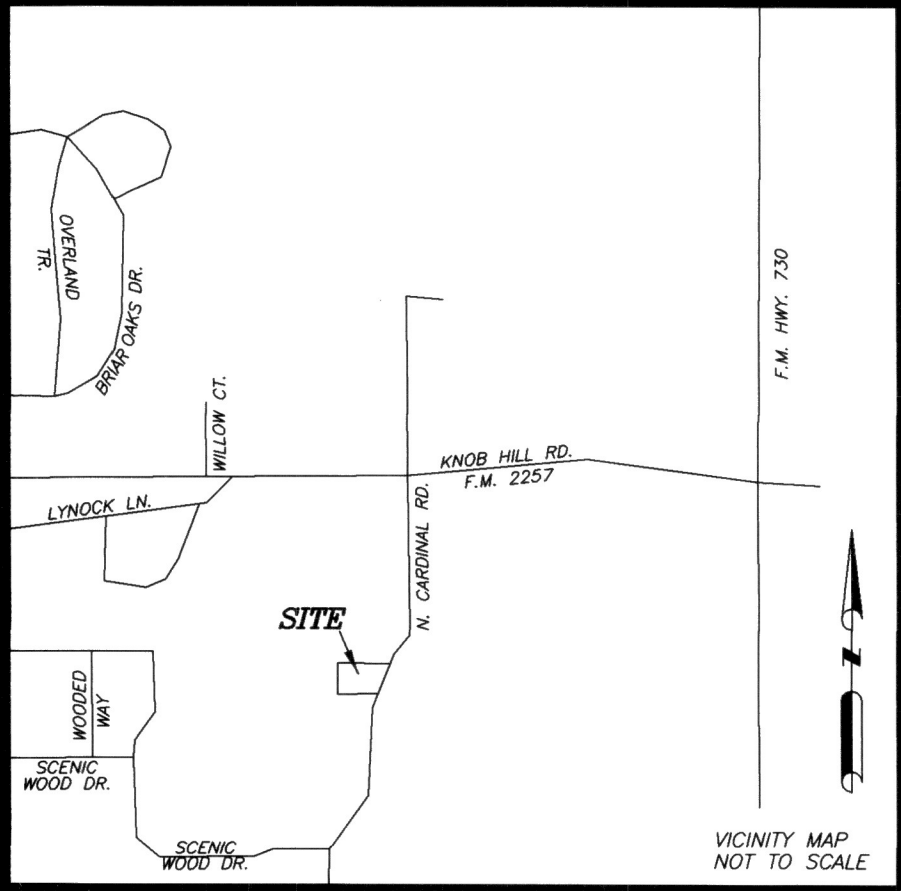




BASE BEARING PER GPS OBSERVATIONS - NORTH
TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL
ZONE 4202.

SUFFICIENT RESEARCH WAS PERFORMED TO
DETERMINE THE BOUNDARY LOCATIONS OF THIS
PROPERTY. THIS SURVEY DOES NOT PURPORT TO
SHOW ALL EASEMENTS AND OTHER MATTERS THAT A
COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO.
48367C0200-E, DATED SEPTEMBER 26, 2008,
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100
YEAR FLOOD HAZARD.

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

ALL PROPERTY CORNERS ARE 2023 CAPPED IRONS
SET, UNLESS OTHERWISE NOTED.

WATER TO BE PROVIDED BY CITY OF RENO

SEWER TO BE PROVIDED BY ON SITE SEPTIC
SYSTEMS.

THERE SHALL BE A FIRE HYDRANT INSTALLED
BETWEEN LOT 3 & 4.

202404528 PLAT Total Pages: 1



OWNER'S DEDICATION

Whereas Charles Earl Worrell, being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows;

Description for an 8.891 acre tract of land situated in the ROBERT LEWIS SURVEY, ABSTRACT NO. 810, Parker County, Texas, and being the same tract of land described in deed to Charles Earl Worrell, recorded in Clerks File No. 202323068, Real Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING by deed call from a point in the West line of the ROBERT LEWIS SURVEY, Abstract 810 and being by deed call, S 00°04'00" W, 230.40 feet of the Northwest corner of said ROBERT LEWIS SURVEY;

THENCE by deed call, S 89°58'26" E, 562.36 feet to a capped iron found for the POINT OF BEGINNING, said iron being for the Northeast corner of that certain tract of land described in deed to John Sherrad and wife Dorothy Sherrad, recorded in Volume 2286, Page 1097, Real Records, Parker County, Texas, and being in the South line of that certain tract of land described in deed to Condie L. Prioleau and Edward L. Prioleau, recorded in Volume 2485, Page 1152, Real Records, Parker County, Texas;

THENCE N 89°09'03" E, with the South line of said Volume 2485, Page 1152, 890.46 feet to a 1/2" iron found in North Cardinal Road for the Southeast corner of said Volume 2485, Page 1152;

THENCE S 20°59'29" W, with said North Cardinal Road, 456.10 feet to a point in said North Cardinal Road;

THENCE S 02°55'01" W, with said North Cardinal Road, 60.23 feet to a 1/2" iron found at the most Easterly Northeast corner of said Volume 2286, Page 1097;

THENCE S 88°49'24" W, with the most Easterly North line of said Volume 2286, Page 1097, 723.39 feet to a capped iron found at an ell corner of said Volume 2286, Page 1097;

THENCE N 00°04'45" W, with the East line of said Volume 2286, Page 1097, 487.63 feet to the POINT OF BEGINNING and containing 8.891 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

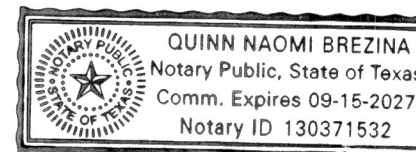
That Charles Earl Worrell does hereby adopt this plat designating the hereinabove described property as.....

Lots 1-6
LYDIA RANCH ESTATES
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 13th day of February, 2024.

Charles Earl Worrell
Charles Earl Worrell



NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles Earl Worrell, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of February, 2024.

Quinn Naomi Brezina
Notary Public in and for the State of Texas

PLANNING & ZONING COMMISSION CITY OF RENO, TEXAS.

WHEREAS The Planning & Zoning Commission of the City of Reno
Approved on this the 02 day of October, 2023

Chairman
Secretary

CITY OF RENO, CITY COUNCIL

WHEREAS The City of Reno
Approved on this the 23 day of October, 2023

Mayor
Secretary

THIS PLAT FILED IN CABINET _____, SLIDE _____

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202404528
02/23/2024 02:43 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

CHARLES EARL WORRELL
116 SIGNATURE COURT
WEATHERFORD, TX, 76087

Flblele

FINAL PLAT
Lots 1 thru 6
LYDIA RANCH ESTATES
CITY OF RENO
AND BEING 8.891 acres of land situated to the ROBERT LEWIS SURVEY,
Abstract No. 810, Parker County, Texas.