

FINAL PLAT OF DOVE RANCH ESTATES

"DOVE RANCH ESTATES"

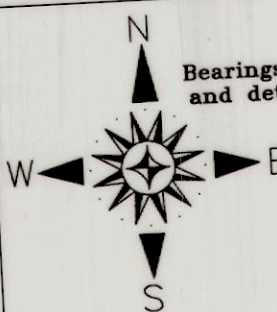
DEVELOPER: BRIDGEPOINT DEVELOPMENT LLC
ADDRESS: 700 KNOTT COURT, EULESS, TX 76039

T.&P. RR. CO. SURVEY
ABSTRACT NO. 1374

JAMES & MARSHA WINSTEAD TRACT
REC. VOL. 1483, PG. 625, O.P.R.

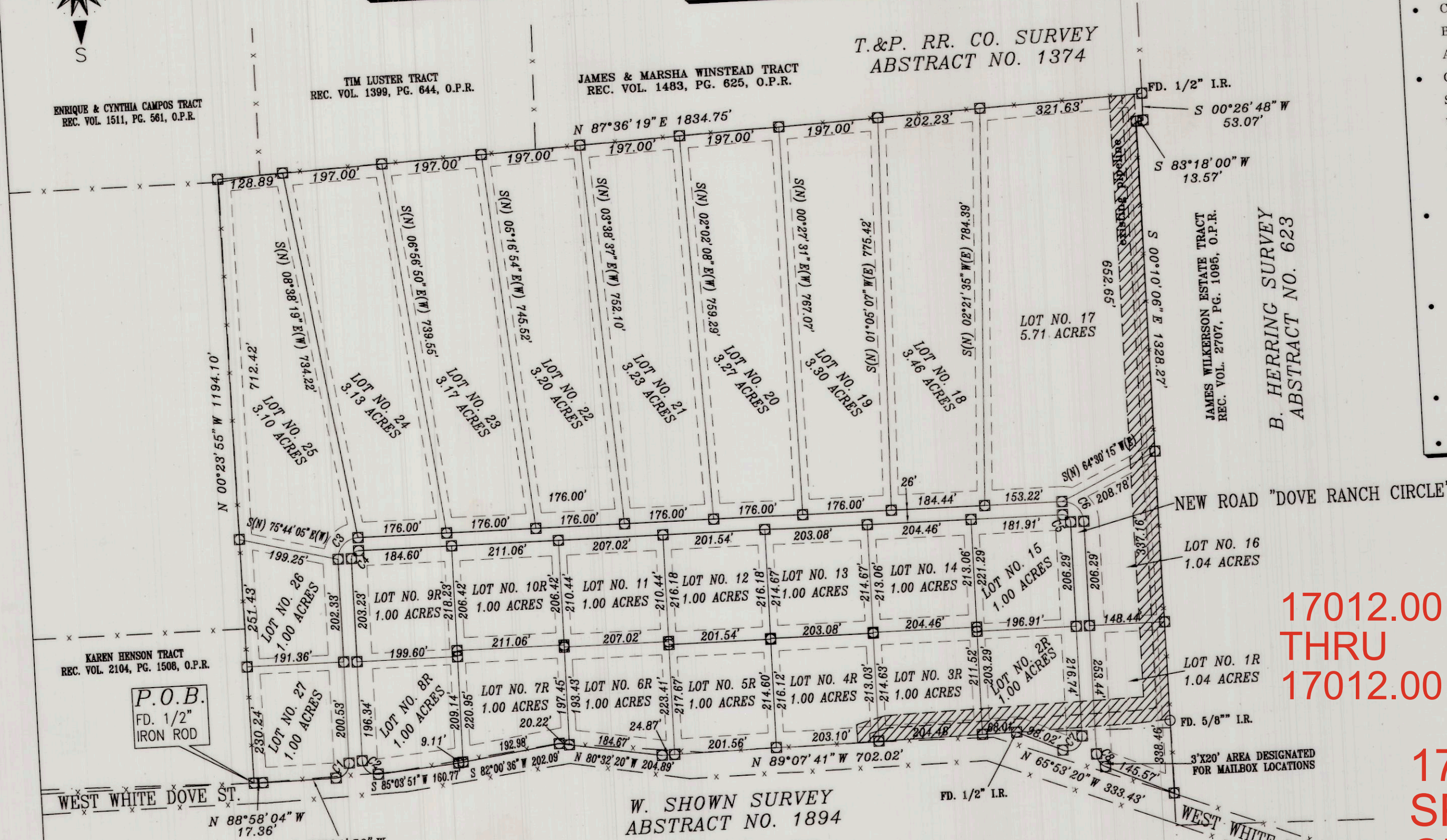
TIM LUSTER TRACT
REC. VOL. 1399, PG. 644, O.P.R.

ENRIQUE & CYNTHIA CAMPOS TRACT
REC. VOL. 1511, PG. 561, O.P.R.



Bearings based on NAD 83
and determined by G.P.S.

CORNERS ARE MARKED WITH A
SET 1" CAP ON 1/2" IRON ROD
UNLESS NOTED OTHERWISE



17012.001.001.00
THRU
17012.001.010.00

17012
SP
CRE
M-5

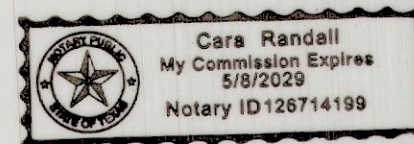
- NOTES:
- APPLICABLE REGULATIONS: THE FOLLOWING LAND USES ARE PERMITTED BY RIGHT ON THE PROPERTY: BUILDING HOUSES WITH 80% MASONRY ON THE FRONT AND 2 SIDES, HARDY BOARD IS ACCEPTED. NO OTHER LAND USES ARE PERMITTED ON THE PROPERTY UNLESS AUTHORIZED BY THE ZONING REGULATIONS BY THE CITY OF RENO, TX PARKER 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'
 - THE PRIVATE ROAD SUPPLIED BY THE DEVELOPER WILL MEET THE FIRE CODE REQUIREMENTS TO SUPPORT THE REQUIRED 78,000 POUNDS NEEDED TO SUPPORT THE FIRE DEPARTMENT'S EQUIPMENT. BEING A PRIVATE ROAD MAINTENANCE OF THE ROAD WILL BE SHARED AMONG THE OWNERS OF LOT NUMBERS: 1, 2, & 8-27.
 - FIRE HYDRANTS WILL BE PLACED ACCORDING TO FIRE CODE WITHIN THE SUBDIVISIONS PRIVATE ROAD AND ALONG WEST WHITE DOVE STREET.
 - MINIMUM SQUARE FOOTAGE OF 1800 PER HOME WITH A MINIMUM 6/12 PITCH ROOF.

NOTARY BLOCK

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day, personally appeared Kerry Knott, 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 28th day of May, 2025.

Carla Randall
Signature



OWNER'S CERTIFICATE

That I, BRIDGEPOINT DEVELOPMENT 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 28th DAY OF May, 2025.

BY Kerry Knott
Bridgepoint Development LLC, Owner

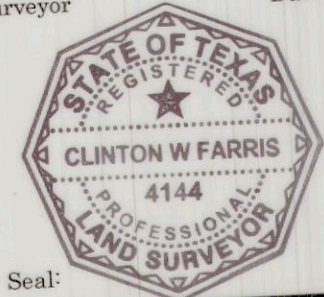
CERTIFICATE OF SURVEYOR

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 5-28-25

PLANNING & ZONING COMMISSION CITY OF RENO, TEXAS

Whereas the Planning & Zoning Commission of the City of Reno, approved on this the 21 day of April, 2025.

Chairman
Chairman
Secretary
Secretary

CITY OF RENO, TEXAS, CITY COUNCIL

Whereas the City Council of the City of Reno, approved on this the 28 day of April, 2025.

Mayor
Mayor
Secretary
Secretary

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.59'	39.32'	S 44°35'55" W	89°11'50"
C2	28.00'	46.39'	41.27'	N 47°28'05" W	94°56'09"
C3	41.00'	64.40'	57.98'	S 45°00'00" E	90°00'00"
C4	15.00'	23.56'	21.21'	N 45°00'00" E	90°00'00"
C5	15.00'	23.56'	21.21'	S 45°00'00" W	90°00'00"
C6	41.00'	64.40'	57.98'	N 45°00'00" W	90°00'00"
C7	28.00'	55.77'	47.00'	S 57°03'20" W	114°06'40"
C8	28.00'	32.20'	30.45'	N 32°56'40" W	65°53'20"

FILED AND RECORDED

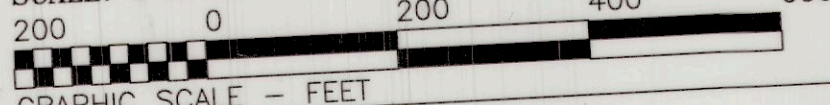
OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle, County Clerk
Parker County, TX
PLAT

202514717
05/03/2025 02:35 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Double Z Surveying LLC
Surveying & Mapping Services
Firm No. 10194391
P.O. BOX 305, JACKSBORO, TEXAS 76458
(940)-282-9604 zach@doublezsurveying.com
"Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

SCALE: 1 INCH = 200 FEET



Plot No.: J2303276
Coor. File: J2303272

G-115