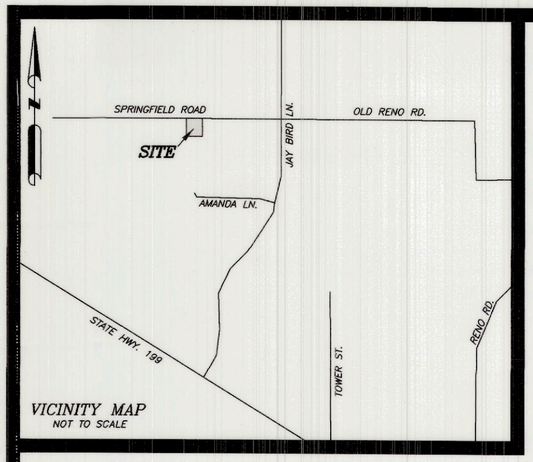


VICINITY MAP
NOT TO SCALE

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

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

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.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS: TEXAS NORTH CENTRAL 4202, NAD 83 (GROUND)

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

PROPERTY IS ZONED SF-1.

DULY PASSED BY THE City Council of Reno, Texas, this the 8 day of September, 2025.

APPROVED:
MAYOR

ATTEST:
CITY SECRETARY

202525739 PLAT Total Pages: 1

OWNER'S DEDICATION

Whereas Carmen Springfield Rogers being the sole owner of the herein described tract of land being more particularly described by metes and bounds as follows;

Description for a tract of land situated in the M.E.P.&P. R.R. CO. SURVEY No. 37, Abstract No. 942, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to Carmen Springfield Rogers, recorded in Clerks File No. 201615462, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING by deed call from a ½" iron which lies by deed call, West, 2647.80 feet and S 89°58'48" E, 1666.03 feet from the Northeast corner of said M.E.P.&P. R.R. CO. SURVEY No. 37;

thence S 89°37'23" W, 913.33 feet to a point in the South line of Springfield Road for the POINT OF BEGINNING;

thence S 01°53'55" E, 249.28 feet to a capped iron set;

thence S 89°31'53" W, 180.00 feet to a capped iron set;

thence N 01°53'55" W, 249.57 feet to a capped iron set in the South line of said Springfield Road;

thence N 89°37'23" E, with the South line of said Springfield Road, 180.00 feet to the POINT OF BEGINNING and containing 1.03 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

That Carmen Springfield Rogers, does hereby adopt this plat designating the hereinabove described property as.....

Lot 1, Block 2, Springfield Addition
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 18th day of September, 2025.

Carmen Rogers
Carmen Springfield Rogers

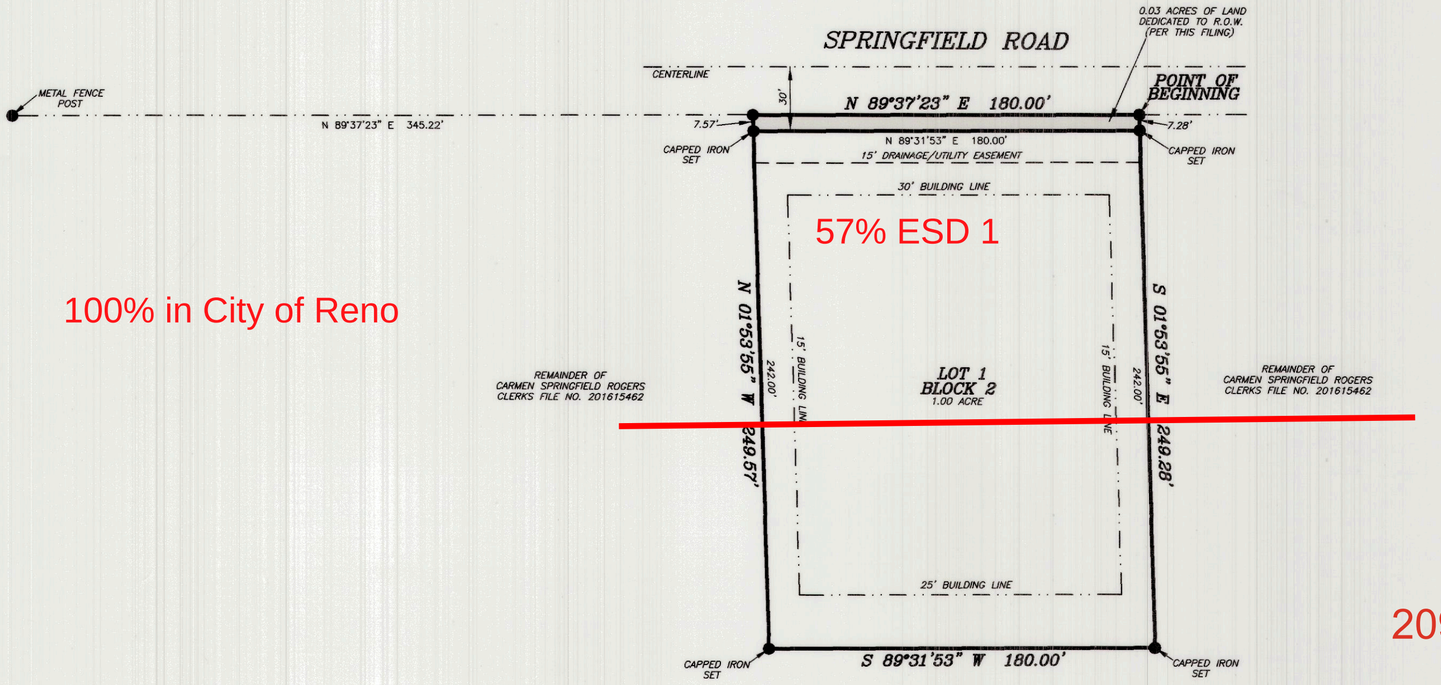
QUINN NAOMI BREZINA
Notary Public, State of Texas
Comm. Expires 09-15-2027
Notary ID 130371532

NOTARY PUBLIC}
STATE OF TEXAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Carmen Springfield Rogers, 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 the 18th day of September, 2025.

Commission Expires 9-15-2027



20942.026.004.00 SP

17769
SP
CRE
L-6

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202525739
09/23/2025 10:11 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

G173

0' 50' 200' 300'
SCALE 1"=50'

HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

STATE OF TEXAS REGISTERED DOUG BURT 2023 PROFESSIONAL LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
APRIL 28, 2025

PLANNING & ZONING COMMISSION
CITY OF RENO, TEXAS.

WHEREAS The Planning & Zoning Commision of the City of Reno
Approved on this the 25 day of August, 2025.

Chairman

Secretary

OWNER/DEVELOPER
CARMEN SPRINFIELD ROGERS
3854 SPRINGFIELD ROAD
SPRINGTOWN, TEXAS 76082

Final Plat
Lots 1, Block 2
SPRINGFIELD ADDITION
Being 1.03 acres of land situated in the City of Reno, Parker County, Texas and being situated in the M.E.P.&P. R.R. CO. SURVEY, Section 37, Abstract No. 942, Parker County, Texas.

2025236 RSB