

Whereas Ed Prioleau, being the sole owner of a certain 7.986 acres tract of land out of the R. LEWIS SURVEY, ABSTRACT No. 810, Parker County, Texas; being all of that certain tract conveyed to Prioleau in Volume 2485, Page 1152, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" Iron rod at the northeast corner of that certain tract conveyed to Wells in Volume 2842, Page 414 and being the called northwest corner of said R. LEWIS SURVEY, for the northwest and beginning corner of this tract.

THENCE N 89°12'10" E 1594.19 feet to a point in North Cardinal Road, for the northeast corner of this tract.

THENCE along said North Cardinal Road as follows:
S 44°22'37" W 102.80 feet to a point, for a corner of this tract.
S 27°17'25" W 78.40 feet to a point, for a corner of this tract.
S 20°07'45" W 95.78 feet to a found 1/2" Iron rod at the northeast corner of that certain tract conveyed to Quinn in CC# 202100687, for the southeast corner of this tract.

THENCE S 89°14'00" W 1453.05 feet to a found 1/2" capped iron rod at the northwest corner of that certain tract conveyed to Sharrod in Volume 1999, Page 1253 and in the east line of said Wells tract, for the southwest corner of this tract.

THENCE N 00°04'40" W 230.34 feet along the east line of said Wells tract to the POINT OF BEGINNING.

Surveyors Certificate

Know All Men By These Presents:

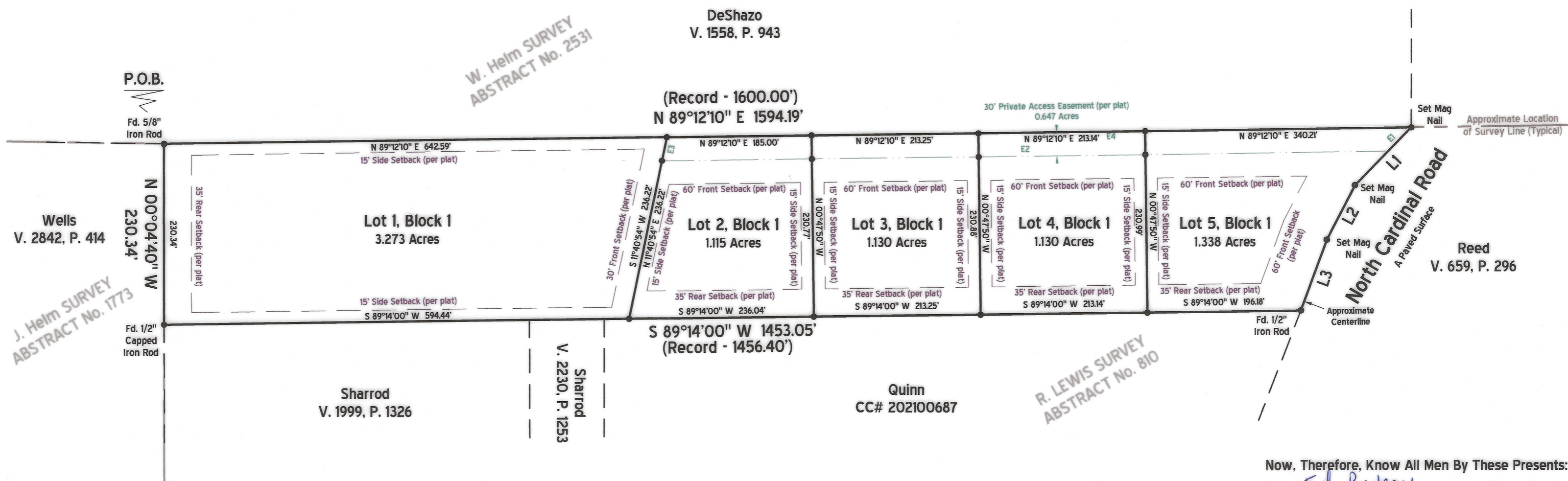
That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Kyle Rucker
Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: March 31, 2021 - W2101019-P



Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0200E, dated September 26, 2008. For up to date flood hazard information always visit the official F.I.R.M. website at FEMA.gov.
- 2) All corners are Set 1/2" Iron rod with plastic cap stamped "TEXAS SURVEYING INC." - unless otherwise noted.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Water is to be provided by City of Reno Water Department and sanitary sewer is to be provided by on-site septic facilities.
- 6) 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 availability.
- 7) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- 8) Special 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.
- 9) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.



LINE	BEARING	DISTANCE
L1	S 44°22'37" W	102.80'
L2	S 27°17'25" W	78.40'
L3	S 20°07'45" W	95.78'

LINE	BEARING	DISTANCE
E1	S 44°22'37" W	42.56'
E2	S 89°12'10" W	928.06'
E3	N 11°40'54" E	30.73'
E4	N 89°12'10" E	951.60'

Easements:

There shall be a 10' Utility Easement around the perimeter of all lots shown herein.

Now, Therefore, Know All Men By These Presents:

That Ed Prioleau acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-5, Block 1, Prioleau Addition, an addition to the City of Reno, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Reno, Parker County, Texas.

Witness, my hand, this the 20th day of June, 2021.

By:

Ed Prioleau
Ed Prioleau

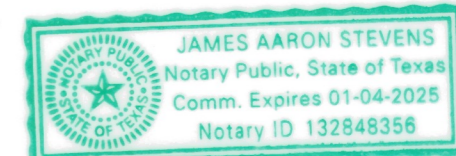
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ed Prioleau, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 20th day of June, 2021.

[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS

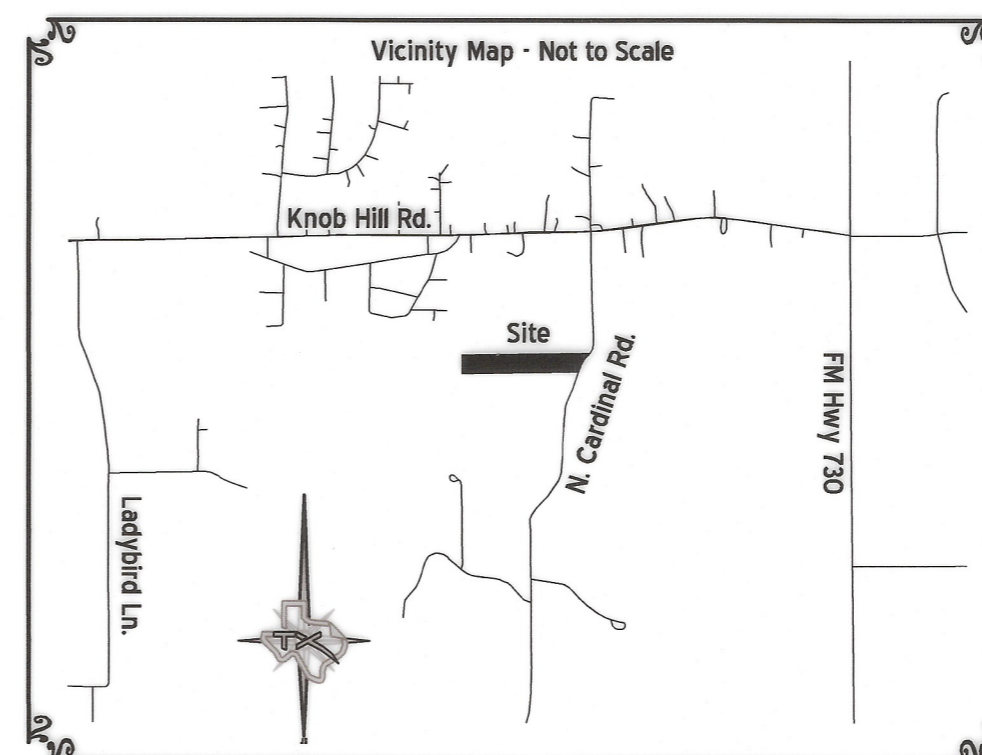
COUNTY OF PARKER

APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO, PARKER COUNTY, TEXAS, THIS THE 21st DAY OF JUNE, 2021.

[Signature]
MAYOR

[Signature]
CITY SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202127021
07/09/2021 01:44 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT



Final Plat
Lots 1-5, Block 1
Prioleau Addition
an Addition to the City of Reno,
Parker County, Texas
Being a 7.986 acres tract of land out of the R.
LEWIS SURVEY, ABSTRACT No. 810, Parker
County, Texas

June 2021

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

Plat Cabinet F Slide 5

