

1/2" CAPPED 4277 REBAR RODS
SET AT ALL CORNERS UNLESS
NOTED OTHERWISE.

Doc# 652638
Book 2570 Page 572

STATE OF TEXAS
COUNTY OF TARRANT

C-609

Whereas I, Larry Trammell, being the owner of a tract of land described by deed recorded in Volume 2375, Page 923, Deed Records, Parker County, Texas, and I, Mary Snyder, being the owner of a tract of land being the remainder of a tract described in Volume 1550, Page 1011, Deed Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod found (Control Monument) in the south line of Miller Road, a 50' right of way, and the east line of Ladybird Lane, a 50' right of way, for the northwest corner of said Trammell Tract;

Thence N.87°55'00"E. (base bearing), 298.09 feet along the south line of Miller Road to a 1/2" rebar rod found for the northeast corner of said Snyder Tract, same being the northwest corner of said Snyder Tract;

Thence N.87°53'33"E., 469.60 feet continuing along said line to a 1/2" rebar rod found (Control Monument) for the northeast corner of said Snyder Tract, same being the northwest corner of a tract of land described in deed to Tim Brown and Wife, Christy Brown recorded in Volume 1724, Page 1227, Deed Records, Parker County, Texas;

Thence S.01°20'24"W., 934.59 feet along the common line of said Snyder Tract and said Brown Tract to a 1/2" rebar rod found for the southeast corner of the Snyder Tract, same being in the north line of a tract of land described in deed to Gloria D. Augter, recorded in Volume 1522, Page 459, Deed Records, Parker County, Texas;

Thence N.89°58'18"W., 470.52 feet along the common line of said Snyder Tract and said Augter Tract to a 1/2" rebar rod found for the southwest corner of the Snyder Tract, same being the southeast corner of a tract of land described in deed to Billy H. Williams recorded in Volume 2189, Page 392, Deed Records, Parker County, Texas;

Thence N.01°22'58"E., 544.55 feet along the common line of said Snyder Tract and said Williams Tract, and a tract of land described in deed to Jack Smith and Maureen Smith recorded in Volume 1824, Page 923, Deed Records, Parker County, Texas to a 1/2" rebar rod found for the northeast corner of said Smith Tract, same being the southeast corner of said Trammell Tract;

Thence S.87°54'36"W., 288.39 feet along the common line of said Trammell Tract and said Smith Tract to a 1/2" rebar rod found in the east line of Ladybird Lane for the southwest corner of said Trammell Tract;

Thence N.00°02'24"E., 372.12 feet along the east line of Ladybird Lane to the point of beginning and containing 12.49 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That we, Larry Trammell & Mary Snyder, do hereby adopt this plat designating the herein described real property as Lots 1, 2, and 3, Block 1, Snyder Addition, an addition to the City of Reno, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness my hand in Tarrant County, Texas, the 31 day of August, 2007.

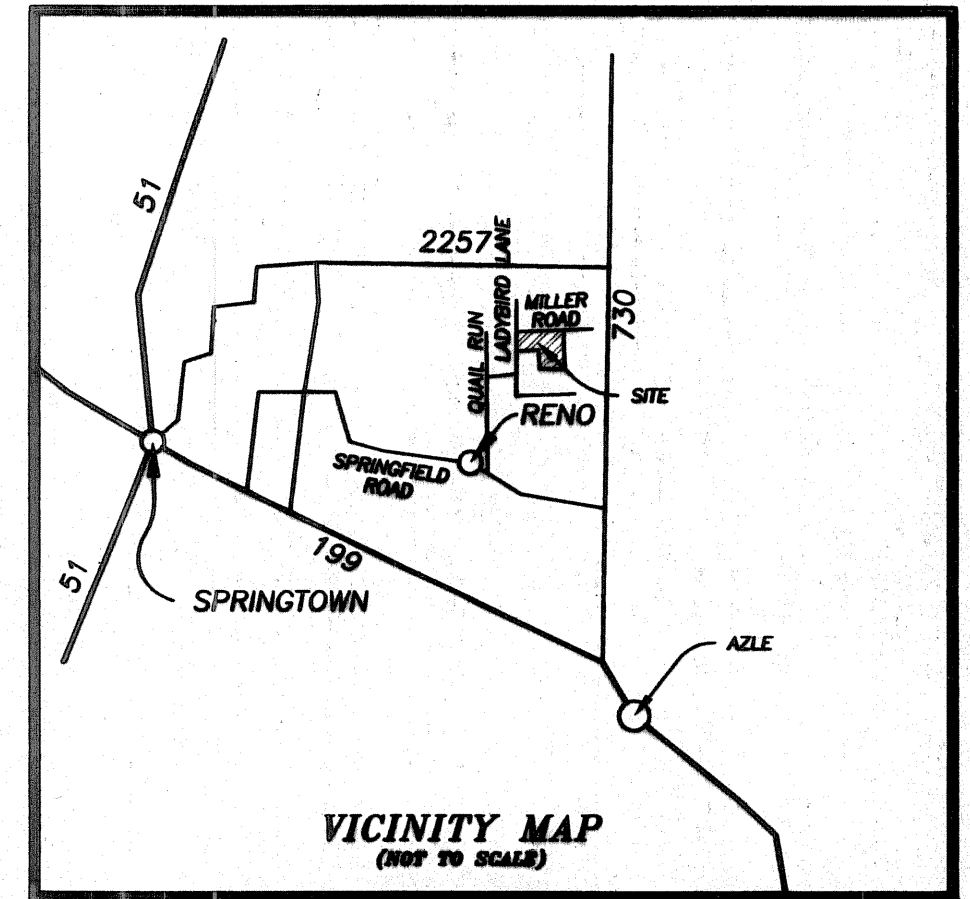
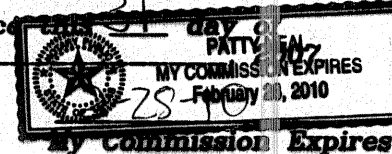
Larry Trammell
Larry Trammell
Mary Snyder
Mary Snyder

STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Trammell, and Mary Snyder, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office on August 31, 2007.

Patricia Neal
Patricia Neal
Notary Public



APPROVED BY THE PARKER COUNTY COMMISSIONERS

PLAT APPROVED DATE _____

BY: _____ COUNTY JUDGE

BY: _____

BY: _____

BY: _____

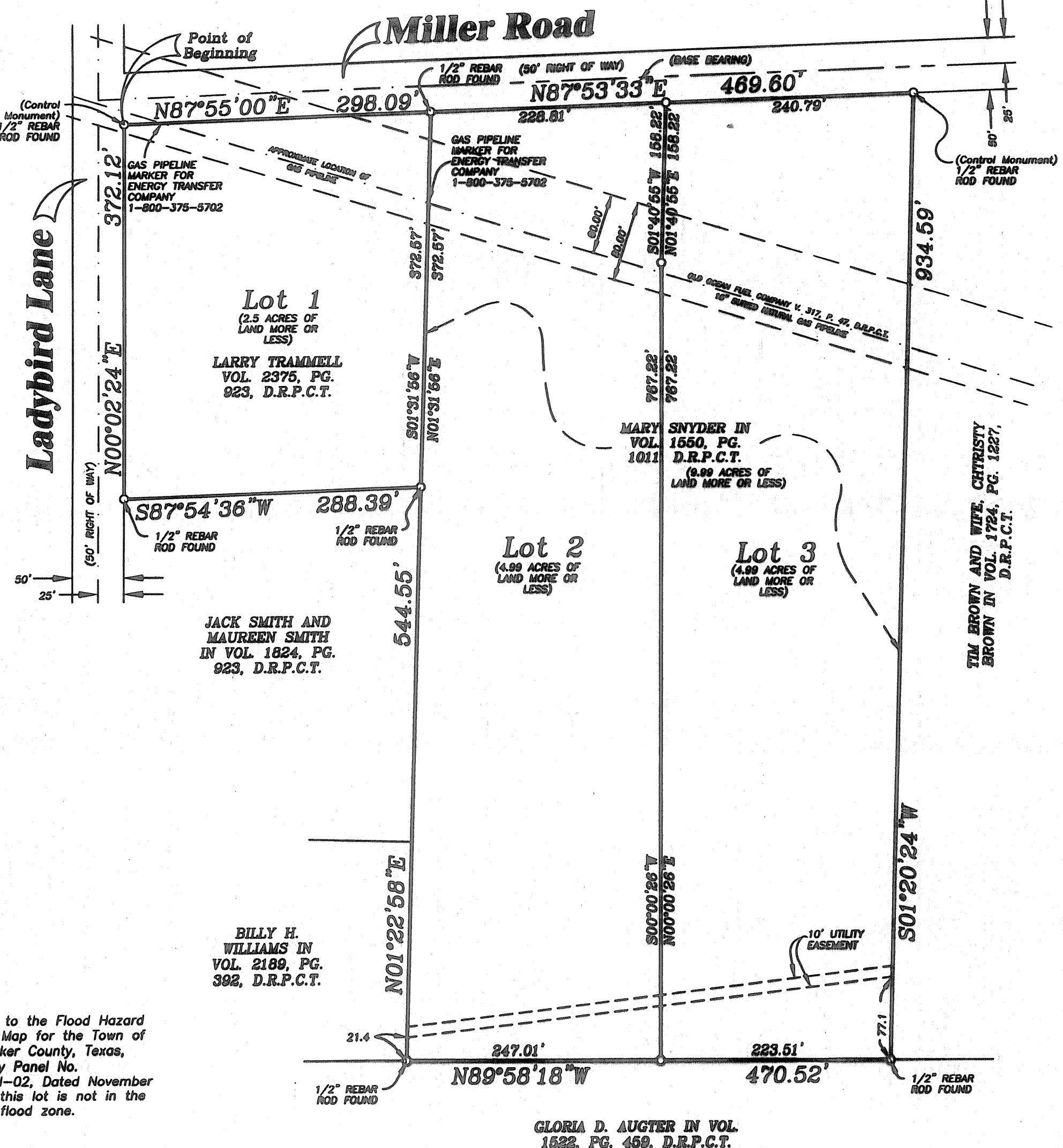
BY: _____

CITY OF RENO, TEXAS
CITY PLAN COMMISSION

PLAT APPROVED DATE 8/31/07

BY: *[Signature]* MAYOR

BY: *[Signature]* SECRETARY

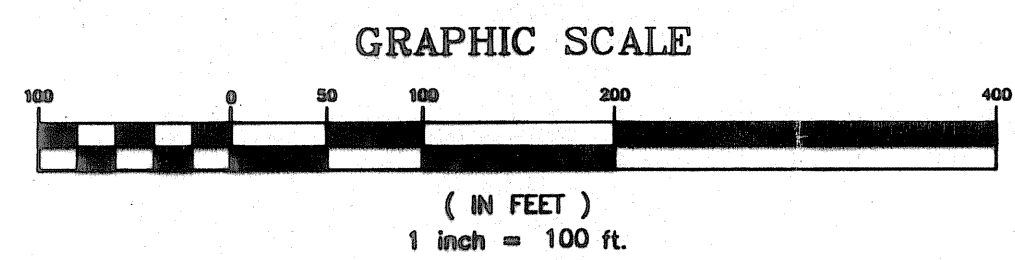


Notes:
According to the Flood Hazard Boundary Map for the Town of Reno, Parker County, Texas, Community Panel No. 480969-H-02, Dated November 5, 1967, this lot is not in the 100 year flood zone.

Owners:
Larry Trammell
516 Dunaway Lane
Azle, Texas 76020

Mary Snyder
240 Miller Road
Azle, TX 76020

NORTH



PLAT SHOWING
LOTS 1, 2, AND 3, BLOCK 1,
Snyder Subdivision,

ACCT. NO: 17517
SCH. DIST: SP
CITY: RE
MAP NO: N-6

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, BEING A PLAT OF A TRACT OF LAND SITUATED IN THE T. & P. RR. Co. SURVEY, ABSTRACT No. 1522, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO MARY SNYDER, RECORDED IN VOLUME 1550, PAGE 1011, DEED RECORDS, PARKER COUNTY, TEXAS, AND LARRY TRAMMELL, RECORDED IN VOLUME 2375, PAGE 923, DEED RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET _____, SLIDE _____, DATE _____



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
Lonnie Reed
LONNIE REED
R.P.L.S. No. 4277
08-28-2007



Doc# 652638 Fees: \$66.00
08/31/2007 9:18AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRUNSON, COUNTY CLERK