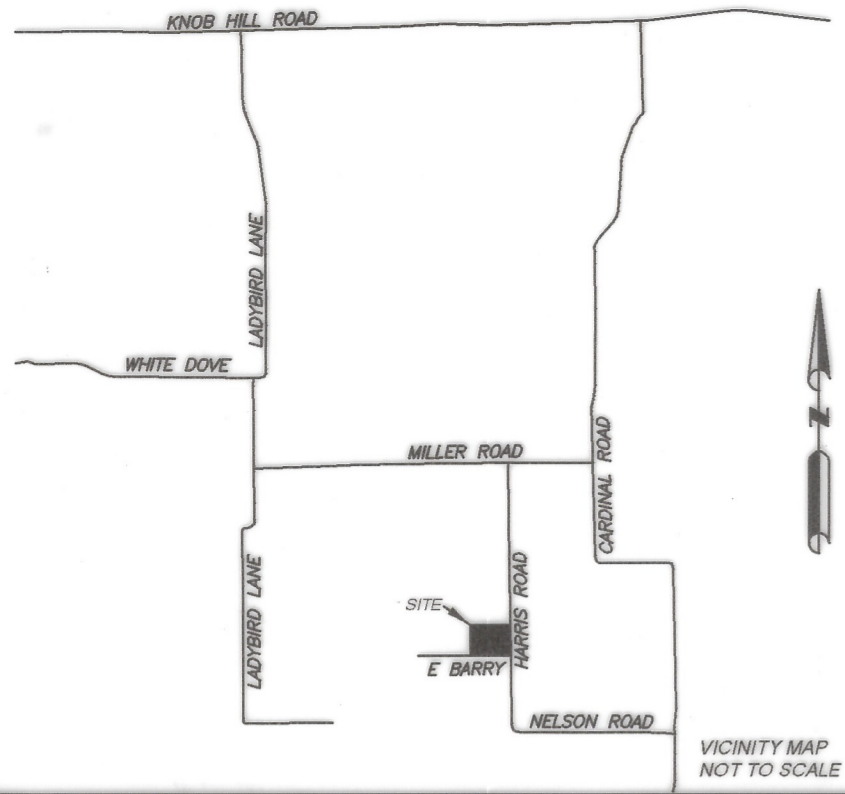




17269
SP
N-6



CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno

Approved on this the 15 day of April, 2022.

Don Williams
Mayor

Michelle Roberts
Secretary

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

WHEREAS The Planning & Zoning Commission of the City of Reno

Approved on this the 2nd day of April, 2022.

Brian D. Shaw
Chairman

Joe Kelly
Secretary

NOTES:

BEARINGS CORRELATED TO DEED CALL N 00°30'00" W ALONG THE WEST LINE OF SITE.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

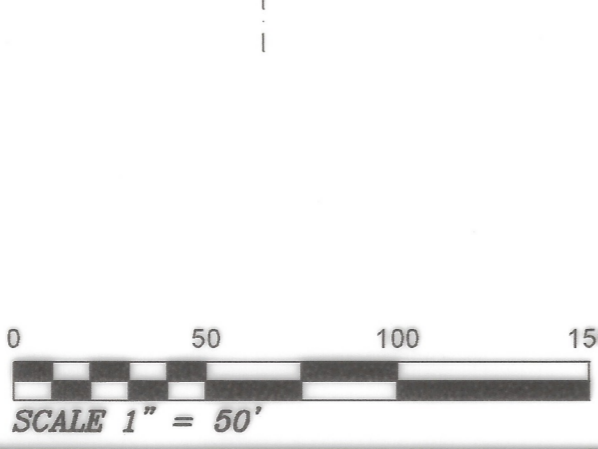
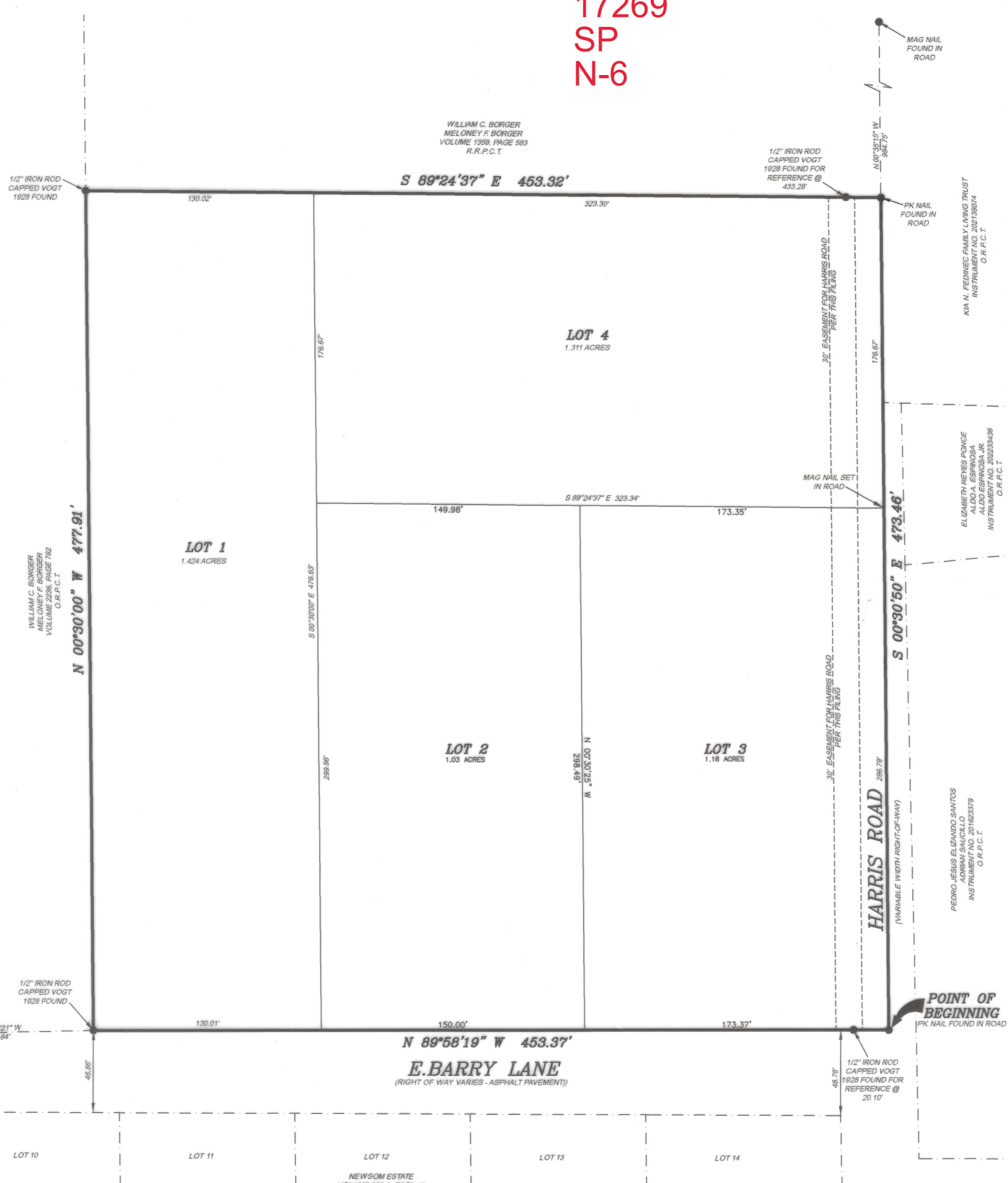
THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF RENO, BEFORE DIGGING, TRENCHING, OR EXCAVATING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

1/2" IRON RODS CAPPED MIZELL 6165 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

THE CITY OF RENO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF HARRIS ROAD.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell
STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SURVEYED ON THE GROUND NOVEMBER 17, 2022
PLAT PREPARED NOVEMBER 18, 2022
REVISED FEBRUARY 07, 2023 (ESENT WIDTH)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle
04/27/2023 01:32 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

STATE OF TEXAS)
COUNTY OF PARKER)

KNOW ALL MEN BY THESE PRESENTS, That Anthony Tissera and Yasushi De Saram are the owners of following described real property, to wit:

FIELD NOTES:

4.950 acres of land situated in the T. & P. RR. Co. SURVEY, Abstract No. 1522, Parker County, Texas, being that certain tract of land described by deed to Michael H. Cunningham, recorded in Volume 2218, Page 694, Official Records, Parker County, Texas and being that certain tract of land described by deed to Anthony Tissera and Yasushi De Saram, recorded in Instrument No. 202237763, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a pk nail found in Harris Road, for the Southeast corner of the herein described tract and being per deed call the most Southerly Southeast corner of the T. & P. RR. Co. SURVEY, Abstract No. 1522;

THENCE N 89°58'19" W, along the North line of E. Barry Lane and along the South line of the herein described tract, 20.10 feet passing a 1/2" iron rod capped VOGT 1928 found for reference, continuing in all, 453.37 feet to a 1/2" iron rod capped VOGT 1928 found for the Southwest corner of that herein described tract, from which a 1/2" iron rod found bears S 88°45'21" W, 564.84 feet;

THENCE N 00°30'00" W, along the east line of that certain tract of land described by deed to William C. Borger and Meloney F. Borger, recorded in Volume 2236, Page 782, Official Records, Parker County, Texas and along the West line of the herein described tract, 477.91 feet to a 1/2" iron rod capped VOGT 1928 found for the Southwest corner of that certain tract of land described by deed to William C. Borger and Meloney F. Borger, recorded in Volume 1359, Page 583, Real Records, Parker County, Texas;

THENCE S 89°24'37" E, along the South line of said Borger (Volume 1359, Page 583) tract and the herein described tract, 433.28 feet passing a 1/2" iron rod capped VOGT 1928 found, continuing in all, 453.32 feet to a pk nail found in Harris Road, for the West line of the herein described tract and for the West line of that certain tract of land described by deed to Ktia N. Fedinec Family Living Trust, recorded in Instrument No. 202139074, Official Records, Parker County, Texas, from which a mag nail found bears N 00°35'15" W, 994.75 feet;

THENCE S 00°30'50" E, along Harris Road and along the West line of said Fedinec (Instrument No. 202139074) tract, passing the Southwest corner of said Fedinec (Instrument No. 202139074) tract, in all 473.46 feet to the POINT OF BEGINNING and containing 4.950 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Anthony Tissera and Yasushi De Saram do hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOTS 1, 2, 3 and 4
SAVANNAH PLACE

and do hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the 27th day of March, 2023

Anthony Tissera
ANTHONY TISSERA

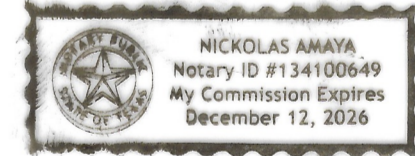
Yasushi De Saram
YASUSHI DE SARAM

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority on this day personally appeared Anthony Tissera, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 27th day of March, 2023.

Nickolas Amaya
Notary Public, Tarrant County, Texas
My Commission Expires 12-12-26

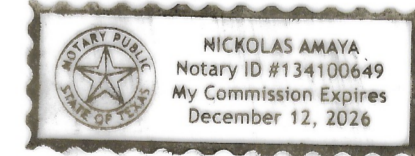


STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority on this day personally appeared Yasushi De Saram, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the 27th day of March, 2023.

Nickolas Amaya
Notary Public, Tarrant County, Texas
My Commission Expires 12-12-26



21522.007.003.00
21522.007.003.50

F470

Final Plat
Lots 1, 2, 3, and 4
SAVANNAH PLACE
an Addition to the City of Reno, Parker County, Texas,
being 4.950 acres of land situated in the
T. & P. RR. CO. SURVEY, Abstract No. 1522,
Parker County, Texas.

THIS PLAT FILED IN CABINET F, SLIDE 470 22285 NLR

**TEXAS GEOSPATIAL
LAND SURVEYING, LLC**
STEPHEN@TXGEO.COM
P.O. BOX 2598
GLEN ROSE, TX 76043
817-819-7987
TBPELS FIRM NO. 10083300

OWNER/DEVELOPER
ANTHONY TISSERA AND
YASUSHI DE SARAM
545 LAVENA STREET
KELLER, TX 76248