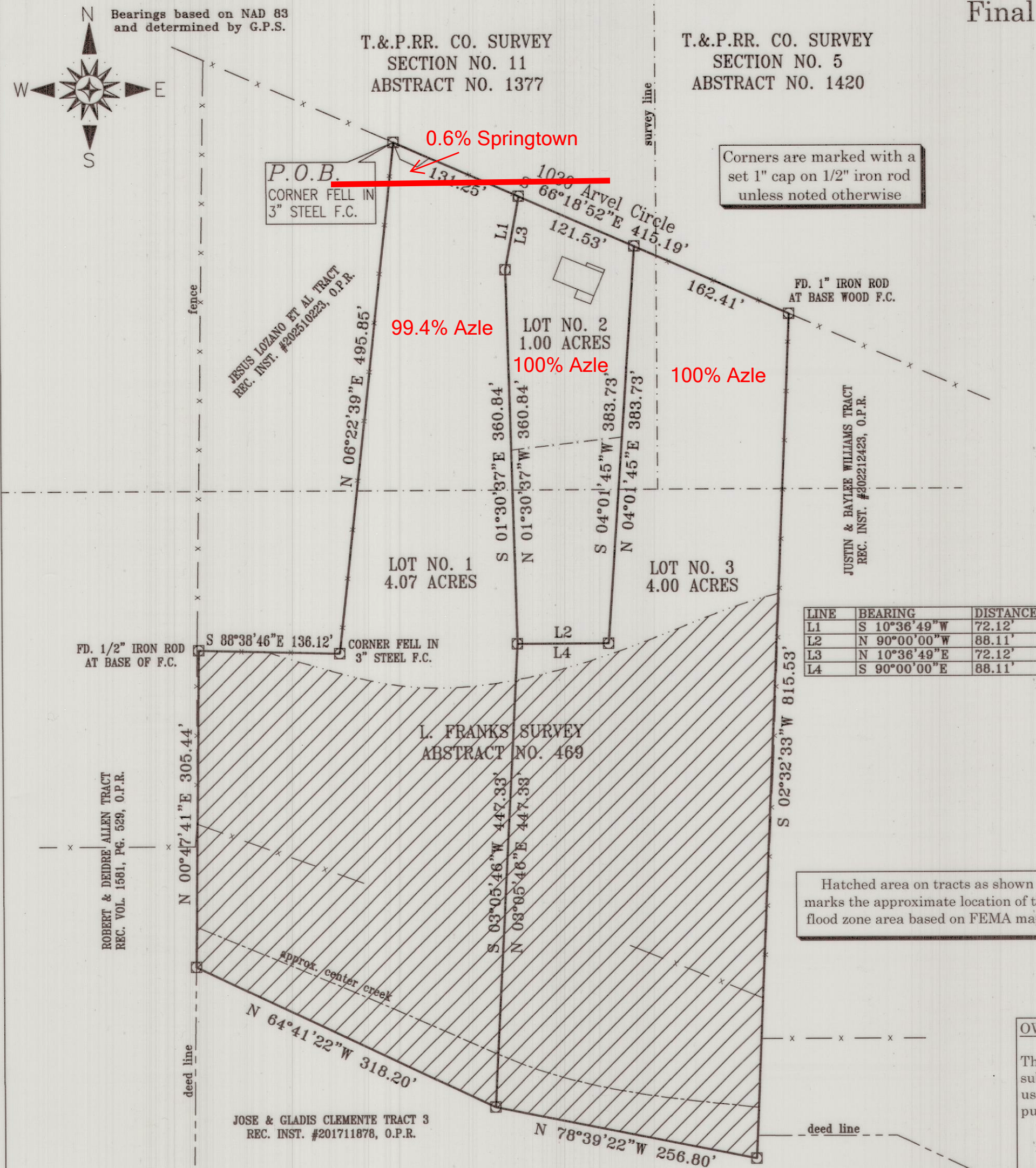


Final Plat of "Arvel Creek Ranchettes"

202604561 PLAT Total Pages: 1



Corners are marked with a set 1" cap on 1/2" iron rod unless noted otherwise

LINE	BEARING	DISTANCE
L1	S 10°36'49"W	72.12'
L2	N 90°00'00"W	88.11'
L3	N 10°36'49"E	72.12'
L4	S 90°00'00"E	88.11'

Hatched area on tracts as shown marks the approximate location of the flood zone area based on FEMA maps

Surveyor's Description

Tract of land containing 9.07 acres in the T.&P. RR. Company Survey, Section No. 5, Abstract No. 1420, the T.&P. RR. Company Survey, Section No. 11, Abstract No. 1377 and the L. Franks Survey, Abstract No. 469, Parker County, Texas, being the same tract described in a deed to 11740 Holdings LLC in Instrument No. 202419444, Official Public Records of Parker County and being more particularly described as follows:

BEGINNING at a corner that fell in a 3 inch steel fence corner on the south side of Arvell Circle, being the most northern northwest corner of the said 11740 Holdings Tract and the northeast corner of the Jesus Lozano ET AL Tract recorded in Instrument No. 202510223, Official Public Records of Parker County.

THENCE South 66 degrees 18 minutes 52 seconds East for a distance of 415.19 feet to a 1 inch iron rod found at the base of a wood fence corner on the south side of Arvell Circle, being the northeast corner of the said 11740 Holdings Tract and the northwest corner of the Justin and Haylee Williams Tract recorded in Instrument No. 202212423, Official Public Records of Parker County.

THENCE South 02 degrees 32 minutes 33 seconds West for a distance of 815.53 feet to a 1 inch cap on a 1/2 inch iron rod set on the south side of a creek, being the southeast corner of the said 11740 Holdings Tract and an ell corner of the Jose and Gladis Clemente Tract Three recorded in Instrument No. 201711878, Official Public Records of Parker County.

THENCE North 78 degrees 39 minutes 22 seconds West for a distance of 256.80 feet to a 1 inch cap on a 1/2 inch iron rod set on the south side of the creek, being a corner of the said 11740 Holdings Tract and the said Clemente Tract Three.

THENCE North 64 degrees 41 minutes 22 seconds West for a distance of 318.20 feet to a 1 inch cap on a 1/2 inch iron rod set on the south side of the creek, being the southwest corner of the said 11740 Holdings Tract, the most western northwest corner of the said Clemente Tract Three and on the east line of the Robert and Deidre Allen Tract recorded in Volume 1581, Page 529, Official Public Records of Parker County.

THENCE North 00 degrees 47 minutes 41 seconds East for a distance of 305.44 feet to a 1/2 inch iron rod found at the base of a fence corner, being the most western northwest corner of the said 11740 Holdings Tract, the southwest corner of the said Lozano ET AL Tract and on the east line of the said Allen Tract.

THENCE South 88 degrees 38 minutes 46 seconds East for a distance of 136.12 feet to a corner that fell in a 3 inch steel fence corner, being an ell corner of the said 11740 Holdings Tract and the southeast corner of the said Lozano ET AL Tract.

THENCE North 06 degrees 22 minutes 39 seconds East for a distance of 495.85 feet to the place of beginning.

NOTES:

- Applicable Regulations: the following land uses are permitted by right on the property: building houses with 80% masonry on the front and 2 sides, hardy board is accepted. no other land uses are permitted on the property unless authorized by the zoning regulations by the City of Reno, TX, Parker County. the permitted land uses may be developed in accordance with the zoning regulations applicable to property located in the City's SF-1 Zoning District.
- Compliance with city ordinances and regulations: no meters, certificates of occupancy or building permits shall be issued if the wastewater infrastructure has not been inspected and accepted by the city in accordance with city ordinances & regulations.
- Owner obligation for water and wastewater infrastructure: each lot being of 1 acre shall utilize the city water and private septic system by each individual lot owner. wastewater infrastructure shall be inspected and approved by the city. lots being of 2 acres or larger will have access to city water supply or have the option for a private water well by each individual lot owner. water supplied by the city must be permitted, inspected and approved by the city.
- City minimum setback / easement requirements
 - front property lines = 30'
 - side property lines = 15'
 - back property lines = 25'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202604561
02/19/2025 02:05 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER'S CERTIFICATE

That I, 11740 Holdings LLC, the owner of the land shown on this plat and whose name subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

EXECUTED THIS THE 30th DAY OF October, 2025.

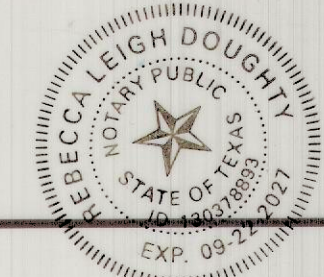
BY Clint Yates on Behalf of 11740
11740 Holdings LLC, Owner

NOTARY BLOCK

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day, personally appeared Clint Yates, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 30th day of October, 2025.

Signature



"Arvel Creek Ranchettes"
Developer: 11740 Holdings LLC
Address: 2101 Jacksboro Hwy, Fort Worth, TX 76114

Double Z Surveying LLC
Surveying & Mapping Services

Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9604 zach@doublezsurveying.com

SCALE: 1 INCH = 100 FEET
100 0 100 200 300
GRAPHIC SCALE - FEET

CITY OF RENO, TEXAS, CITY COUNCIL

Whereas the City Council of the City of Reno, approved on this the

24 day of November, 2025.

Mayor

Secretary

PLANNING & ZONING COMMISSION CITY OF RENO, TEXAS

Whereas the Planning & Zoning Commission of the City of Reno, approved on this the

3 day of November, 2025.

Chairman

Secretary

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of Texas Law and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Clinton W. Farris
Registered Professional Land Surveyor
License No. 4144
Date 10-30-25

Seal:

20469.001.000.00
21377.001.000.00

10246

G246