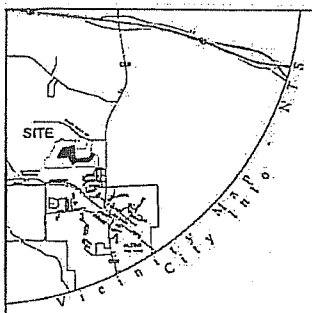

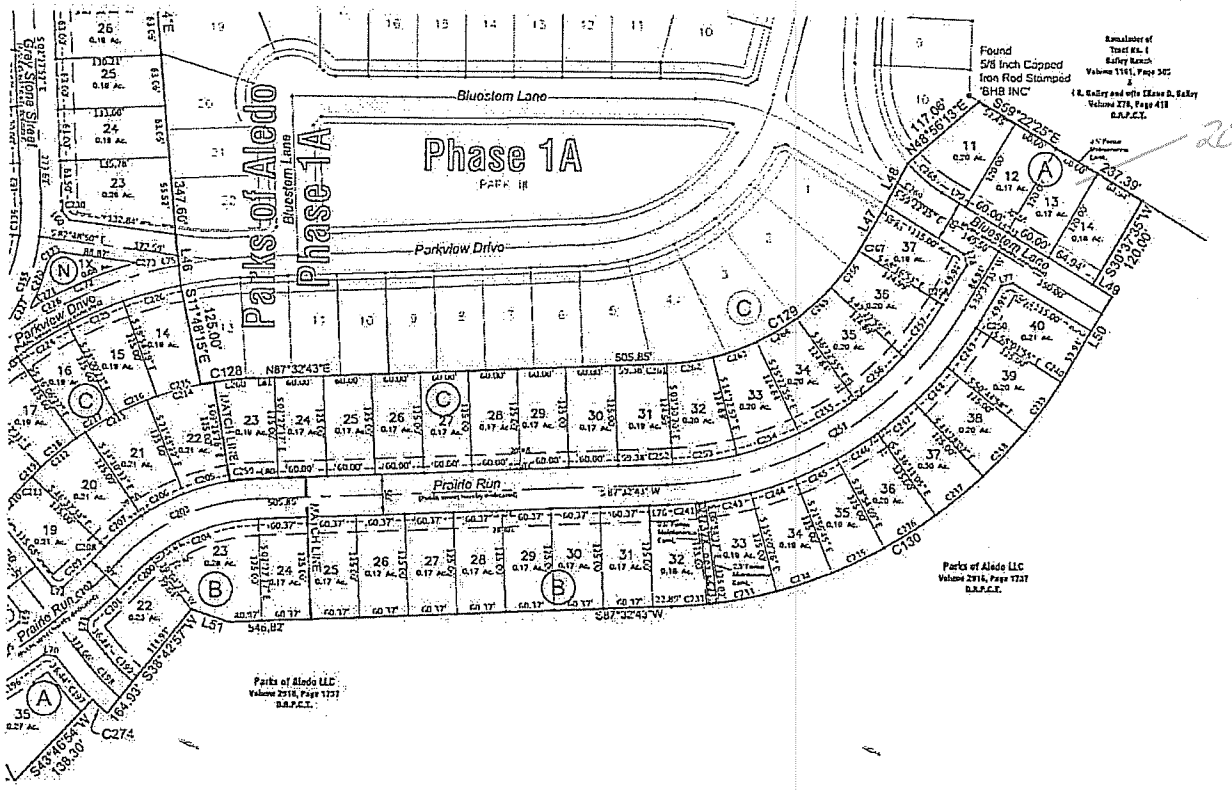

DRAWING SCALE: 1" = 100'

DRAFT

LEGEND

(CM)____Controlling Monument
BL_____Building Line
U.E.____Utility Easement

Owner:
Parks of Aledo, LLC
2029 West 5th Street, Suite A
Fort Worth, TX 76107

Land Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6200 Maple Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)336-1977 Fax:(817)336-5245 E-Mail:Surveys@bhbinc.com

This plat filed in Cabinet _____, Slide _____ Date _____

Final Plat
Parks of Aledo, Phase 2

Being a 29.09 acres situated in the City of Aledo, Parker County, Texas
and being within the John Sparger Survey, Abstract No.1230
City of Aledo, Parker County, Texas
January 2013
Page 2 of 3

Drawing: E:\Survey\2600\0000\Dwg\Parks of Aledo Phase 2.DWG
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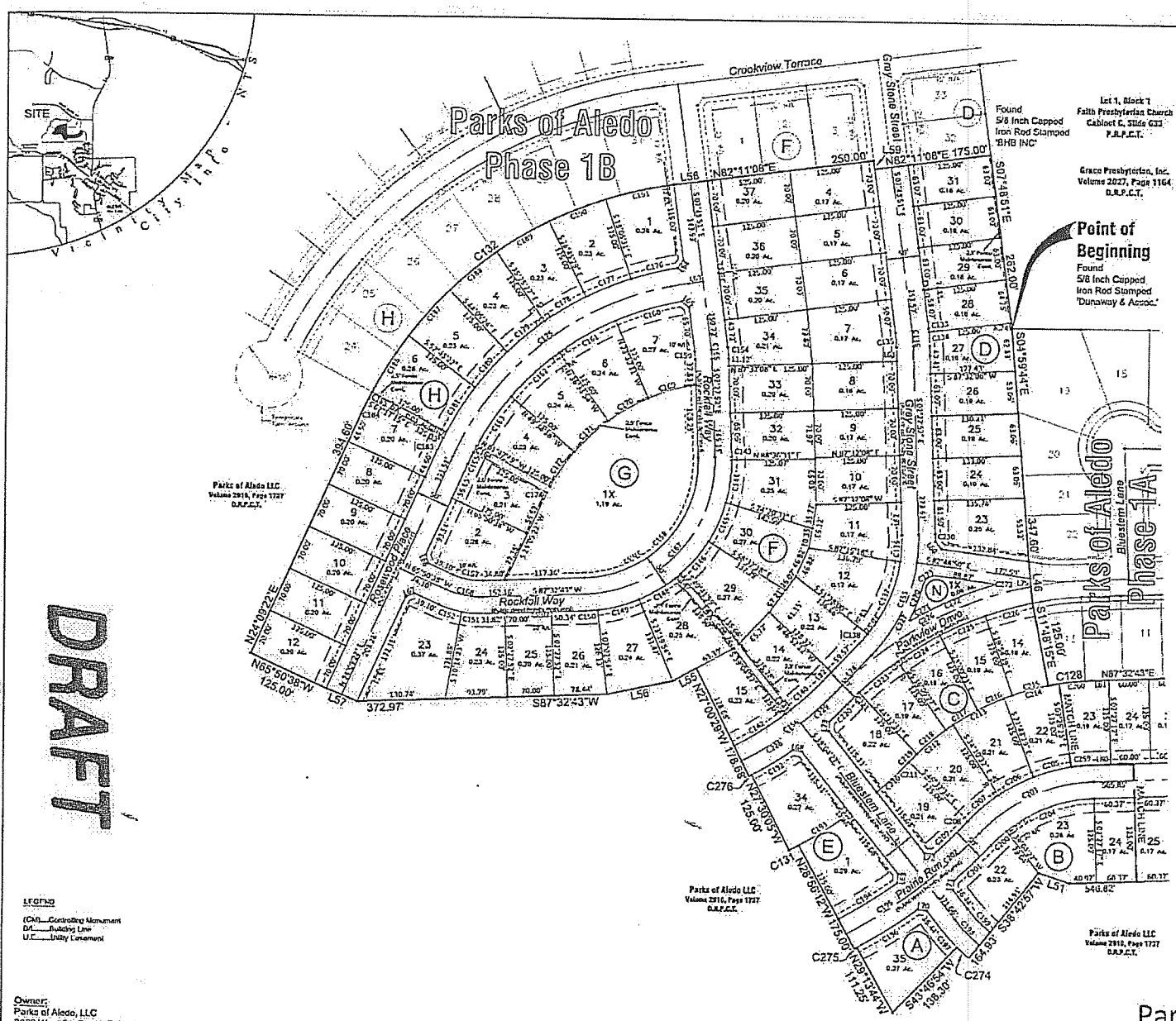

Legend

(CM)....Controlling Monument
B/L.....Building Line
U.E.....Utility Easement

Owner:
Parks of Aledo, LLC
2020 West 5th Street, Suite A
Fort Worth, TX 76107

Land Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgeln Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)335-1171 Fax:(817)335-0245 E-MailSurvey@bhbinc.com

Final Plat
Parks of Aledo, Phase 2
Being a 29.09 acres situated in the City of Aledo, Parker County, Texas
and being within the John Sparger Survey, Abstract No.1230
City of Aledo, Parker County, Texas
January 2013
Page 1 of 3

This plat filed in Cabinet _____, Slide _____ Date _____

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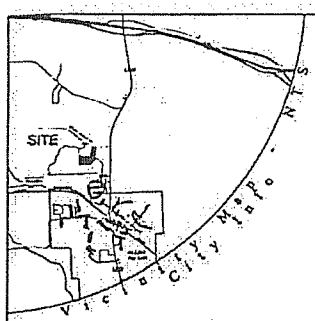


Number	Bearing	Distance
L1	S 02°15'43" W	134.67'
L2	S 14°31'40" W	54.27'
L3	S 58°22'25" E	14.58'
L4	S 28°25'34" W	18.81'
L5	S 30°37'35" W	58.84'
L6	N 06°03'57" W	42.91'
L7	S 58°32'18" W	14.17'
L8	S 47°32'25" W	14.14'
L9	S 87°32'43" W	25.77'
L10	N 02°48'50" W	19.59'
L11	N 72°38'31" E	13.87'
L12	N 34°24'12" W	12.72'
L13	S 43°44'25" W	13.84'
L14	S 47°32'25" E	14.14'
L15	S 07°32'18" W	63.77'
L16	S 14°31'40" W	54.01'
L17	N 02°48'50" W	33.71'
L18	N 87°32'43" E	13.14'
L19	N 87°32'43" E	7.47'

Num	Delta	Radius	Arc Length	Ch. Bearing	Ch. Length
C1	09°23'02"	1482.50	242.83	S 82°00'34" E	242.54
C2	54°53'08"	298.78	286.87	S 59°05'09" W	276.26
C3	06°30'46"	400.00	45.27	S 83°33'47" W	45.20
C4	01°43'34"	1482.50	31.32	S 77°33'01" E	31.32
C5	82°42'20"	9.00	12.99	S 37°10'10" E	11.89
C6	52°48'04"	85.00	78.35	S 77°13'18" E	75.61
C7	63°08'19"	44.00	48.50	S 17°03'07" E	46.08
C8	08°08'32"	535.00	74.36	S 30°38'13" W	74.30
C9	08°06'35"	475.00	67.18	S 30°38'13" W	67.12
C10	48°38'41"	20.00	17.45	N 45°03'05" W	16.90
C11	39°33'04"	50.00	34.50	S 43°44'42" W	33.82
C12	49°38'41"	20.00	17.45	S 27°27'43" E	16.90
C13	07°38'35"	375.00	50.18	S 86°37'16" W	50.14
C14	11°52'01"	225.00	46.93	N 80°42'01" W	46.84
C15	09°09'48"	425.00	67.47	N 82°32'14" E	67.37
C16	39°33'04"	275.00	297.28	N 57°33'04" E	286.40
C17	42°39'11"	175.00	132.21	N 37°13'32" W	129.18
C18	32°13'37"	475.00	101.49	N 06°32'41" E	101.29
C19	46°20'30"	20.00	16.86	N 39°46'09" E	16.24
C20	49°38'41"	65.00	56.16	N 34°38'03" E	54.47
C21	82°42'20"	9.00	12.99	N 45°32'43" E	11.89
C22	09°37'45"	1482.50	24.89	S 84°32'54" E	24.89
C23	06°39'22"	500.00	58.08	S 11°13'06" W	58.05
C24	12°15'37"	500.00	107.04	S 08°23'41" W	106.84
C25	08°06'35"	500.00	70.62	S 30°38'13" W	70.56
C26	46°38'40"	200.00	163.43	S 70°03'32" E	159.08
C27	37°40'32"	250.00	163.87	N 34°42'51" W	161.00
C28	77°01'03"	250.00	336.00	S 31°03'32" W	297.47
C29	04°05'13"	550.00	39.29	S 82°00'04" W	39.28
C30	11°13'03"	250.00	52.34	S 86°03'51" E	52.26
C31	12°03'18"	325.00	67.46	N 84°03'34" W	67.35
C32	34°20'07"	325.00	194.73	N 54°32'39" E	191.75
C33	06°39'18"	50.00	5.81	N 43°23'35" W	5.80
C34	67°33'54"	50.00	58.94	N 78°06'31" W	55.63
C35	40°43'54"	50.00	44.28	S 43°03'31" W	42.96
C36	44°03'04"	50.00	37.43	S 13°23'04" E	36.48
C37	04°06'28"	50.00	3.57	S 30°34'50" E	3.57
C38	00°16'28"	375.00	0.83	S 02°13'43" W	0.83
C39	02°16'41"	475.00	18.89	N 03°34'01" E	18.88
C40	08°03'02"	475.00	70.08	N 08°04'05" E	70.00
C41	00°13'54"	475.00	2.77	N 14°05'14" E	2.77
C42	00°50'21"	550.00	8.21	N 14°13'19" E	8.21
C43	06°34'09"	550.00	60.18	S 10°33'37" W	60.14
C44	00°34'17"	525.00	5.87	S 06°50'51" W	5.87
C45	06°18'42"	475.00	52.33	S 08°36'06" W	52.30
C46	01°46'18"	475.00	14.95	S 13°12'18" W	14.95
C47	13°33'37"	275.00	65.08	N 83°16'31" W	64.93
C48	07°36'21"	1482.50	93.90	S 80°37'11" E	93.88
C49	03°36'21"	1482.50	93.90	S 83°33'32" E	93.89
C50	00°41'23"	275.00	3.84	S 38°44'05" E	3.84
C51	06°30'24"	298.78	28.72	S 33°32'48" W	28.71
C52	18°09'01"	298.78	94.65	S 45°32'31" W	94.25
C53	18°00'24"	298.78	94.26	S 63°38'44" W	93.77
C54	03°37'17"	298.78	18.79	S 77°54'34" W	18.78
C55	08°06'35"	525.00	74.23	N 62°34'47" E	74.17
C56	01°34'54"	525.00	13.44	N 84°55'16" E	13.44
C57	10°33'44"	275.00	52.30	N 82°05'51" E	52.22
C58	32°28'49"	275.00	58.86	N 70°24'05" E	58.86
C59	32°28'57"	275.00	58.99	N 57°54'32" E	58.87
C60	32°30'05"	275.00	60.00	N 45°24'11" E	59.88
C61	11°27'46"	275.00	55.02	N 32°25'37" E	54.93
C62	01°34'54"	400.00	8.71	S 86°32'16" W	8.71
C63	08°06'04"	400.00	56.56	S 82°34'47" W	56.51
C64	30°03'37"	214.50	112.50	S 37°45'44" E	111.21
C65	144°24'49"	1.50	3.49	S 69°30'10" W	2.87
C66	72°54'00"	19.50	25.15	N 22°25'21" W	23.54
C67	117°44'01"	1.50	3.08	S 81°34'14" E	2.59
C68	01°44'09"	1482.50	45.78	S 81°34'17" E	45.78
C69	01°44'09"	1482.50	45.78	S 83°20'46" E	45.78
C70	45°49'34"	19.50	15.60	S 61°31'49" W	15.18
C71	144°11'21"	49.50	126.70	N 83°32'42" W	94.77
C72	45°49'34"	19.50	15.60	N 15°32'48" E	15.18

LEGEND

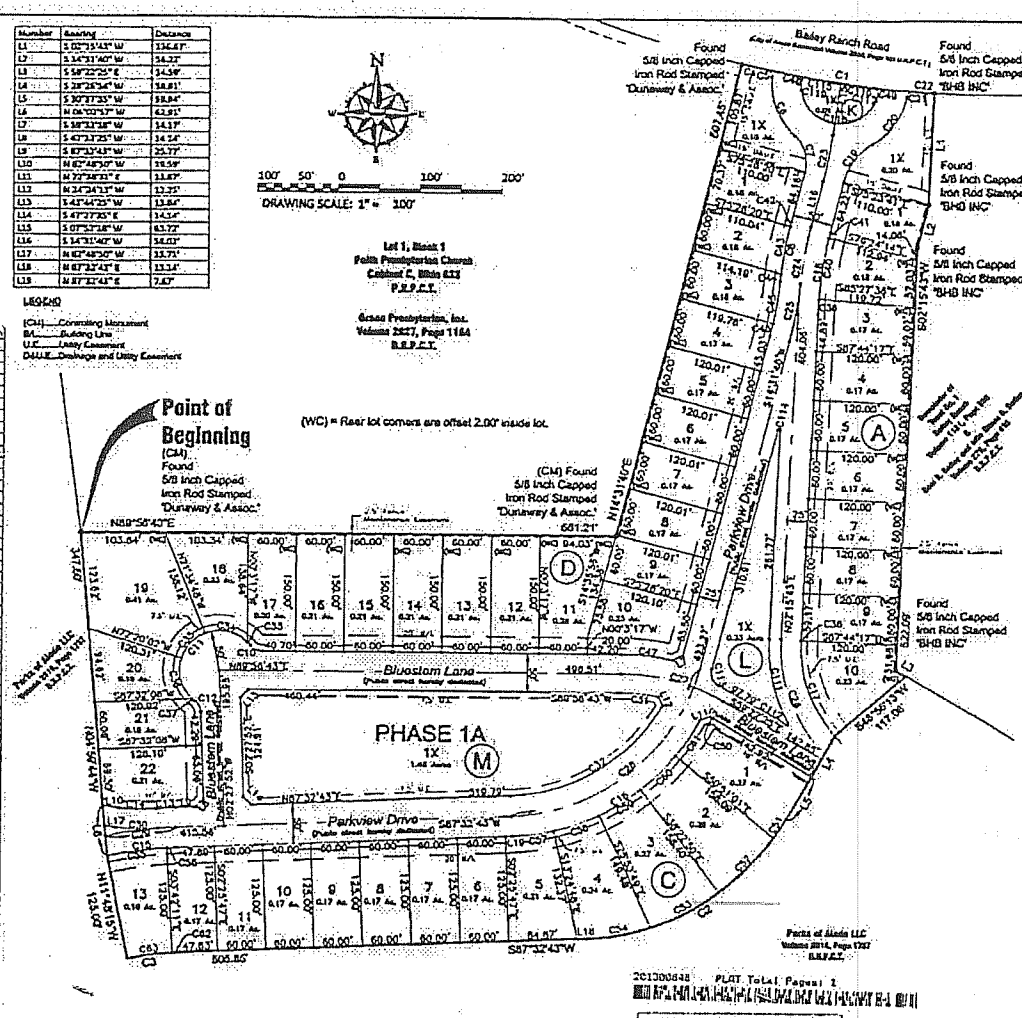
(CM)....Controlling Monument
BL.....Building Line
U.E.....Utility Easement
D&U.E...Drainage and Utility Easement

Lot 1, Block 1
Faith Presbyterian Church
Cabinet C, Slide 633
P.R.P.C.T.

Grace Presbyterian, Inc.
Volume 2827, Page 1184
R.P.C.T.

Point of Beginning
(CM) Found 5/8 inch Capped Iron Rod Stamped "Dunaway & Assoc."

(WC) = Rear lot corners are offset 2.00' inside lot.



NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Central Epoch 2002.000.
2. All distances shown are at ground.
3. All property corners are set 5/8 inch capped iron rod stamped "BHB INC" unless otherwise noted.
4. All Open Spaces and Park lots are to be owned and maintained by the Home Owners Association (HOA).
5. The HOA reserves the right to utilize the 2.0' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the HOA.
6. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.

Total Lots: 60

Owner:
Parks of Aledo, LLC
2929 West 5th Street, Suite A
Fort Worth, TX 76107

Land Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Bogart Drive, Ste. 200, Fort Worth, TX 76116 Tel:(817)738-1377 Fax:(817)738-8245 E-Mail:Survey@bhbinc.com

SURVEYOR'S CERTIFICATION
Sketch showing to the best of my knowledge, information and belief an actual ale delineation of a field survey and office computations performed by me or under my supervision. This plat was made in accordance with the current procedures and practices established by the Texas Board of Professional Land Surveying, as enacted by the Professional Land Surveying Practices Act, as amended.

Daniel H. Joiner
RPLS 4749
Date: January 11, 2013

APPROVED by the Aledo City Council this 14th day of January, 2013.
Kit Marshall
Mayor - City of Aledo
Michelle McMullen
City Secretary - City of Aledo

201300848 PLAT Total Pages: 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeane Bynum
201300848
01/14/2013 12:07 PM
Fee: $0.00
Jeane Bynum, County Clerk
Parker County, Texas
PLAT

This plat filed in Cabinet D, Slide 216 Date

STATE OF TEXAS
COUNTY OF PARKER:

WHEREAS Parks of Aledo, LLC being the owner of a tract of land situated in the City of Aledo, Parker County, Texas to wit:

BEING a tract of land situated in the City of Aledo, Parker County, Texas and being within the John Sparger Survey, Abstract No. 1230. Said tract being a portion of a tract deeded to Parks of Aledo, LLC as recorded in Volume 2014, Page 1717 of the Deed Records of Parker County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "Dunaway & Assoc." being the southwest corner of Lot 1, Block 1, Faith Presbyterian Church as recorded in Cabinet C, Slide 633 of the Plat Records of Parker County, Texas;

THENCE North 88 degrees 54 minutes 43 seconds East, along the south line of said Lot 1, Block 1, a distance of 661.21 feet to a found 5/8 inch capped iron rod stamped "Dunaway & Assoc.";

THENCE North 14 degrees 31 minutes 40 seconds East, along the east line of said Lot 1, Block 1, a distance of 587.45 feet to a found 5/8 inch capped iron rod stamped "Dunaway & Assoc." being on the south right of way line of City of Aledo Easement for Bailey Ranch Road (variable width R.O.W.) as recorded in Volume 2020, Page 208 of said Deed Records and also being the beginning of a non tangent curve to the left whose chord bears South 82 degrees 00 minutes 34 seconds East, a distance of 242.54 feet and having a radius of 1,482.50 feet;

THENCE Southeasterly, along said non tangent curve to the left along said south right of way line through a central angle of 09 degrees 23 minutes 03 seconds, an arc length of 242.81 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said non tangent curve to the left;

THENCE South 03 degrees 25 minutes 43 seconds West, leaving said south right of way line and along the east line of said Parks of Aledo, LLC tract and also being a west line of the remainder of a tract known as Tract No. 1 as deeded to Bailey Ranch as recorded in Volume 2143, Page 505 of said Deed Records, a distance of 134.67 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 14 degrees 31 minutes 40 seconds West, along the common line of said last mentioned tracts, a distance of 54.27 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 02 degrees 15 minutes 43 seconds West, continuing along said common line, a distance of 522.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 58 degrees 22 minutes 25 seconds East, continuing along said common line, a distance of 14.58 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 48 degrees 26 minutes 13 seconds West, leaving said common line, a distance of 117.06 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 28 degrees 26 minutes 54 seconds West, a distance of 58.81 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 30 degrees 37 minutes 35 seconds West, a distance of 50.94 feet to a set 5/8 inch capped iron rod stamped "BHB INC", and being the beginning of a curve to the right whose chord bears South 59 degrees 05 minutes 08 seconds West, a distance of 284.76 feet and having a radius of 298.78 feet;

THENCE Southwesterly, along said curve to the right through a central angle of 54 degrees 53 minutes 08 seconds, an arc length of 286.87 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the right;

THENCE South 87 degrees 32 minutes 43 seconds West, a distance of 505.85 feet to a set 5/8 inch capped iron rod stamped "BHB INC" and being the beginning of a curve to the left whose chord bears South 83 degrees 32 minutes 34 seconds West, a distance of 65.30 feet and having a radius of 400.00 feet;

THENCE Southwesterly, along said curve to the left through a central angle of 09 degrees 20 minutes 58 seconds, an arc length of 66.37 feet to a set 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left;

THENCE North 11 degrees 48 minutes 15 seconds West, a distance of 125.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC";
THENCE North 06 degrees 03 minutes 57 seconds West, a distance of 42.91 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 04 degrees 50 minutes 44 seconds West, a distance of 347.60 feet to the POINT OF BEGINNING and containing 626,766 Square Feet or 14.39 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Parks of Aledo, LLC owner do hereby adopt this final plat designating the above described property as Parks of Aledo, Phase 1A, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the City of Aledo for public use the streets, right-of-way, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS the 11th day of January, 2013.

By: Authorized Agent
Parks of Aledo, LLC

STATE OF TEXAS
COUNTY OF: Tarrant

Before me, the undersigned, a Notary Public for the State of Texas, appeared Frank Williams known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of January, 2013.

Michelle A. Bowles
Notary Public

MICHELLE A. BOWLES
Notary Public, State of Texas
My Commission Expires
February 19, 2014

Final Pla

Parks of Aledo, Phase 1A

Being 14.39 acres situated in the City of Aledo, Parker County, Texas and being within the John Sparger Survey, Abstract No. 1230.
City of Aledo, Parker County, Texas
January 2013

Drawing: E:\Survey\12007\0000\Dwg\Parks of Aledo Phase 1A.dwg
Saved By: Dave Harshbarger Save Time: 1/10/2013 3:34 PM Plotted by: Dave Harshbarger Plot Date: 1/11/2013 10:22 AM