

NOTICE: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

NOTICE: THERE IS A 5' UTILITY EASEMENT ALONG ALL LOT LINES AND A 10' BUILDING LINE ALONG ALL LOT LINES

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0200 E EFFECTIVE DATE: SEPTEMBER 26, 2008 PORTIONS OF THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A": BASE FLOOD ELEVATION UNDETERMINED ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

OWNERS/DEVELOPER: Clarence Sisk Contact: John Patino 700 Old Reno Rd Springtown, TX 78082 817-680-3652

STATE OF TEXAS) COUNTY OF PARKER )

201824851 PLAT Total Pages: 1

WHEREAS, CLARENCE MATTHEW SISK AND (V. 1204, P. 1081 and V. 1653, P. 771) are the sole owners of 11.968 acres situated in and being a portion of the HOWARD HAYS SURVEY, ABSTRACT No. 601, in the City of Reno, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the south line of Old Reno Road at the northeast corner of said Sisk tracts at the northwest corner of Lot 1, Bonnie Fay Martin Subdivision, an addition to the City of Reno, Parker County, Texas, according to the plat recorded in Plat Cabinet A, Slide 799, Plat Records, Parker County, Texas;

THENCE S 00°33'41" E, with the west line of said Lot 1 (A-799) at 1151.98 feet passing an iron rod set and in all 1180.35 feet to a point in a creek at the southwest corner of said Lot 1 in the north line of a tract of land described by deed to Clarence Sisk recorded in Volume 2759, Page 1428, Official Records, Parker County, Texas;

THENCE with the meanders of said creek the following courses and distances;

N 68°42'41" W, 30.10 feet to a point; N 20°47'41" W, 111.10 feet to a point; N 66°34'41" W, 174.95 feet to a point; S 81°19'19" W, 90.30 feet to a point; S 32°30'19" W, 138.80 feet to a point; S 49°07'46" W, 50.62 feet to a point; S 73°13'17" W, 35.79 feet to a point; N 59°29'35" W, 29.04 feet to a point; N 16°42'42" W, 41.40 feet to a point;

N 21°56'15" W, 86.96 feet to a point at the southeast corner of a tract of land described by deed to Orville W. Dean recorded in Volume 1687, Page 249, Real Records, Parker County, Texas; THENCE N 00°17'11" E, with the east line of said Orville W. Dean tract at 29.72 feet passing a 1" iron rod found and in all 1040.94 feet to an axel found in the south line of said Old Reno Road;

THENCE S 89°21'03" E, with the south line of said Old Reno Road, 291.76 feet to an iron rod found (iron rods found are 1/2" unless noted) at the northwest corner of Lot 1, Sisk Patino Estates, an addition in the City of Reno, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 443, Plat Records, Parker County, Texas;

THENCE with the line of said Lot 1 (D-443) the following courses and distances;

S 01°10'34" W, 322.68 feet to an iron rod found; S 89°20'35" E, 135.01 feet to an iron rod found; N 01°11'42" E, 322.68 feet to an iron rod found in the south line of said Old Reno Road;

S 89°20'35" E, with the south line of said Old Reno Road, 90.23 feet to the POINT OF BEGINNING and containing 11.968 acres (621,343 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CLARENCE MATTHEW SISK does hereby adopt this plat as LOT 1, LOT 2 AND LOT 3, BLOCK 1, SISK PATINO ESTATES, PHASE 2 IN THE CITY OF RENO, PARKER COUNTY, TEXAS, Being 11.968 acres situated in and being a portion of the Howard Hays Survey, Abstract No. 601, in the City of Reno, Parker County, Texas, and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Clarence Matthew Sisk

STATE OF TEXAS) COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally, appeared CLARENCE MATTHEW SISK known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of September, 2018

Notary Public in and for the State of Texas My Commission Expires On: 8-15-2021



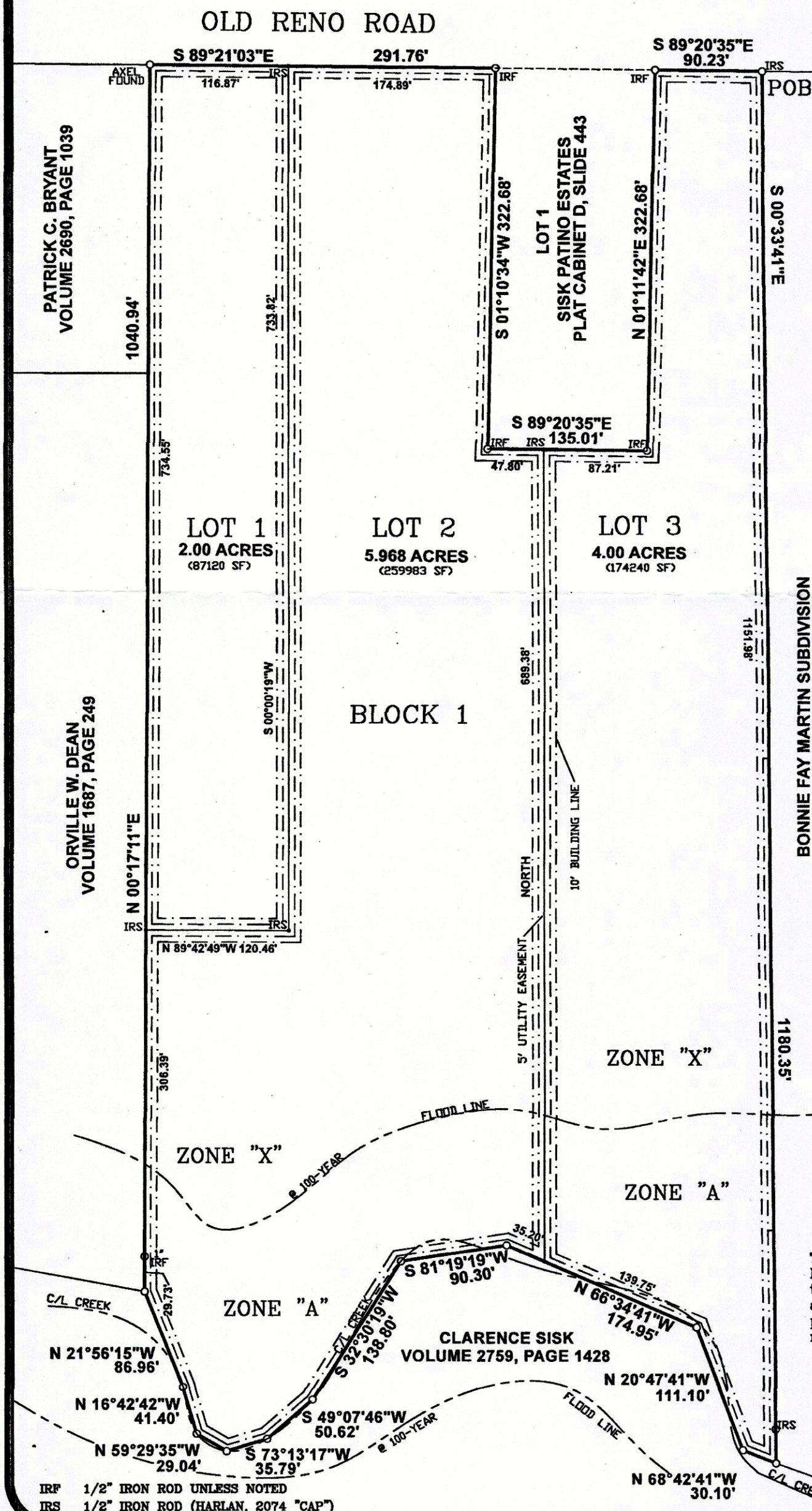
FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Jeanne Brunson 201824851 09/28/2018 10:20 AM Fee: 75.00 Jeanne Brunson, County Clerk Parker County, Texas PLAT

CITY OF RENO PARKER COUNTY, TEXAS CITY COUNCIL WHEREAS THE CITY OF RENO, PARKER COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE 15 DAY OF September, 2018 TO APPROVE THIS PLAT. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

CITY OF RENO PARKER COUNTY, TEXAS PLANNING & ZONING WHEREAS THE CITY OF RENO, PARKER COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE 15 DAY OF September, 2018 TO APPROVE THIS PLAT. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

ACCT. NO.: 17489 SCH. DIST.: 2D CITY: RENO MAP NO.: 11-10



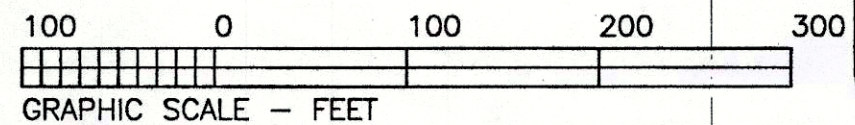
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

David Harlan, Jr. Registered Professional Land Surveyor, No. 2074 AUGUST 2018



Cabinet/Instrument# Slide 160

LOT 1, LOT 2 AND LOT 3, BLOCK 1 SISK PATINO ESTATES, PHASE 2 IN THE CITY OF RENO, PARKER COUNTY, TEXAS Being 11.968 acres situated in and being a portion of the Howard Hays Survey, Abstract No. 601 in the City of Reno, Parker County, Texas



HARLAN LAND SURVEYING, INC. 106 EUREKA STREET WEATHERFORD, TX 76086 METRO(817)596-9700-(817)599-0880 FAX: METRO(817) 341-2833 FIRM# 10088500

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