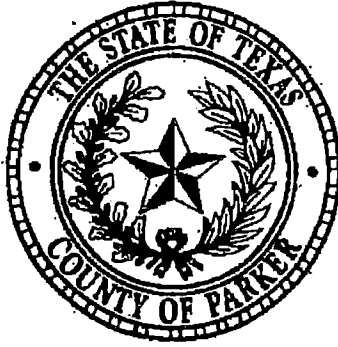




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name 7-Eleven and McCays
at Springtown

Description Lots 1 & 2 BLOCK 1

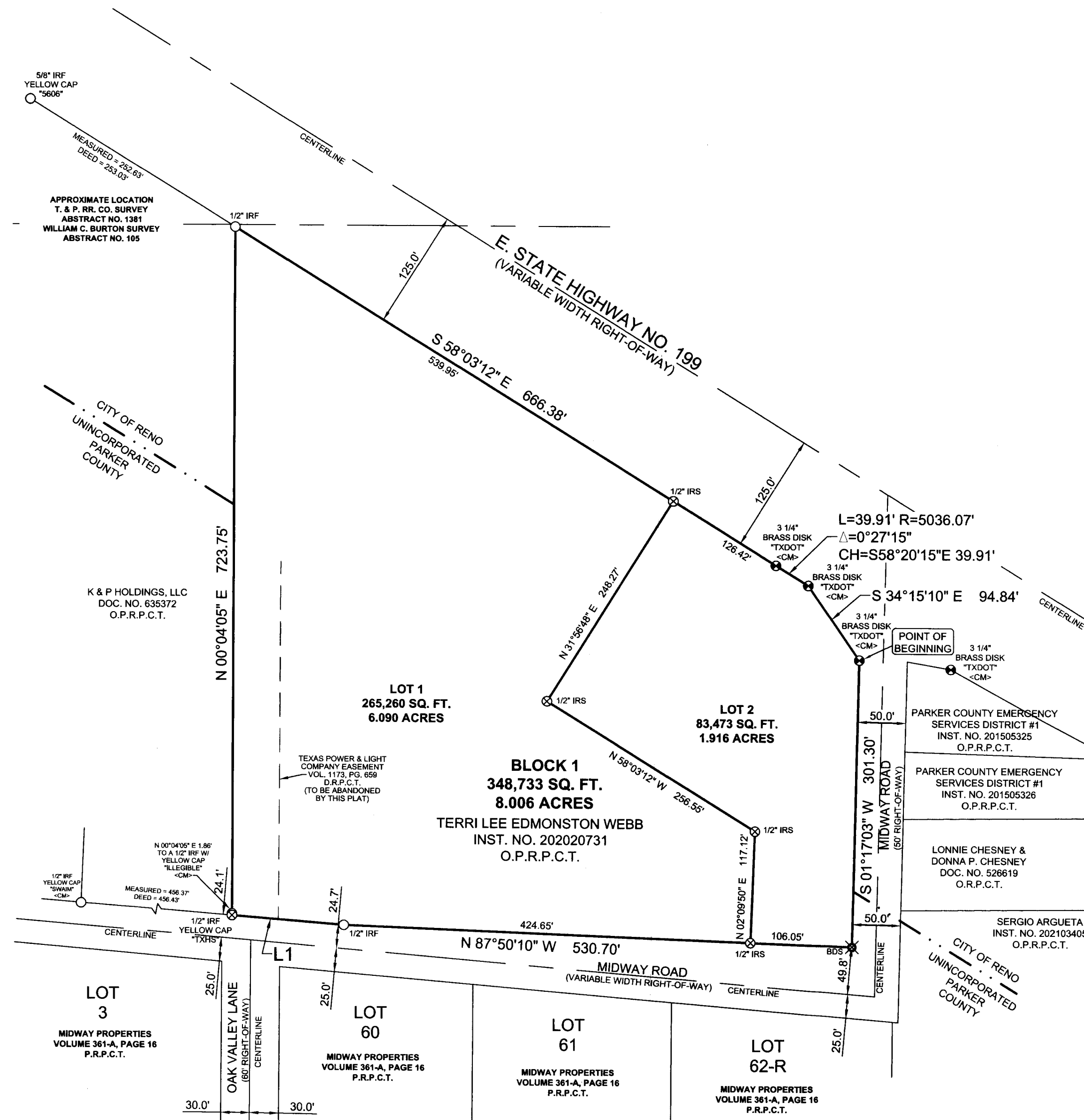
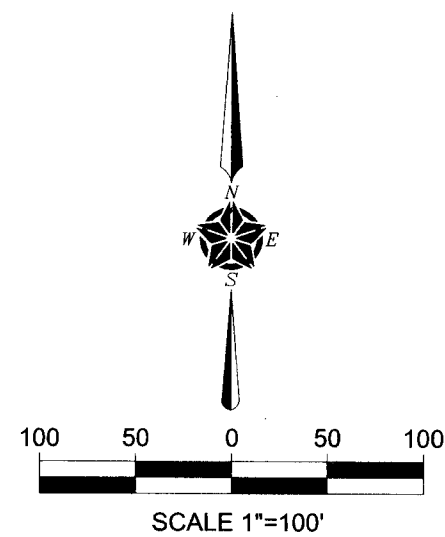
Filed in Plat Cabinet G slide # 268

File Date 4/22/26 Instrument Date 4/2/26

of pages 2

Official Public Record Filed
Recorded on: 04/22/2026 10:59:21 AM
Doc # 202611188
Lila Deakle, County Clerk
Parker County Texas





LEGEND

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
DOC. NO. DOCUMENT NUMBER
SQ. FT. SQUARE FEET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
BDS 2" BRASS DISK STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382" SET WITH A MAG NAIL FOR CORNER
1/2" IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER
<CM> CONTROL MONUMENT

EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE

GENERAL NOTES:

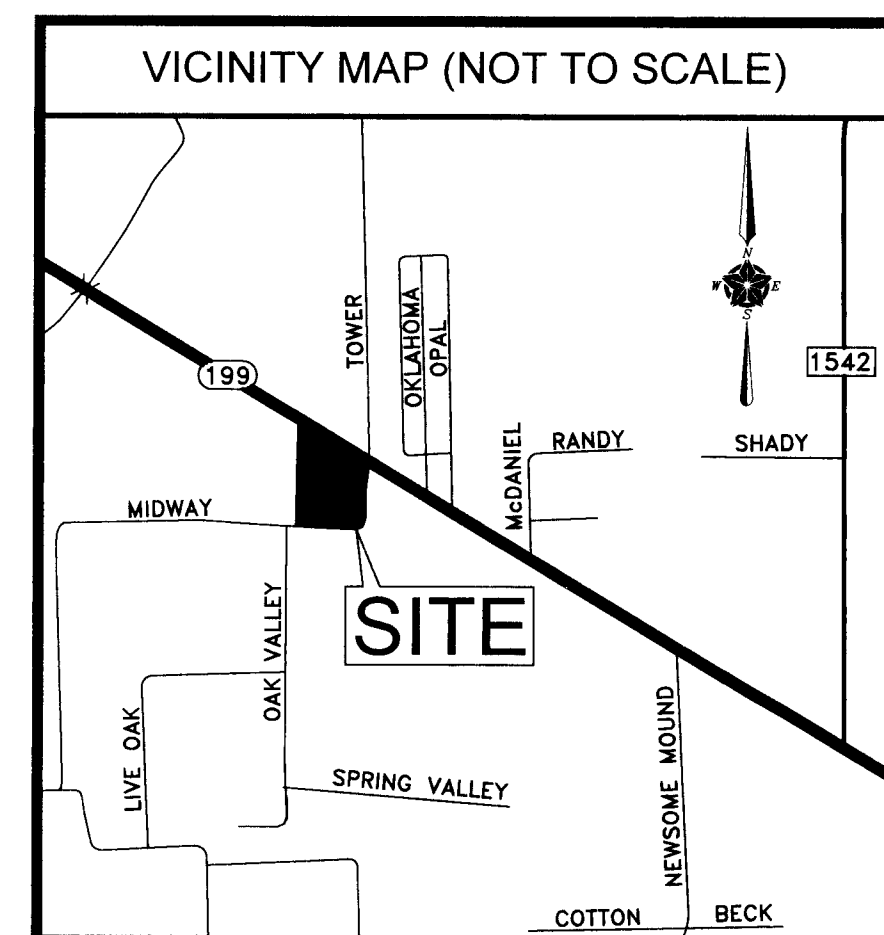
- 1) The purpose of this plat is to create two lots for commercial development.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 3) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 4) Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48367C0200E, with a date of identification of 09/15/2025, for Community Number 480969 in City of Reno and Community Number 480520 in Parker County, State of Texas, which are the current Flood Insurance Rate Maps for the community in which said property is situated.
- 5) All lots will have septic until public sewer is available.
- 6) Lots to be served by water from the Walnut Creek SUD.

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	116.96'	N85°24'02"W

G268

OWNER
TERRI LEE EDMONSTON WEBB
7715 W. REPUBLICAN ROAD
JACKSONVILLE, ARKANSAS 72076

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



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CRE
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FINAL PLAT
7-ELEVEN AND McCOYS
AT SPRINGTOWN
LOTS 1 & 2, BLOCK 1
BEING 8.006 ACRES
SITUATED IN THE CITY OF RENO
PARKER COUNTY, TEXAS
WILLIAM C. BURTON SURVEY
ABSTRACT NO. 105

DATE: 04/01/2026 / JOB # 2501966-5 / SCALE= 1" = 100' / DRAWN: KO
PAGE 1 OF 2

SUBDIVISION RESTRICTIONS:

- 1) If sewage disposal is by on-site facilities, a permit must be obtained for each lot.
- 2) Septic tank performance cannot be guaranteed, even though all provisions of the Parker County rules for Private Sewer Facilities are complied with.
- 3) Inspection and/or acceptance of a Private Sewage Facility by Parker County shall indicate only that the facility meets the minimum requirements and does not relieve the property owner of the responsibility to comply with county, state and federal regulations.
- 4) On-site sewage facilities, although approved of meeting minimum standards, must be upgraded by the property owner at the property owner's expense if the normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility at any time, does not comply with governmental regulations.
- 5) A properly designed and constructed on-site sewage facility, situated in suitable soil, may malfunction if the facility is not properly maintained and controlled, therefore, it shall be the property owner's responsibility to maintain and operate the on-site sewage facility in a satisfactory manner.
- 6) On-site sewage facilities must be designed in accordance with the rules established by Parker County and the topo design shall be based on the results of a site evaluation performed on each lot.
- 7) Any, except TXDOT, driveway culverts, if necessary, are to be installed by the property owner and in accordance with the policies of Parker County and shall be of sufficient size to pass the 10-year storm. In no case shall a driveway culvert be less than 18 inches in diameter on a proposed road.
- 8) Any underground utility company shall be contacted to verify depth and locations of utilities prior to any excavation occurring on the lot.

GENERAL NOTES:

- 1) The purpose of this plat is to create two lots for commercial development.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 3) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 4) Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48367C0200E, with a date of identification of 09/15/2025, for Community Number 480969 in City of Reno and Community Number 480520 in Parker County, State of Texas, which are the current Flood Insurance Rate Maps for the community in which said property is situated.
- 5) All lots will have septic until public sewer is available.
- 6) Lots to be served by water from the Walnut Creek SUD.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

BEING a tract of land situated in the William C. Burton Survey, Abstract No. 105, Parker County, Texas, and being that tract of land described in Transfer on Death Deed to Terri Lee Edmonston Webb as recorded in Instrument Number 202020731, Official Public Records, Parker County, Texas, same being more particularly described by metes and bounds as follows:

BEGINNING at a 3 1/4 inch brass disk stamped "TXDOT" in the south right-of-way line of E. State Highway No. 199 (variable width right-of-way) and the west right-of-way line of Midway Road (called 50' right-of-way);

THENCE South 01 degrees 17 minutes 03 seconds West, along the said west right-of-way line of Midway Road, a distance of 301.30 feet to a Mag Nail set with washer stamped "Texas Heritage Surveying for the ell corner of Midway Road;

THENCE North 87 degrees 50 minutes 10 seconds West, along the north right-of-way line of said Midway Road, a distance of 530.70 feet to a 1/2 inch iron rod found for an angle point;

THENCE North 85 degrees 24 minutes 02 seconds West, continuing along said north right-of-way line of said Midway Road, a distance of 116.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of that tract of land described in General Warranty Deed to K & P Holdings, LLC as recorded in Document No. 635372, Official Records, Parker County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "illegible" bears North 00 degrees 04 minutes 05 seconds East 1.86 feet;

THENCE North 00 degrees 04 minutes 05 seconds East, along the east line of said K & P Holdings, LLC tract, a distance of 723.75 feet to a 1/2 inch iron rod found for the northeast corner of said K & P Holdings, LLC tract, same lying in the said south right-of-way line of E. State Highway No. 199;

THENCE along the said south right-of-way line of E. State Highway No. 199, the following bearings and distances;

South 58 degrees 03 minutes 12 seconds East, a distance of 666.38 feet to a 3 1/4 inch brass disk stamped "TXDOT" for the start of a curve to the left having a radius of 5,036.07 feet, a delta angle of 00 degrees 27 minutes 15 seconds and a chord bearing and distance of South 58 degrees 20 minutes 15 seconds East 39.91 feet;

Along said curve to the left, an arc distance of 39.91 feet to a 3 1/4 inch brass disk stamped "TXDOT" for the end of said curve;

THENCE South 34 degrees 15 minutes 10 seconds East, a distance of 94.84 feet to the POINT OF BEGINNING and containing 348,733 square feet or 8.006 acres of land more or less.

NOT THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Terri Lee Edmonston Webb, does hereby adopt this plat designating the hereinabove property as ...

7-ELEVEN AND McCOYS AT SPRINGTOWN
LOTS 1 & 2, BLOCK 1
CITY OF RENO, PARKER COUNTY, TEXAS

and do hereby dedicate to the public's use the streets and easements shown thereon.

Witness my hand this the _____ day of _____, 2026.

Terri Lee Edmonston Webb

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Terri Lee Edmonston Webb, 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 purpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

Official Public Record Filed
Recorded on: 04/22/2026 10:59:21 AM
Doc # 202611188
Lila Deakle, County Clerk
Parker County Texas



OWNER
TERRI LEE EDMONSTON WEBB
7715 W. REPUBLICAN ROAD
JACKSONVILLE, ARKANSAS 72076


SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

SURVEYOR'S STATEMENT

I, J.R. JANUARY, a Registered Professional Land Surveyor No. 5382, do hereby certify that the map hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Dated this the 1st day of April, 2026.

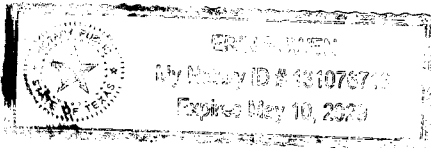
J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 purpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of April, 2026.

Notary Public in and for the State of Texas



CITY COUNCIL

Duly passed by the City Council of Reno, Texas,

this the 17th day of April, 2026.

APPROVED:

HECTOR BAS, MAYOR
CITY OF RENO, TEXAS

RACHAEL SUMMERVILLE
CITY SECRETARY

PLANNING AND ZONING COMMISSION
CITY OF RENO, TEXAS

WHEREAS The Planning & Zoning Commission of the City of Reno

Approved on this the 17th day of April, 2026.

CHAIRMAN

SECRETARY

FINAL PLAT
7-ELEVEN AND McCOYS
AT SPRINGTOWN
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SITUATED IN THE CITY OF RENO
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