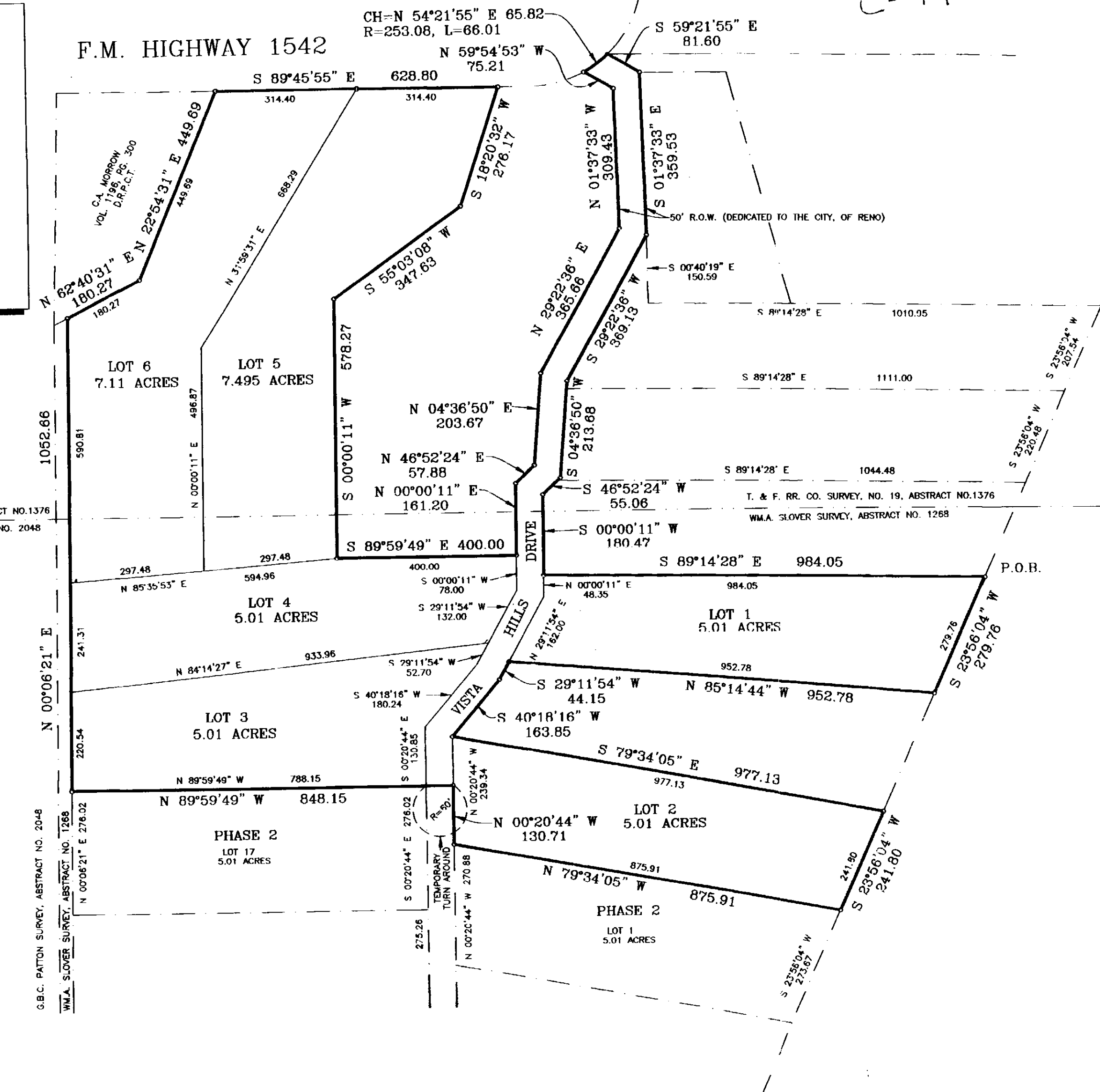


**DKB & ASSOCIATES, LLC**  
 1250 HWY. 199 E.  
 SPRINGTOWN, TEXAS, 76082  
 220-5888 FAX: 220-2878  
 DKB 03157



NOTE: ALL CORNERS ARE 1/2" CAPPED IRONS #2023 SET UNLESS OTHERWISE NOTED.  
 NOTE: ACCORDING TO THE F.I.R. MAP FOR THE CITY OF RENO, PARKER COUNTY, TEXAS, PANEL NO. 03, DATED NOVEMBER 05, 1976, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.  
 NOTE: 10' UTILITY EASEMENT INSIDE ALL LOT LINES.  
 10' BUILDING LINE ALONG ALL SIDE & REAR LOT LINES.  
 25' BUILDING LINE ALONG ALL FRONT LOT LINES.  
 NOTE: SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF RENO.

**CITY OF RENO  
 PLANNING & ZONING**

APPROVAL DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CITY OF RENO  
 CITY COUNCIL**

NOV 3<sup>rd</sup> 2003

APPROVAL DATE \_\_\_\_\_

*Carol Bailey*  
 MAYOR

*Patty Neal*  
 SECRETARY

OWNER/DEVELOPER: C.A. MORROW  
 725 OLD RENO ROAD  
 SPRINGTOWN, TEXAS 76082  
 VOL. 1196, PG. 300,  
 D.R.P.C.T.

I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

*Doug Burt*  
 10/OCTOBER/2003

OWNER'S ACKNOWLEDGEMENT AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF PARKER  
 Doc 00509750 Bk OR 2194 Vol 1065 Pg 9

WHEREAS, C.A. Morrow, being the owner of a tract of land out of the T. & P. RR. Co. Survey No. 19, Abstract No. 1376, Parker County, Texas, and being a portion of that certain tract of land recorded in Vol. 1969, Pg. 563, R.R.P.C.T.

Description for a 37.05 acre tract of land out of the T. & P. RR. CO. SURVEY, NO. 19, Abstract No. 1376, and the WM. A. SLOVER SURVEY, Abstract No. 1268, Parker County, Texas, and being a portion of that certain 174.64 acre tract of land recorded in Vol. 1969, Pg. 563, R.R.P.C.T.

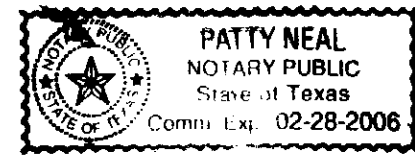
COMMENCING from a concrete monument for the Southeast corner of a tract of land conveyed to Jerry Hall by deed recorded in Vol. 1656, Pg. 1336, R.R.P.C.T., thence S 23°56'04" W, 1257.83 feet to a 1/2" capped iron #2023 set for the POINT OF BEGINNING.

THENCE S 23°56'04" W, 279.76 feet to a 1/2" capped iron #2023 set;  
 THENCE N 85°14'44" W, 952.78 feet to a 1/2" capped iron #2023 set;  
 THENCE S 29°11'54" W, 44.15 feet to a 1/2" capped iron #2023 set;  
 THENCE S 40°18'16" W, 163.85 feet to a 1/2" capped iron #2023 set;  
 THENCE S 79°34'05" E, 977.13 feet to a 1/2" capped iron #2023 set;  
 THENCE S 23°56'04" W, 241.80 feet to a 1/2" capped iron #2023 set;  
 THENCE N 79°34'05" W, 875.91 feet to a 1/2" capped iron #2023 set;  
 THENCE N 01°37'33" E, 309.43 feet to a 1/2" capped iron #2023 set;  
 THENCE N 00°20'44" W, 130.71 feet to a 1/2" capped iron #2023 set;  
 THENCE N 89°59'49" W, 848.15 feet to a 1/2" capped iron #2023 set;  
 THENCE N 00°06'21" E, 1052.86 feet to a 1/2" capped iron #2023 set;  
 THENCE N 22°54'31" E, 449.69 feet to a 1/2" capped iron #2023 set in the South line of F.M. Highway No. 1542;  
 THENCE S 89°45'55" E, with the South line of said highway, 628.80 feet to a 1/2" capped iron #2023 set;  
 THENCE S 18°20'32" W, 276.17 feet to a 1/2" capped iron #2023 set;  
 THENCE S 55°03'08" W, 347.63 feet to a 1/2" capped iron #2023 set;  
 THENCE S 00°00'11" W, 578.27 feet to a 1/2" capped iron #2023 set;  
 THENCE S 89°59'49" E, 400.00 feet to a 1/2" capped iron #2023 set;  
 THENCE N 00°00'11" E, 181.20 feet to a 1/2" capped iron #2023 set;  
 THENCE N 46°52'24" E, 57.88 feet to a 1/2" capped iron #2023 set;  
 THENCE N 04°36'50" E, 203.67 feet to a 1/2" capped iron #2023 set;  
 THENCE N 01°37'33" W, 309.43 feet to a 1/2" capped iron #2023 set;  
 THENCE N 59°54'53" W, 75.21 feet to a 1/2" capped iron #2023 set in the Easterly line of said F.M. Highway No. 1542, said point being in a curve to the left having a radius of 253.08 feet, and whose cord bears N 54°21'55" E, 65.82 feet; THENCE along said curve 66.01 feet to a 1/2" capped iron #2023 set in the Easterly line of said highway;  
 THENCE S 59°21'55" E, 81.60 feet to a 1/2" capped iron #2023 set;  
 THENCE S 01°37'33" E, 359.53 feet to a 1/2" capped iron #2023 set;  
 THENCE S 29°22'36" W, 369.13 feet to a 1/2" capped iron #2023 set;  
 THENCE S 04°36'50" W, 213.68 feet to a 1/2" capped iron #2023 set;  
 THENCE S 46°52'24" W, 55.06 feet to a 1/2" capped iron #2023 set;  
 THENCE S 00°00'11" W, 180.47 feet to a 1/2" capped iron #2023 set;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That C.A. MORROW does hereby adopt this plat designating the herein above described real property as Lots 1 through 6 of VISTA HILLS ESTATES PHASE I, an Addition to the City of Reno, Parker County, Texas, and do hereby dedicate to the public's use forever the streets and of easements shown hereon.

WITNESS MY HAND IN PARKER COUNTY, TEXAS, on this the 3<sup>rd</sup> day of November, 2003.  
*C.A. Morrow*  
 C.A. MORROW

STATE OF TEXAS  
 COUNTY OF PARKER  
 This instrument was acknowledged before me on this the 3<sup>rd</sup> day of November, 2003 by, C.A. Morrow who personally appeared before me.  
*Patty Neal*  
 Notary Public State of Texas  
 My Commission Expires 02-28-2006



PLAT NO.: 13935  
 SCH. DIST.: SP  
 CITY: RENO  
 MAP NO.: N.T.S.  
 LOT REF: 1, 2, 3, 4, 5, 6, 17

**FINAL PLAT**  
 LOTS 1 THROUGH 6  
 PHASE I  
 VISTA HILLS ESTATES

AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS AND BEING A 37.05 ACRE TRACT OF LAND OUT OF THE T. & P. RR. CO. SURVEY, SECTION NO. 19, ABSTRACT NO. 1376 AND THE WM. A. SLOVER SURVEY, ABSTRACT NO. 1268.

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE # \_\_\_\_\_, DATE: \_\_\_\_\_