
202121538
05/01/2021 02:40 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
Lots 1 & 2
PRIMAVERA MEADOW
CITY OF RENO
AND BEING 1.85 acres of land situated to the M.E.P. & P. R.R. CO. SURVEY No. 37, Abstract No. 942, Parker County, Texas.

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 FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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.



PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.

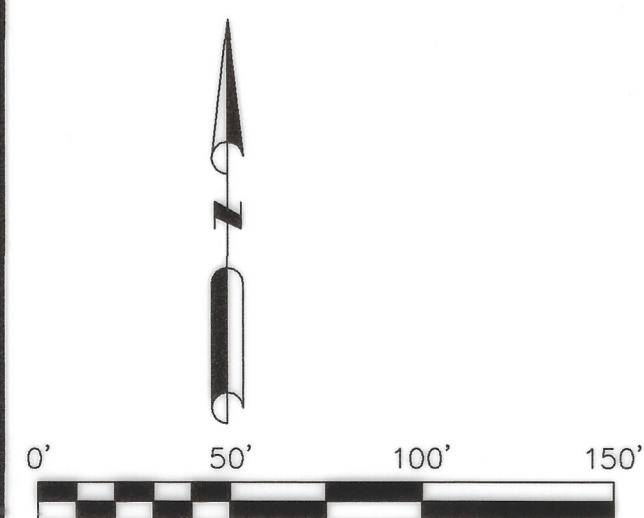
WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 17th day of May 2021.

Chairman
Chairman
Secretary
Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 24th day of May 2021.

Mayor
Mayor
Secretary
Secretary



HORIZON LAND SURVEYING

582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



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
MARCH 12, 2021

OWNER:
Natali Hernandez
3753 Neches Street
Fort Worth, Texas 76106

20942.018.002.00

THIS PLAT FILED IN CABINET E 772 SLIDE