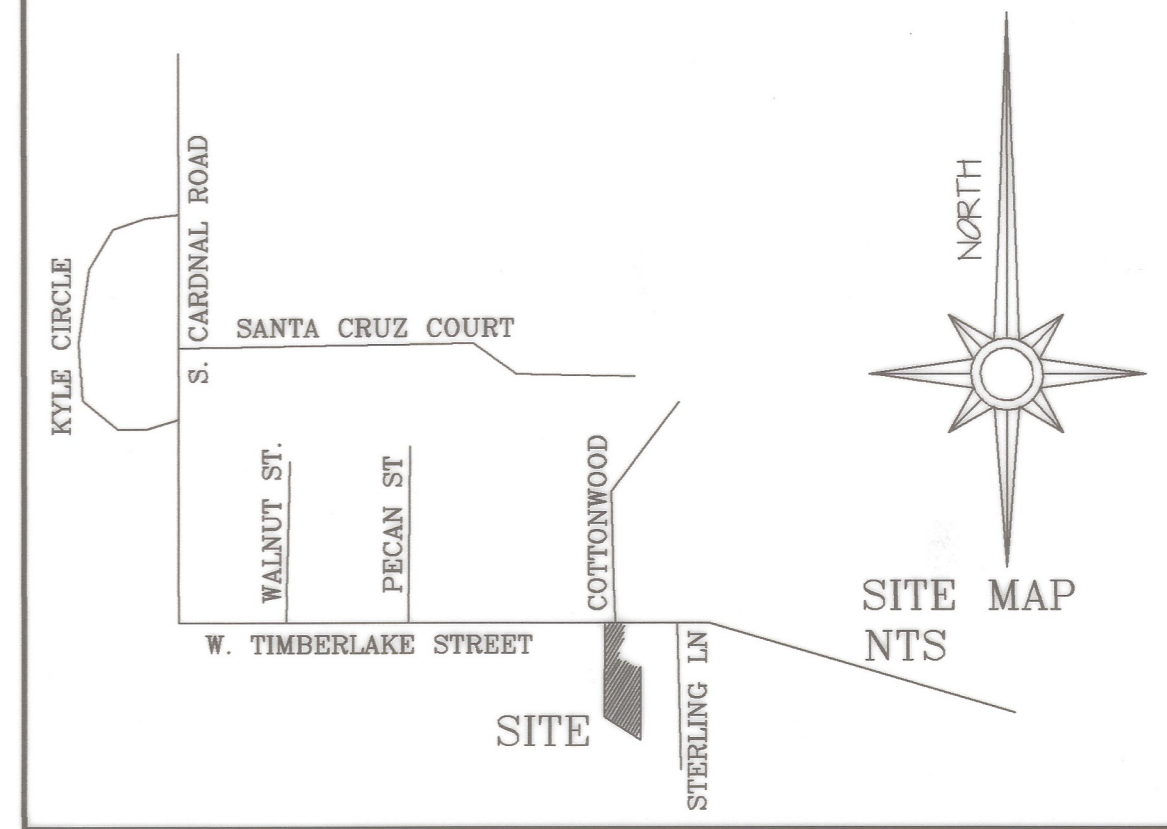


NOTICE: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

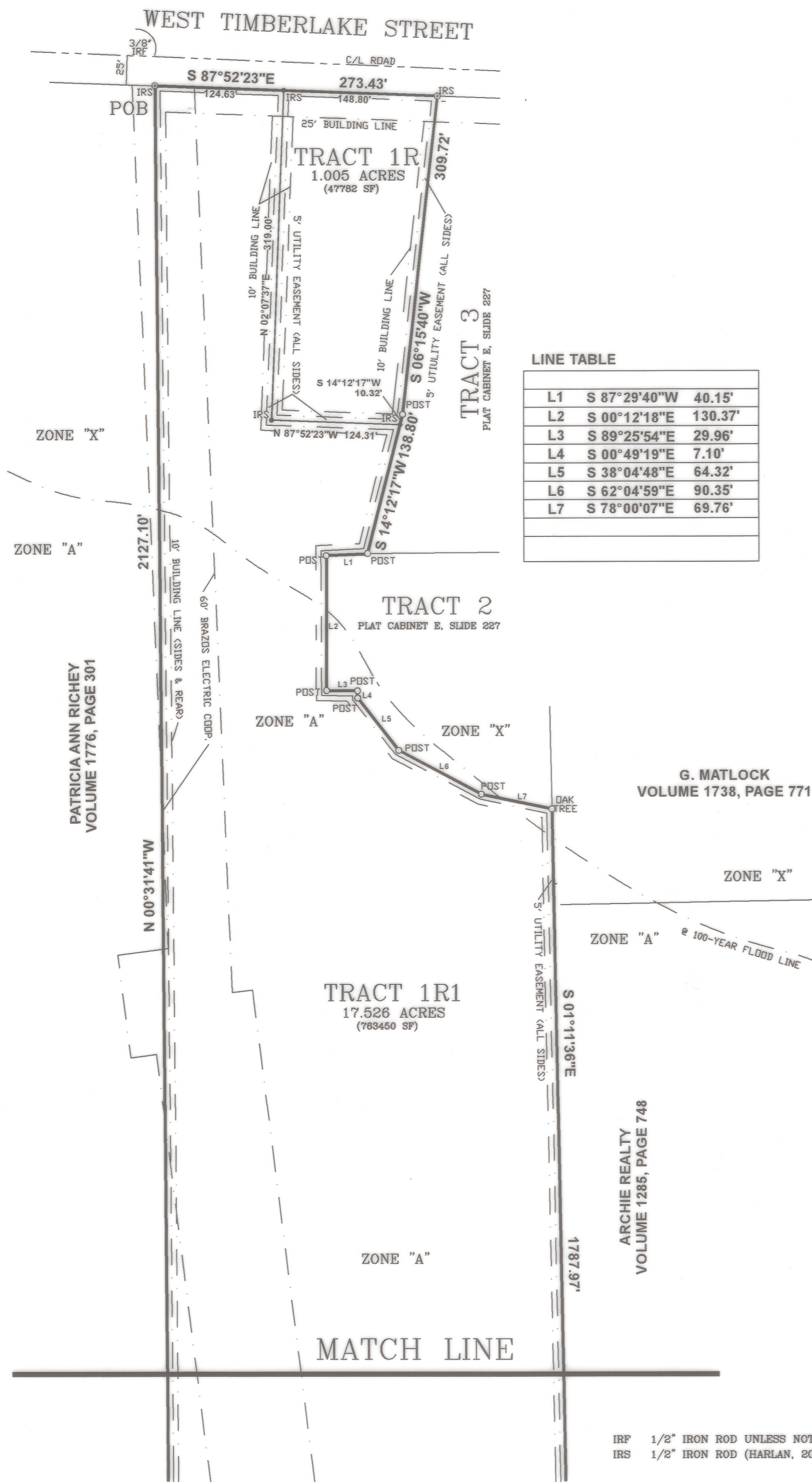
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATION OR BUILDING.

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 LIE WITHIN A 100-YEAR FLOOD HAZARD AREA. ZONE "A": NO BASE FLOOD ELEVATION DETERMINED ZONE "X": OUTSIDE 100-YEAR FLOOD HAZARD AREA

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83



LINE TABLE		
L1	S 87°29'40"W	40.15'
L2	S 00°12'18"E	130.37'
L3	S 89°25'54"E	29.96'
L4	S 00°49'19"E	7.10'
L5	S 38°04'48"E	64.32'
L6	S 62°04'59"E	90.35'
L7	S 78°00'07"E	69.76'



CITY OF RENO
PARKER COUNTY, TEXAS
CITY COUNCIL

WHEREAS THE CITY OF RENO, PARKER COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE ___ DAY OF _____, 2021 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 ___ DAY OF _____, 2021 TO APPROVE THIS PLAT.

BY: *[Signature]*
CHAIRMAN
BY: *[Signature]*
SECRETARY

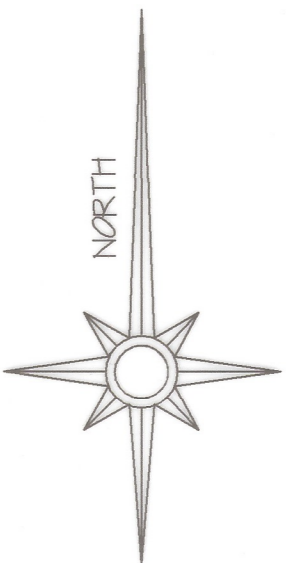
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that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

[Signature]
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY 2021

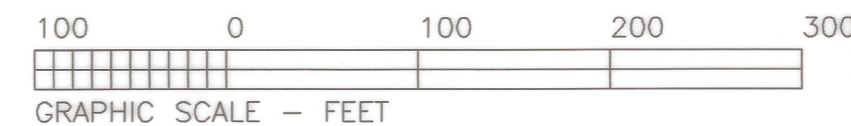


TRACT 1R AND TRACT 1R1
STOKES FARM
AN ADDITION TO THE CITY OF RENO
PARKER COUNTY, TEXAS

Being a replat of Tract 1, Stokes Farm, an addition to the City of Reno, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 227 Plat Records, Parker County, Texas



SCALE: 1" = 100'



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

THOMAS RILEY SURVEY
ABSTRACT No. 1124

PATRICIA ANN RICHEY
VOLUME 1776, PAGE 301

OWNER/DEVELOPER:
CONTACT Jose Diaz
1-575-552-1165
1790 W. Timberlake St
Azle, TX 76020
OWNER
Juan I. Diaz

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET TWO OF TWO

MATCH LINE

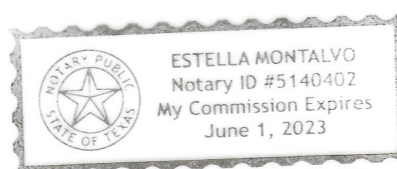
TRACT 1R1
17.526 ACRES
(768460 SF)

ZONE "A"

ARCHIE REALTY
VOLUME 1285, PAGE 748

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 28, 2008
PORTIONS OF THIS PROPERTY DOES LIE WITHIN A
100-YEAR FLOOD HAZARD AREA.
ZONE "A"; NO BASE FLOOD ELEVATION DETERMINED
ZONE "X"; OUTSIDE 100-YEAR FLOOD HAZARD AREA

NOTE: BEARING BASIS IS TEXAS STATE PLANE
SYSTEM, NORTH CENTRAL ZONE, NAD 83



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS JUAN I. DIAZ (Doc No. 201902422) is the sole owner of Tract 1, STOKES FARM, an addition to the City of Reno, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 227, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of way line of West Timberlake Street at the northwest corner of said Tract 1 in the east line of a tract of land described by deed to Patricia Ann Ritchey recorded in Volume 1776, Page 301, Real Records, Parker County, Texas;

THENCE S 87°52'23" E, with the south rights-of-way line of said West Timberlake Street, 273.43 feet to an iron rod found at the northeast corner of said Tract 1 and the northwest corner of Tract 3, said Stokes Farm;

THENCE with the west line of said Tract 3 the following courses and distances:
S 06°15'40" W, 309.72 feet to a post;
S 14°12'17" W, 138.80 feet to a post in the north line of Tract 2, said Stokes Farm;

THENCE with the west line of said Tract 2 the following courses and distances:

S 87°29'40" W, 40.15 feet to a post;
S 00°12'18" E, 130.37 feet to a post;
S 89°25'54" E, 29.96 feet to a post;
S 00°49'19" E, 7.10 feet to a post;
S 38°04'48" E, 64.32 feet to a post;
S 62°04'59" E, 90.35 feet to a post;
S 78°00'07" E, 69.78 feet to an oak tree in the west line of a tract of land described by deed to Archie Realty recorded in Volume 1285, Page 748, Real Records, Parker County, Texas;
THENCE S 01°11'36" E, with the west line of said Archie Realty tract, at 1745.30 feet passing a fence post and in all 1787.97 feet to a point in a creek;

THENCE with said creek the following courses and distances:

N 88°12'19" W, 114.69 feet to a point;
N 67°01'19" W, 88.10 feet to a point;
N 30°19'19" W, 303.32 feet to a point;
N 40°57'19" W, 79.82 feet to a point in the east line of said Patricia Ann Ritchey tract;

THENCE N 00°31'41" W, at 87.0 feet leaving said creek passing a post and in all 2127.10 feet to the POINT OF BEGINNING and containing 18.53 acres (807232 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JUAN I. DIAZ, does hereby adopt this plat as TRACT 1R AND TRACT 1R1, STOKES FARM, AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, being a replat of Tract 1, Stokes Farm, an addition to the City of Reno, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 227, Plat Records, Parker County, Texas, and hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, watercourse, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Juan I. Diaz
Juan I. Diaz

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally, appeared JOSE DIAZ, 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 21st day of September, 2021.

Notary Public in and for the State of Texas

My Commission Expires On: 06-01-2023

STATE OF TEXAS
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

N/A

Title

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *Juan I. Diaz*, 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 SEAL OF OFFICE on this the 21st day of September, 2021.

Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

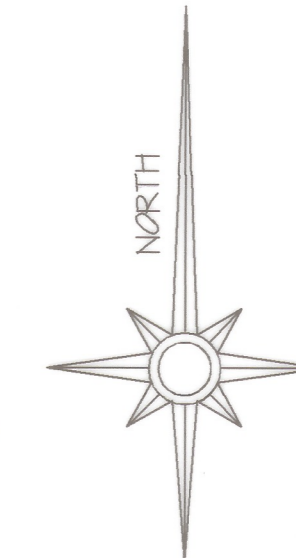
Lila Deakle

202141213
10/20/2021 12:39 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

TRACT 1R AND TRACT 1R1
STOKES FARM

AN ADDITION TO THE CITY OF RENO
PARKER COUNTY, TEXAS

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SCALE: 1" = 100'



Cabinet/Instrument# **F** Slide **69**

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