Owners Dedication

State of Texas
County of Parker

WHEREAS, Sundance Acre Properties, LLC is the owner of a certain tract or parcel of land located in the John Spooner Survey, Abstract Number 126 in the City of Aledo, County of Parker, State of Texas, and being all of a called 1.995 acres as described in Exhibit C to Sundance Acre Properties, LLC, dated 15 March 2017, and recorded in Volume 239 page 1705 in the Official Records of the County of Parker, State of Texas, and being more fully described by survey and bounds as follows:

BEGINNINGS for the easterly corner of the tract being described herein is a set 12 inch iron with a white cap marked "A" at 000, and the north corner of said portion of land bounded on the north by the northerly line of the Lasater Addition, 2011 South 95th Street, and bounded on the east by the easterly line of the Freeway Development, and bounded on the south by the southerly line of said tract, and bounded on the west by the westerly line of said tract, and being more particularly described in the Plat Records of said Parker County, Texas, and more fully described in the Plat Records of said Parker County, Texas, as is more fully described in the Plat Records of said Parker County, Texas, as is more particularly described in Exhibit C to Sundance Acre Properties, LLC, dated 15 March 2017, and recorded in Volume 239 page 1705 in the Official Records of the County of Parker, State of Texas, and being more fully described by survey and bounds as follows:

Thence: South 21 degrees 18 minutes 52 seconds West, along the north line of said tract, a distance of 433.90 feet to a fixed point in the northeast corner of said tract;

Thence: South 23 degrees 22 minutes 27 seconds East, along the west line of said tract, a distance of 427.77 feet to a fixed point in the southwest corner of said tract;

Thence: South 25 degrees 19 minutes 23 seconds East, along the north line of said tract, a distance of 433.90 feet to the point of beginning, subject to all easements shown on said Plat Records of said Parker County, Texas, and more fully described in Exhibit C to Sundance Acre Properties, LLC, dated 15 March 2017, and recorded in Volume 239 page 1705 in the Official Records of the County of Parker, State of Texas.

THAT, Eric Brenner, a Registered Professional Land Surveyor by the State of Texas, do hereby declare that this Plat was prepared from an actual survey performed on the ground by me, and that the corner monuments were set as shown.

Final Plat of Lot 1, Block A of El Presidente Addition an Addition to the City of Aledo Parker County, Texas

Notice: Selling a portion of this Subdivision by Metes and Bounds in a violation of City regulations and state law, and is subject to Easements or variations.

Basis of survey:
The bearings shown herein are derived from a SBL survey data and referenced to the World Geodetic System 1984, North Central Texas Zone, NAD83.

Recorded in Cabinet , Slide P.C.P.R.