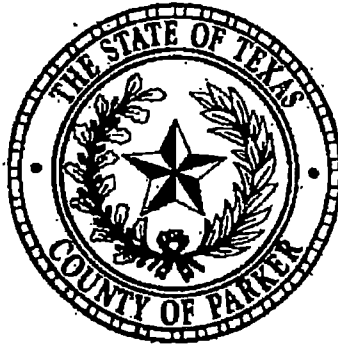




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Townley Addition

Description Lots 2R3-1 and 2R5-1
Block 1

Filed in Plat Cabinet G slide # 269

File Date 4/22/26 Instrument Date 4/9/26

of pages 1

Official Public Record Filed
Recorded on: 04/22/2026 10:59:22 AM
Doc # 202611189
Lila Deakle, County Clerk
Parker County Texas



PROPERTY DESCRIPTION

BEING a 3.64 acre tract of land situated in the T&P R.R. CO. SURVEY, Abstract No. 1424, Parker County, Texas, and being all of Lots 2R3, 2R4 and 2R5, Townley Addition, an Addition to the City of Reno, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 709, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod capped DOWDY at the southeast corner of said Lot 2R3 and being the northwest intersection of Tim Hall Road and Old Reno Road;

THENCE South 89° 45' 45" West, a distance of 203.20 feet along the south line of said Lot 2R3 and the north line of Old Reno Road to a 1/2 inch iron rod found capped 2023 for the southwest corner of 2R3 and the southeast corner of Lot 2R2 of said Townley Addition;

THENCE North 00° 20' 38" West, a distance of 346.52 feet along the east line of said Lot 2R2 and the west line of Lot 2R3 and 2R4, to 1/2 inch iron rod found capped 2023 for the northeast corner of said Lot 2R2 and in the west line of Lot 2R4 of said Townley Addition;

THENCE West, a distance of 69.72 feet along the north line of said Lot 2R2, to a 1/2 inch iron found capped 2023, being the southeast corner of Lot 2R1 of said Townley Addition;

THENCE North 05° 48' 34" West, a distance of 330.93 feet along the east line of said Lot 2R1 and the west line of said Lots 2R4 and 2R5, to a Cotton Gin Spike set, being the northeast corner of said lot 2R1 and the northwest corner of Lot 2R5 of said said Townley Addition and being in the south line of a certain tract of land described in deed to J.E. Jennings, recorded in Volume 347, Page 356, Deed Records, Parker County, Texas;

THENCE South 89° 16' 58" West, a distance of 202.41 feet along the south line of said adjointer to a 1/2 inch iron rod capped 2023, said point being the west corner of the Dedication to R.O.W. of said Townley Addition;

THENCE South 54° 31' 31" East, a distance of 116.15 feet, along the north line of said Lot 2R5 and the west line of said Dedication, to the west line of Tim Hall Road to a 1/2 inch iron rod found capped 2023, from which a 1/2 inch iron rod capped 2023 bears South 54° 31' 31" East, a distance of 93.34 feet;

THENCE South 01° 05' 22" East, a distance of 605.07 feet, along the east lines of said Lots 2R5, 2R4 and 2R3 and the west line of Tim Hall Road, to the POINT OF BEGINNING, and containing 3.64 acres of land, more or less.

NOW THEREFORE KNOWN ALL PERSONS BY THESE PRESENTS:

That William C. Barnett, Jessica R. Barnett, Melanie A. Knight and James Boyer, owners of the above described tract of land, do hereby adopt this plat designation the herein described property as Lots 2R3-1 and 2R4-1, TOWNLEY ADDITION, an addition to the City of Reno, Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

WITNESS, my hand, this 9 day of April 2026.

NAME: William C. Barnett

STATE OF TEXAS, COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared William C. Barnett known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same purpose and considerations therein expressed and in capacity therein stated.

WITNESS, my hand, this 9 day of April 2026.

NAME: Jessica R. Barnett

STATE OF TEXAS, COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared Jessica R. Barnett known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same purpose and considerations therein expressed and in capacity therein stated.

WITNESS, my hand, this 9 day of April 2026.

NAME: Melanie A. Knight

STATE OF TEXAS, COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared Melanie A. Knight known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same purpose and considerations therein expressed and in capacity therein stated.

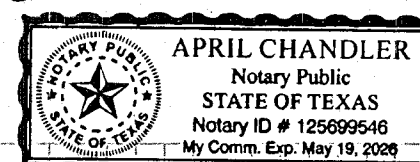
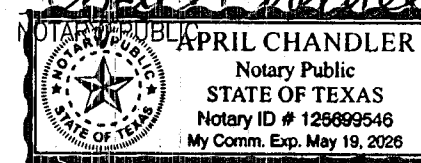
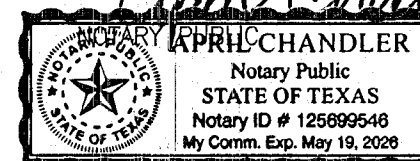
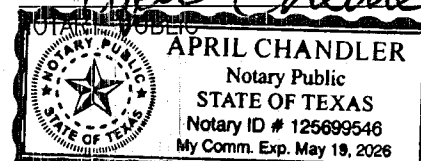
WITNESS, my hand, this 9 day of April 2026.

NAME: James Boyer

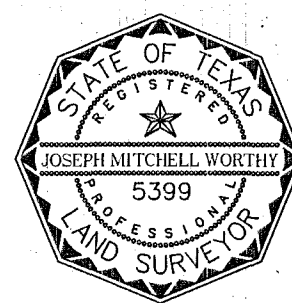
STATE OF TEXAS, COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for The State of TX, on this day personally appeared James Boyer known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same purpose and considerations therein expressed and in capacity therein stated.

WITNESS, my hand, this 9 day of April 2026.



JOSEPH MITCHELL WORTHY, R.P.L.S. No. 5399
DOWDY LAND SURVEYORS, LLC
2301 E LOOP 820 N
FORT WORTH, TEXAS 76118
(817) 429-9898
T.B.P.E.L.S. FIRM NO. 100463-00
COPYRIGHT © 2026 DOWDY LAND SURVEYORS, LLC ALL RIGHTS RESERVED.



BASIS OF BEARING PER THE EAST LINE OF TOWNLEY ADDITION CABINET D, SLIDE 709, R.R.P.C.T.

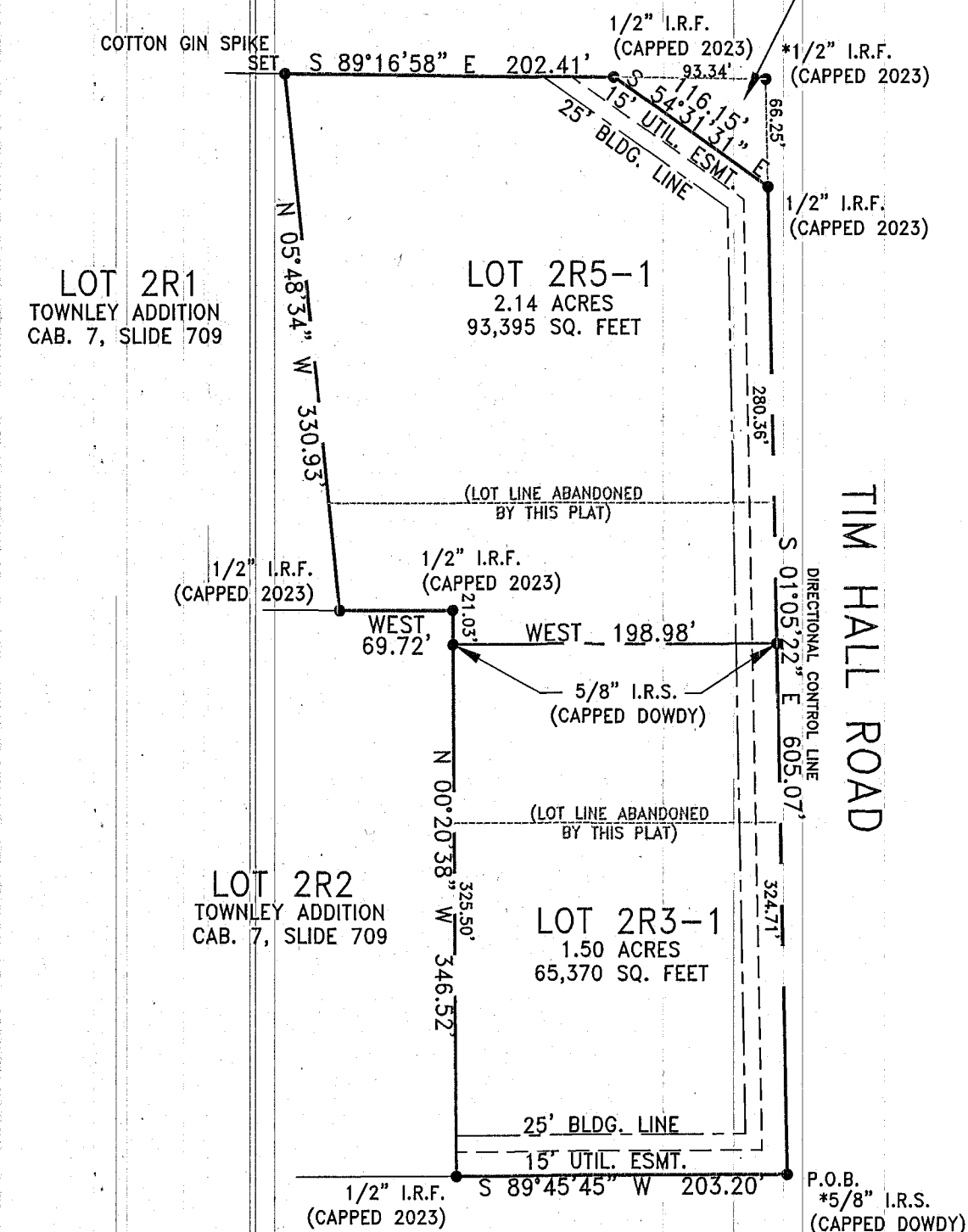
5' UTILITY EASEMENT AND BUILDING LINE ON ALL SIDES AND REAR LOTS

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.

ALL UTILITY EASEMENTS FROM PREVIOUS PLAT ARE ABANDONED BY THIS PLAT

J.E. JENNINGS
VOL. 347, PAGE 356

DEDICATED TO
RIGHT-OF-WAY
(CAB. D, SLIDE 709
R.R.P.C.T.)



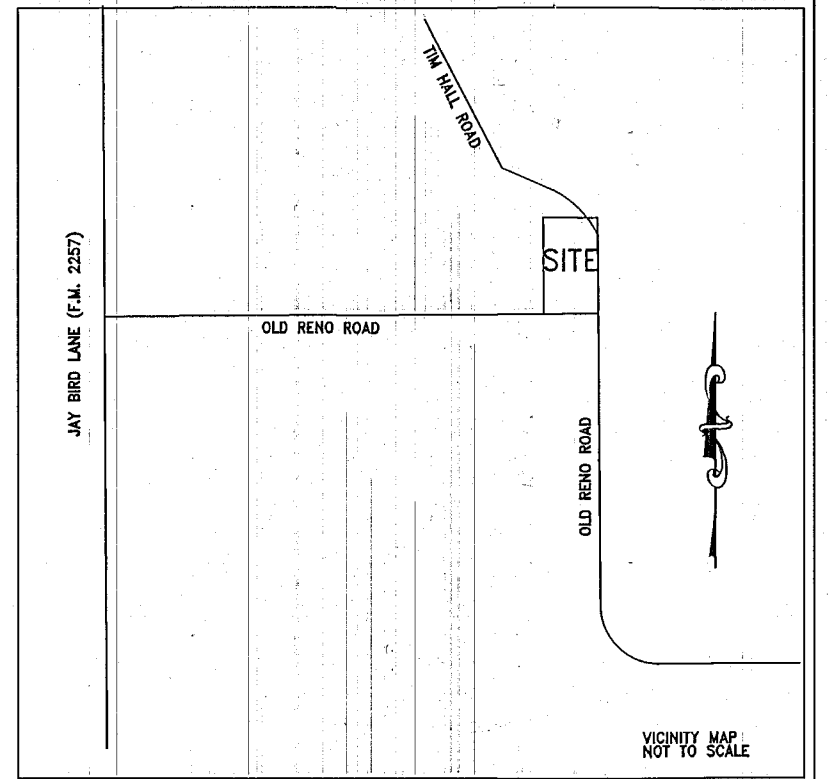
OLD RENO ROAD

18459.001.2R3.00
18459.001.2R4.00
18459.001.2R5.00

The purpose of this re-plat is to combine
lots 2R3, 2R4 AND 2R5
into lots 2R3-1 and 2R5-1

RE PLAT
LOTS 2R3-1 AND 2R5-1, Block 1
TOWNLEY ADDITION
CITY OF RENO

AND BEING 3.64 acres of land situated in the
T&P R.R. CO. SURVEY, Abstract 1424,
Parker County, Texas and being a re-plat of lots 2R3, 2R4 and 2R5, Block 1,
Townley Addition, recorded in Plat Cabinet D, Slide 709, Plat
Records, Parker County, Texas



City of Reno Approval

Whereas the Planning & Zoning Commission
approved on this 17 day of April 2026.
By: [Signature]

Chairman, P&Z

Attest: [Signature]

Secretary, P&Z

Whereas the City of Reno (Council required)
approved on this 20th day of April 2026.
By: [Signature]

Mayor

Attest: [Signature]

Secretary

18459
SP
CRE
M-6

Official Public Record Filed
Recorded on: 04/22/2026 10:59:22 AM
Doc # 202611189
Lila Deakle, County Clerk
Parker County Texas



G269

SCALE: 1"=100' @ 18" X 24"

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