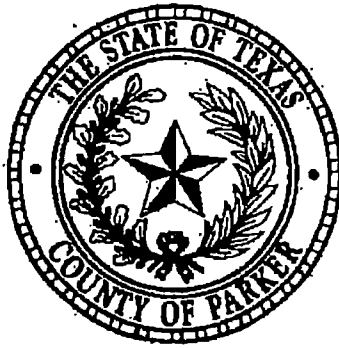




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name OAK MEADOWS, PH 5

Description LOTS 173R & 174R

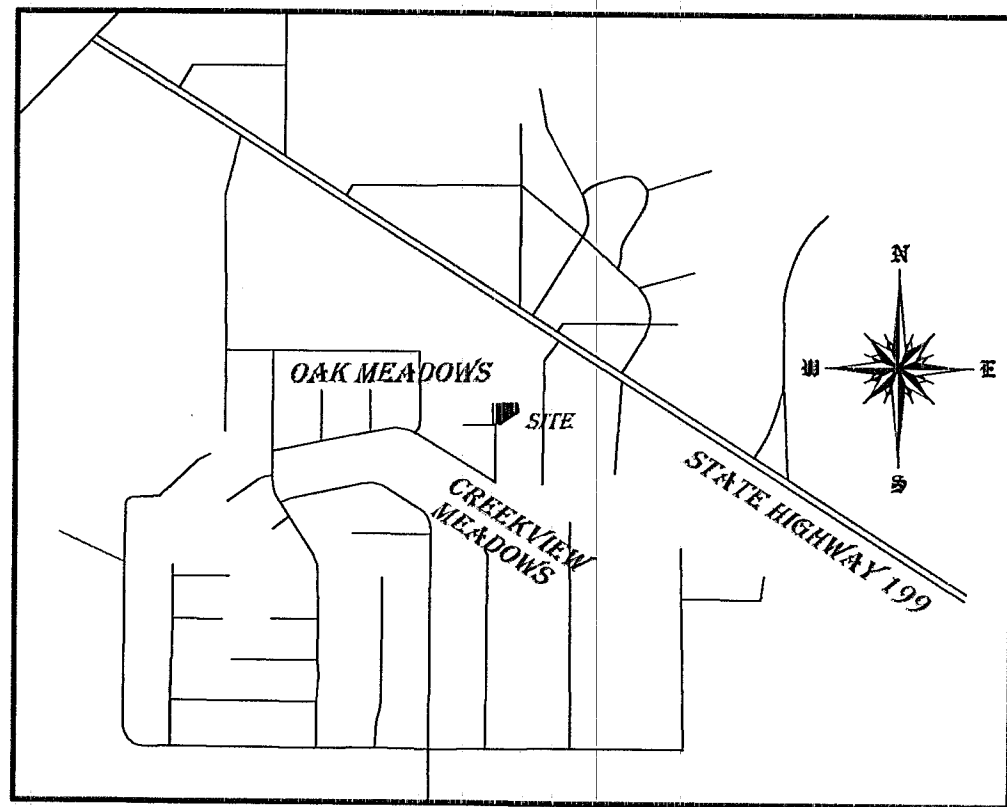
Filed in Plat Cabinet G slide # 289

File Date 6/10/26 Instrument Date 6/2/26

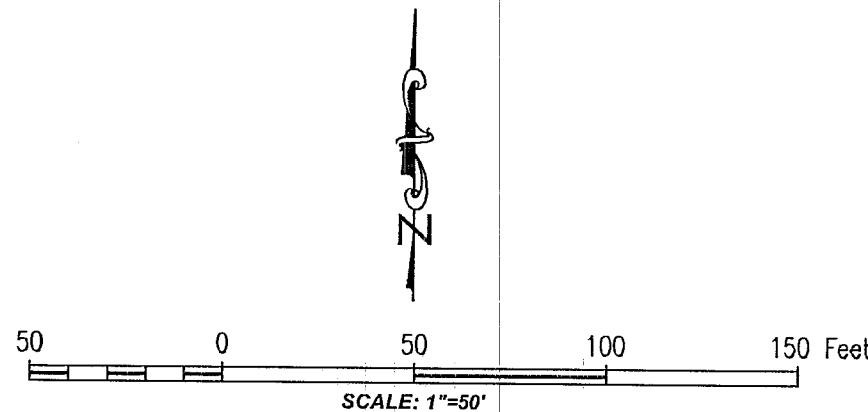
of pages 1

Official Public Record Filed
Recorded on: 06/10/2026 08:52:07 AM
Doc # 202616566
Lila Deakle, County Clerk
Parker County Texas





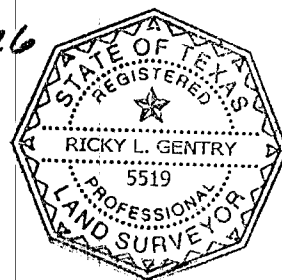
VICINITY MAP
NOT TO SCALE



CERTIFICATION:

I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision.

Ricky L. Gentry 5/21/2026
Date
Ricky L. Gentry
Registered Professional Land Surveyor
Texas Registration No. 5519



THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE CITY OF RENO, OF
PARKER COUNTY, TEXAS, ON THIS
THE 9th DAY OF

June, 2026.

[Signature]
CITY OF RENO MAYOR

[Signature]
CITY SECRETARY

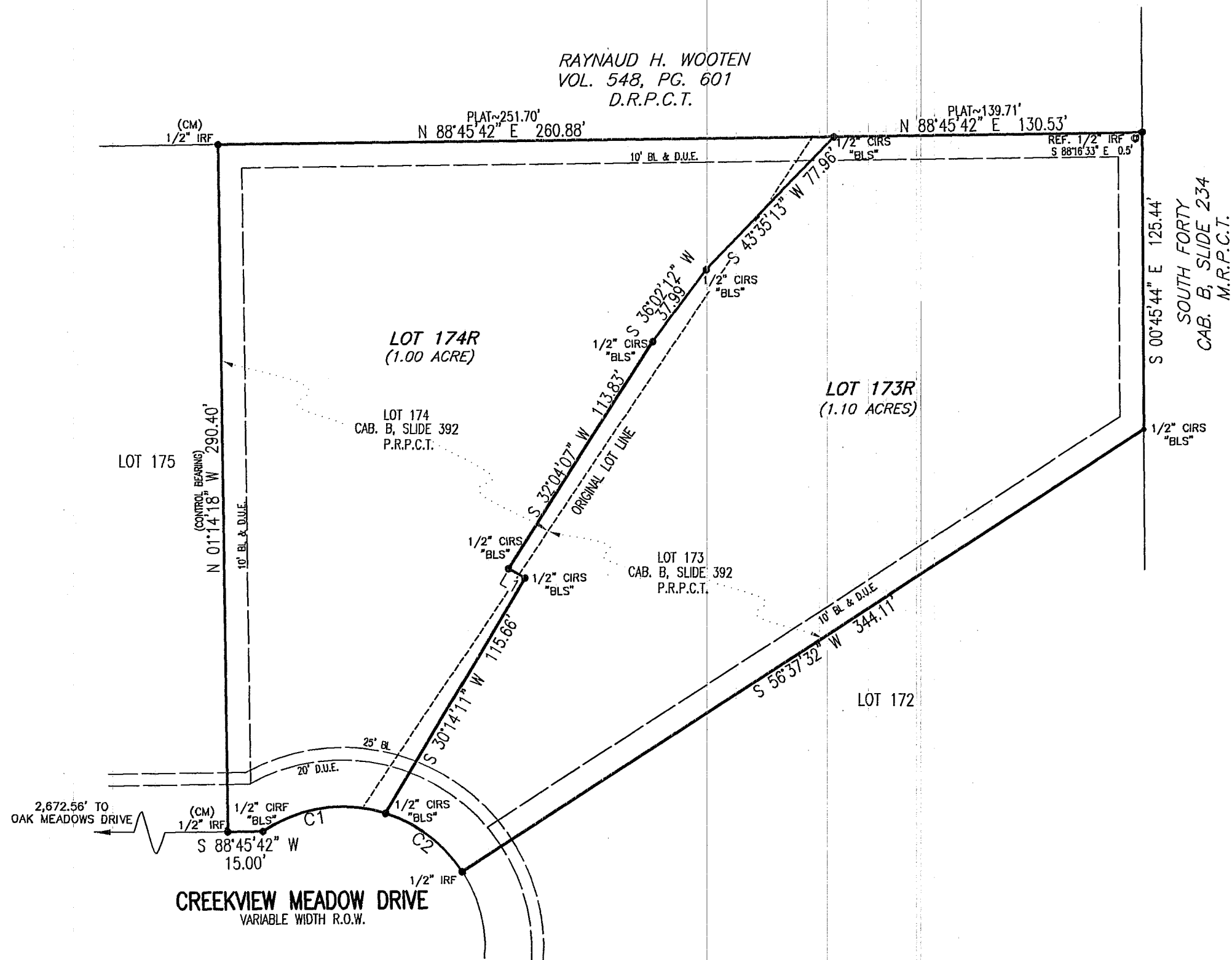
THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED BY THE CITY OF RENO, OF
PARKER COUNTY, TEXAS, ON THIS
THE 9th DAY OF

June, 2026.

[Signature]
PLANNING & ZONING CHAIRMAN

[Signature]
CITY SECRETARY



"SPECIAL NOTE"

1.) TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"

SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 48121C00570 G DATED APRIL 18, 2011. ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON GRAPHICALLY SCALING FROM THE ABOVE STATED MAP ONLY. THIS FLOOD STATEMENT DOES NOT CREATE LIABILITY ON PART OF THE SURVEYOR OR SURVEYING COMPANY.

"TITLE COMMITMENT NOTE"

THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"SURVEYORS NOTES"

- 1.) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.
- 2.) HORIZONTAL DATUM: HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4202), U.S. SURVEY FEET. ALL COORDINATES AND ELEVATIONS WERE OBTAINED USING RTK GNSS OR POST-PROCESSED GNSS METHODS AND ARE ACCURATE TO THE PROJECT-SPECIFIC TOLERANCES. GEOID SEPARATIONS WERE DETERMINED USING NGS GEOID18, THE LATEST HYBRID GEOID MODEL, TO CONVERT ELLIPSOID HEIGHTS TO ORTHOMETRIC HEIGHTS (NAVD88).
- 3.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THE SOLE PURPOSE OF THIS REPLAT IS TO ADJUST THE COMMON LINE BETWEEN LOTS 173 AND 174.

CABINET G, SLIDE 289

Official Public Record Filed
Recorded on: 06/10/2026 08:52:07 AM
Doc # 202616566
Lila Deakle, County Clerk
Parker County Texas



STATE OF TEXAS §
COUNTY OF PARKER §

Whereas, David Vickers, agent for Summit Cove Realty Inc. being the owner of Lots 173 and 174 in Oak Meadows, Phase 5 an addition to the ETJ of the City of Reno, Parker County, Texas, as recorded in Cabinet B, Slide 392 of the Plat Records of Parker County, Texas, also being the same properties described in a Deed to Summit Cove Realty Inc. recorded in Instrument Number 202517150, Deer Records, Parker County, Texas:

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That, David Vickers acting by through the undersigned, does hereby adopt the plat designating the hereon above describe real property as LOT 173R AND 174R, OAK MEADOWS, PHASE 5, an addition to the ETJ to the City of Reno, Parker County, Texas and do hereby dedicate to the public's use the streets and easements shown hereon, except the private easements shown hereon. This plat does not alter or remove existing deed restrictions or covenants, if any on this property.

Pursuant to Section 12.002 of the Texas property code, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of property in said addition indication that no delinquent ad valorem taxes are owed on the property which is the subject of the plat or replat I have submitted to the City of Reno, Parker County, Texas for filing and recording with Parker County Clerk's Office.

FURTHERMORE, the owner waives any claims for damages to any property abutting the aforementioned improvements occasioned by the establishment of grades as hereon indicated, or occasioned by the construction, alteration, or maintenance of any such improvement within the various easements and rights-of-way shown on this plat and dedicated herein.

executed this the 2nd day of June, 2026.

[Signature]
OWNER - SIGNATURE

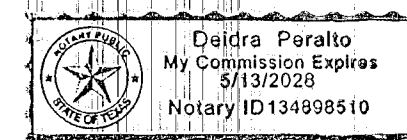
[Signature]
OWNER - PRINTED

THE STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned authority on this day personally appeared David Vickers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 2nd day of June, 2026.

[Signature]
Notary Public in and for the State of Texas



CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	60.00'	54.23'
C2	60.00'	41.52'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°41'25" E	8.04'

15778.001.173.00

15778
SP

L-7

REPLAT SHOWING
LOTS 173R AND 174R,
OAK MEADOWS, PHASE 5
AN ADDITION TO THE CITY OF RENO,
PARKER COUNTY, TEXAS
BEING A REPLAT OF LOT 173 AND 174,
OAK MEADOWS, PHASE 5
AS RECORDED IN CABINET B, SLIDE 392,
PLAT RECORDS, PARKER COUNTY, TEXAS
SURVEYED IN THE MONTH OF JULY, 2025

OWNER/DEVELOPER(S) Summit Cove Realty 216 Oakmont Drive Trophy Club, Texas 76262	SURVEY DATE: 07/10/2025	LEGEND BL = BUILDING LINE UE = UTILITY EASEMENT DE = DRAINAGE EASEMENT PUE = PUBLIC UTILITY EASEMENT CM = CONTROLLING MONUMENT F = FOUND R = IRON ROD SET X = IRON ROD FDC = DIRECTION OF FLOW	SCALE: 1" = 50' DRAWN BY: BJB JOB # 0M5-173-174 BLS JOB # 255293602	Barrow Land Surveying Platting / Planning / Residential / Commercial 3970 SANDSHELL DRIVE FORT WORTH, TEXAS 76137 PHONE (817) 961-0082 FAX (817) 961-0086 FIRM REGISTRATION NO. 10183700
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