

LOT SUMMARY:
TOTAL LOT = 2
TOTAL AREA = 5.2372 ACRES
MINIMUM LOT SIZE = 1.0027 ACRES
MAXIMUM LOT SIZE = 4.2345 ACRES

- 1) THE EXISTING UTILITIES SERVING EACH LOT SHALL HAVE AN EASEMENT FOR REPLACEMENT OR REPAIR.
- 2) THE UNDERSIGNED HEREBY STATES THAT THIS SURVEY IS TRUE AND CORRECT, WAS MADE ON THE GROUND UNDER MY SUPERVISION AND ALL CORNERS ARE MARKED AS SHOWN.
- 3) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 48367C0173E EFFECTIVE DATE SEPTEMBER 26, 2008, IT APPEARS THAT NO PART THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AND ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE REFERENCE TO THE SPECIAL FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- 4) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.
- 5) UNLESS NOTED OTHERWISE 5/8" IRON ROD MARKED "AWARD SUR RPLS 5606" SET AT EACH PROPERTY CORNER.
- 6) The purpose of the plat is to create two platted lots from one un-platted lot.

STATE OF TEXAS \$ \$
COUNTY OF PARKER \$ \$

WHEREAS, Billy C. Roesicke is the owners of Part of Lots 5 and 8, all of Lots 6, and 7, Block 3 of SUNSET HIGHLAND ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in Volume 182, Page 643, Deed Records, Parker County, Texas and being situated about 15.7 miles North 38° East of the courthouse in Weatherford, the county seat for Parker County, Texas; embracing all of a called 4.2383 net acre tract of land described in the deed to Billy C. Roesicke and Mark Wingard (Billy C. Roesicke, successor in title) as recorded in Document No. 202507759, Official Public Records, Parker County, Texas and all of a called 1.0027 acre tract of land described in the deed to Billy C. Roesicke as recorded in Document Nos. 202502448 and 202507143, of said official public records and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" (whose Northing is 7024875.30 and Easting is 2235683.14) for the common east corner of said Lot 7 and said Lot 8, same being the southwest corner of Lot 1 of said Block 3, and being on the northwest right-of-way line of Virginia Place, a 50' wide right-of-way as dedicated on said SUNSET HIGHLAND ADDITION, and also being on the east line of said 4.2383 net acre tract;

THENCE South 32°8'1" West, along the common line of said Lot 8 said northwest right-of-way line, and said 4.2383 net acre tract, passing a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common east corner of said 4.2383 acre tract and said 1.0027 acre tract at a distance of 58.19 feet, continuing along the common line of said Lot 8, said northwest right-of-way line and said 1.0027 acre tract in all a total distance of 229.62 feet, to a Mag Nail Set for the northeast end of a corner clip at the intersection of said northwest right-of-way line and the northeast right-of-way line of said State Highway No. 199, a 225' wide right-of-way at this point and being the northeast corner of a called 0.005 of an acre tract of land described as Tract No. 2 in a deed to the State of Texas as recorded in Volume 1439, Page 1120 of said deed records;

THENCE South 77°07'54" West, along the common line of said 0.005 of an acre tract and said called 1.0027 acre tract and with said corner clip, a distance of 28.26 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the southwest end of said corner clip common to the west corner of said 0.005 of an acre tract and being on the common line of said Lot 8 and said northeast right-of-way line of said State Highway No. 199;

THENCE North 57°52'06" West, along the common line of said Lot 8, said 1.0027 acre tract and said northeast right-of-way line, a distance of 111.81 feet to a TX DOT Monument Found for the southeast end of a corner clip for said northeast right-of-way line and the east right-of-way line of Belle Place, a 50' wide right-of-way as dedicated on said SUNSET HIGHLAND ADDITION and being the southeast corner of a called 0.041 of an acre tract of land described as Part No 1 in said deed to the State of Texas;

THENCE North 26°00'59" West, along the common line of said 1.0027 acre tract, and said 0.041 of an acre tract and with said corner clip, a distance of 114.19 feet a TX DOT Monument Found for the northernmost corner of a called 0.041 of an acre tract and being on the common line of said Lot 8 and said east right-of-way line;

THENCE North 0°21'20" West, along the common line of said Lot 8, said 1.0027 acre tract, and said east right-of-way line, to and along the west line of the aforementioned Lot 7, passing a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common west corner of said 1.0027 acre tract and said 4.2383 net acre tract at a distance of 136.73 feet and continuing along the common line of said 4.2383 net acre tract, said Lot 7 and said east right-of-way line, to and along the west line of said Lot 6, and to and along the west line of said Lot 5, in all a total distance of 662.03 feet to a 3" metal fence corner post found for the northwest

corner of said 4.2383 net acre tract common to the southwest corner of a called 4.5777 acre tract of land described in the deed to Leella Roesicke as recorded in Volume 2461, Page 1153 of said deed records, and being on the common line of said Lot 5 and said east right-of-way line;
THENCE North 81°47'30" East, along the common line of said 4.2383 net acre tract and said 4.5777 acre tract, over and across said Lot 5, a distance of 297.94 feet (North 88°06'39" East, a distance of 297.94 feet) to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the common east corner of said 4.2383 net acre tract and said 4.5777 acre tract and being on the common line of said Lot 5 and the aforementioned Lot 1;
THENCE South 0°18'58" East, along the common line of said 4.2383 acre tract, said Lot 5 and said Lot 1, to and along the east line of said Lot 6 and said Lot 7, a distance of 665.92 feet to the POINT OF BEGINNING and containing 5.2372 acres or 228,131.41 square feet of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Billy C. Roesicke, owners, do hereby adopt this plat designating the herein above described real property as:

LOT 5-R AND LOT 8-R

SUNSET HIGHLAND ADDITION

and do hereby dedicate to the Public's use forever, the roads and easements shown hereon. Property is located within the Extraterritorial Jurisdiction of the City of Reno, Parker County, Texas.

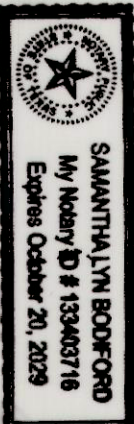
Executed this the 13 day of October, 2025

Billy C. Roesicke
Billy C. Roesicke

STATES OF TEXAS \$ \$
COUNTY OF PARKER \$ \$

BEFORE ME, the undersigned authority, on this day personally appeared Billy C. Roesicke, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein states.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of October, 2025.

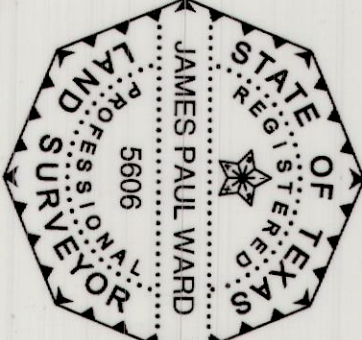
Notary Public State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City of Reno, Parker Texas.



James Paul Ward
James Paul Ward
Award Surveying, Inc.,
252 West Main Street, Suite F
Azle, TX 76020
Registered Professional Land Surveyor #5606

CITY OF RENO, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVAL DATE: <u>10-6-2025</u>	CHAIRMAN
<i>Melinda Roberts</i>	SECRETARY

CITY OF RENO	
CITY COUNCIL	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVAL DATE: <u>10-27-2025</u>	MAYOR
<i>Melinda Roberts</i>	SECRETARY

FINAL PLAT

Lots 5-R and 8-R

SUNSET HIGHLAND ADDITION,

an addition within the extra extraterritorial jurisdiction of the City of Reno, Parker County Texas
being a replat of a part of Lots 5 and 8, and all of Lots 6 and 7 of SUNSET HIGHLAND ADDITION, an addition to Parker County, Texas according to the plat thereof recorded in volume 182, page 643 of the Deed Records of Parker County, Texas.

5.2372 acres

September, 2025

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE, TX 76020
817-334-WARD (932-8273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle
Lila Deakle
Parker County, TX

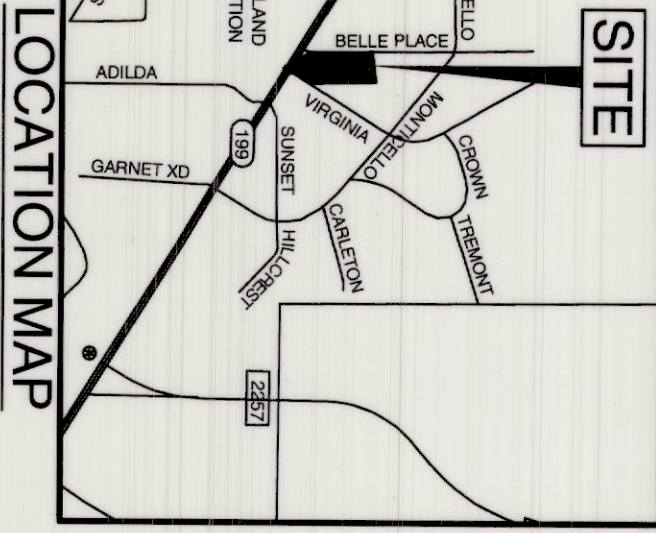
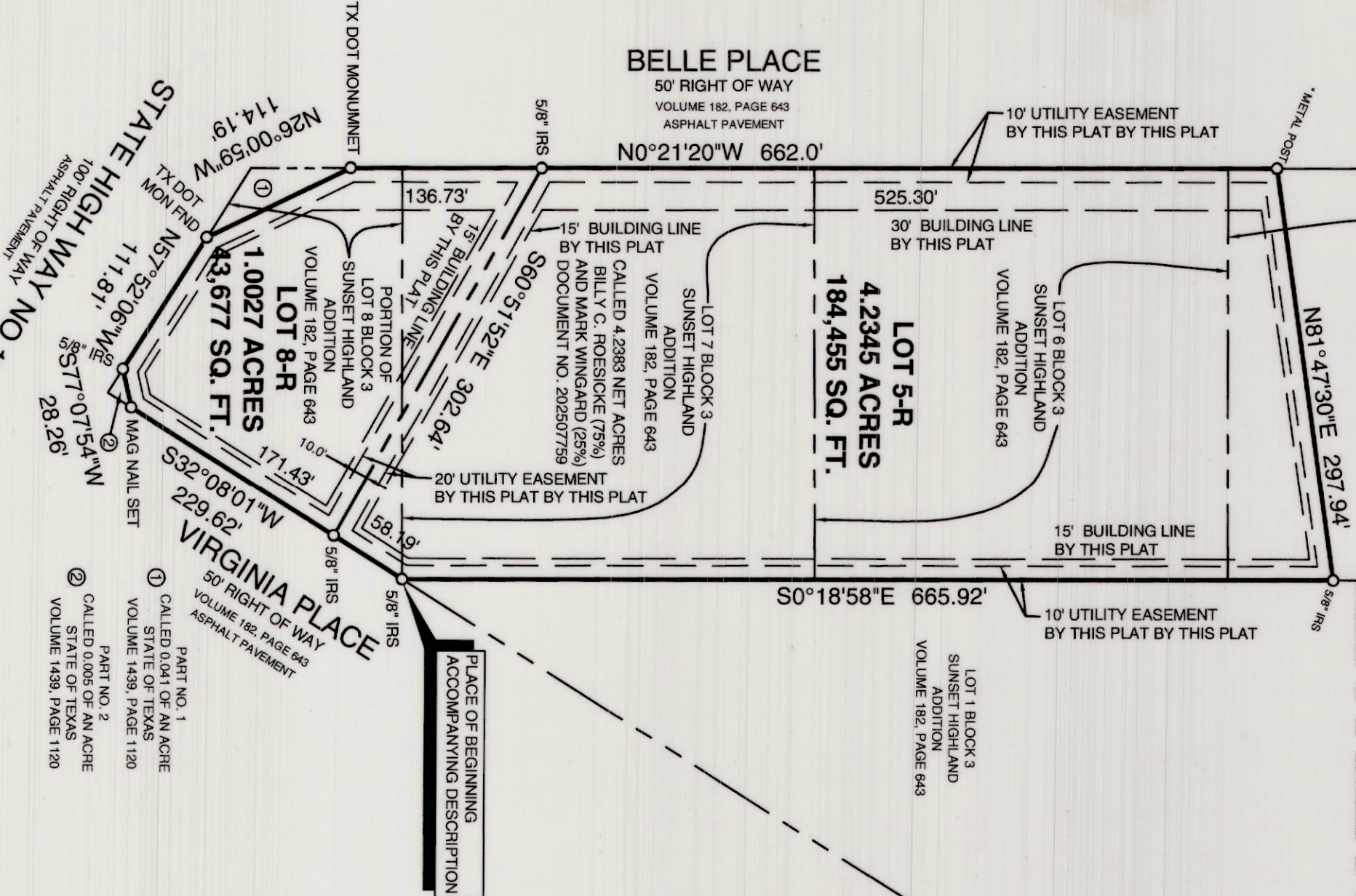
202529427
10/29/2025 01:33 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX

18155.003.004.00

18155
SP

L-7

G189



GRAPHIC SCALE SCALE IN FEET 1" = 100'
A-WARD PROJECT NO.: 2025-1967 BELLE PLACE 199