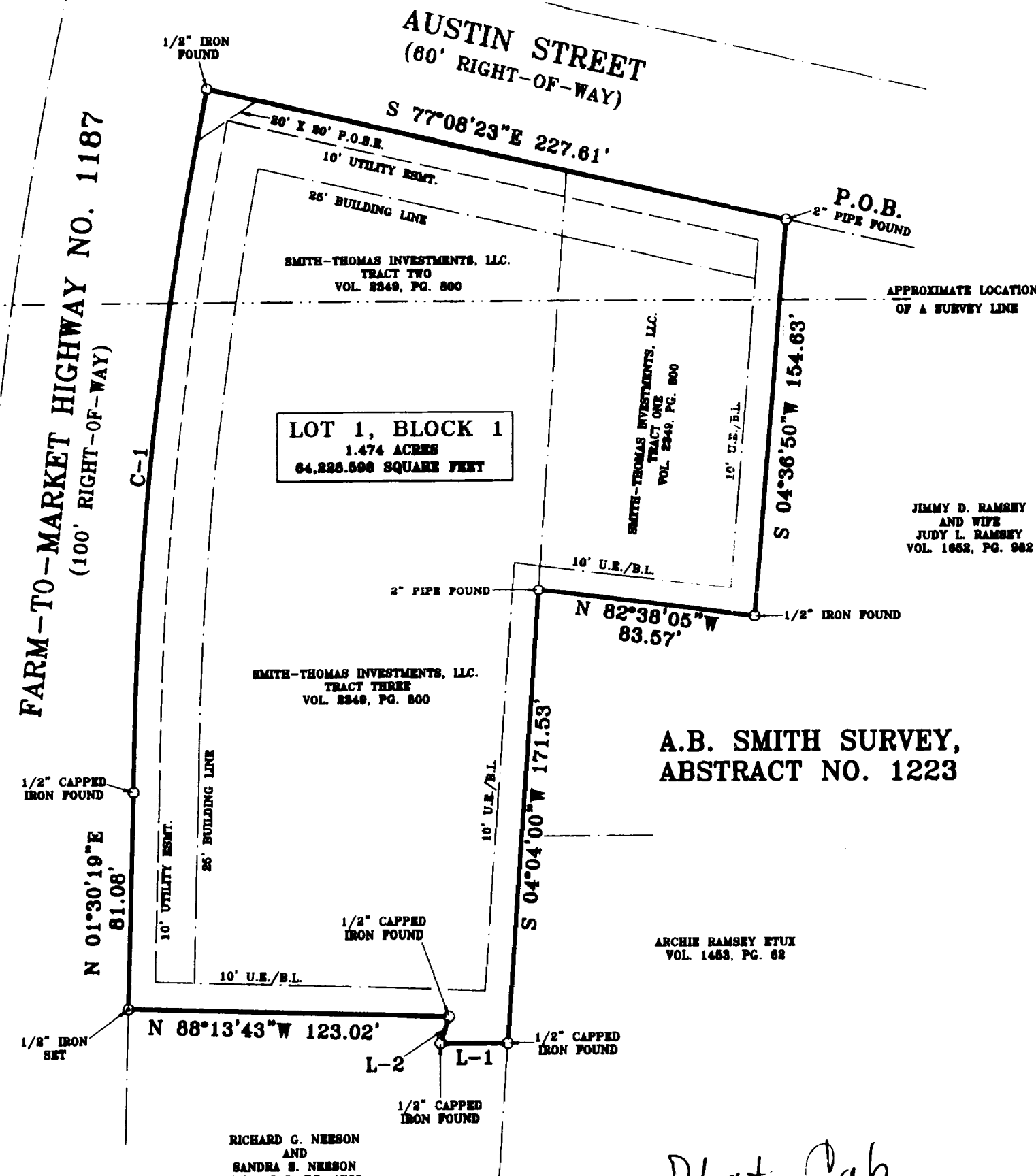


Doc 00573862 Bk Vol Pg
00573862 OR 2379 120

FILED FOR RECORDING
BY CLERK OF COUNTY CLERK
ON OCT 15, 2005 AT 10:28 AM
RECORD NUMBER: 0627382
BOOK: 06
BY: Leah Franklin

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein on the
date and was duly recorded in the volume and page
of the public records of Parker County,
as stated herein by me.
Oct 15, 2005
Jean Brinson, County Clerk
Parker County

**HEIRS OF FRANCISCO SANCHEZ SURVEY
ABSTRACT NO. 2346**



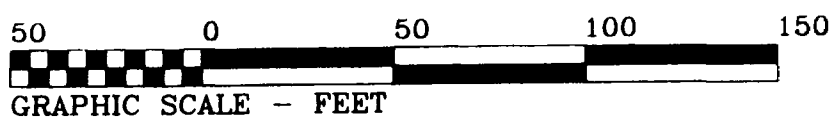
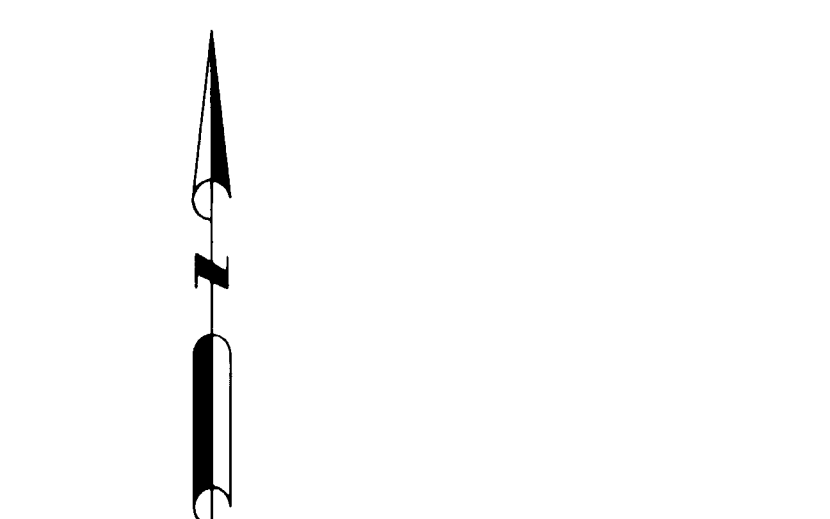
- GENERAL NOTES:**
- ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481659 0005 A, EFFECTIVE DATE JANUARY 03, 1997, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
 - SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF ALEDO, PARKER COUNTY, TEXAS.
 - SUBJECT PROPERTY IS ZONED C2 (GENERAL BUSINESS), PER CITY OF ALEDO ZONING MAP.
 - 25' BUILDING LINE ALONG ALL EXISTING ROADS.
10' BUILDING LINE INSIDE ALL REAR & SIDE LOT LINES.
10' UTILITY EASEMENT INSIDE ALL LOT LINES.
 - 20' X 20' PUBLIC OPEN SPACE EASEMENT AT ALL STREET INTERSECTIONS.

CURVE TABLE

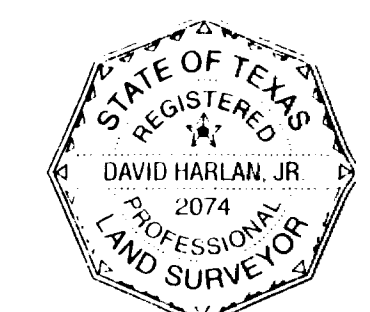
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C-1	1392.40'	272.47'	11°12'43"	N 06°08'15" E	272.04'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 89°51'32" W	25.85'
L-2	N 18°41'07" E	10.44'



HARLAN LAND SURVEYING, INC.
215 EAST EUREKA
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



CITY OF ALEDO

Approved by the City Secretary of Aledo, Texas,
this the 11th day of August, 2005.

Mary Edson
City Secretary

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

DAVID HARLAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2074
AUGUST 10, 2005 06217 RSB/MB

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, that Smith-Thomas Investments, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owners of the following described real property, to wit:

LEGAL DESCRIPTION

1.474 acres of land out of the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the A.B. SMITH SURVEY, Abstract No. 1223, Parker County, Texas, and being all of Tract One, Tract Two, and Tract Three described in deed to Smith-Thomas Investments, LLC., recorded in Volume 2349, Page 800, Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 2" pipe found in the South line of Austin Street (60' Right-of-Way), said pipe being for the Northeast corner of said Tract One, Volume 2349, Page 800, and being for the Northwest corner of that certain tract of land described in deed to Jimmy D. Ramsey and wife Judy L. Ramsey, recorded in Volume 1652, Page 982, Real Records, Parker County, Texas, said pipe being by deed call, West, 97.94 feet, N 39°10'37" E, 22.10 feet and N 77°04'00" W, 101.14 feet from the Southeast corner of said HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346;

THENCE S 04°36'50" W, with the East line of said Tract One, Volume 2349, Page 800, and with the West line of said Volume 1652, Page 982, 154.63 feet to a 1/2" iron found, said iron being for the Southeast corner of said Tract One, Volume 2349, Page 800, and being for an ell corner of said Volume 1652, Page 982;

THENCE N 82°38'05" W, with the common line of said Tract One, Volume 2349, Page 800, and said Volume 1652, Page 982, 83.57 feet to a 2" pipe found, said pipe being for the Southwest corner of said Tract One, Volume 2349, Page 800, and being in the East line of said Tract Three, Volume 2349, Page 800, and being for an ell corner of said Volume 1652, Page 982;

THENCE S 04°04'00" W, with the East line of said Tract Three, and with the West line of said Volume 1652, Page 982, passing the Southwest corner of said Volume 1652, Page 982, and the Northwest corner of that certain tract of land described in deed to Archie Ramsey et ux, recorded in Volume 1453, Page 62, Real Records, Parker County, Texas, 171.53 feet to a 1/2" capped iron found, said iron being for the Southeast corner of said Tract Three, Volume 2349, Page 800, and for the Northeast corner of that certain tract of land described in deed to Richard G. Neeson and Sandra S. Neeson, recorded in Volume 1945, Page 1768, Real Records, Parker County, Texas;

THENCE S 89°51'32" W, with the common line of said Tract Three, Volume 2349, Page 800, and said Volume 1945, Page 1768, 25.85 feet to a 1/2" capped iron found;

THENCE N 18°41'07" E, continuing with the common line of said Tract Three, Volume 2349, Page 800, and said Volume 1945, Page 1768, 10.44 feet to a 1/2" capped iron found;

THENCE N 88°13'43" W, continuing with the common line of said Tract Three, Volume 2349, Page 800, and said Volume 1945, Page 1768, 123.02 feet to a 1/2" iron set in the East line of Farm-to-Market Highway No. 1187 (100' Right-of-Way), said iron being for the Southwest corner of said Tract Three, Volume 2349, Page 800, and for the Northwest corner of said Volume 1945, Page 1768;

THENCE N 01°30'19" E, with the West line of said Tract Three, Volume 2349, Page 800, and with the East line of said Farm-to-Market Highway No. 1187, 81.08 feet to a 1/2" capped iron found, said iron being for the beginning of a curve to the right whose radius is 1392.40 feet;

THENCE with the East line of said Farm-to-Market Highway No. 1187, and with said curve to the right, through a central angle of 11°12'43", and whose chord bears N 06°08'15" E, 272.04 feet and being an arc length of 272.47 feet to a 1/2" iron found, said iron being at the intersection of the East line of said Farm-to-Market Highway No. 1187, and the South line of said Austin Street, said iron also being for the Northwest corner of said Tract Two, Volume 2349, Page 800;

THENCE S 77°08'23" E, with the South line of said Austin Street, and with the North line of said Tract Two, Volume 2349, Page 800, at 141.83 feet passing the Northeast corner of said Tract Two, Volume 2349, Page 800, and the Northwest corner of said Tract One, Volume 2349, Page 800, and continuing in all, 227.80 feet to the POINT OF BEGINNING and containing 1.474 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Smith-Thomas Investments, LLC, (owner), does hereby adopt this Plat of the hereinabove described real property to be designated as:

Lot 1, Block 1
SMITH-THOMAS CENTER
City of Aledo,
Parker County, Texas.

And do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 11 day of August, 2005.

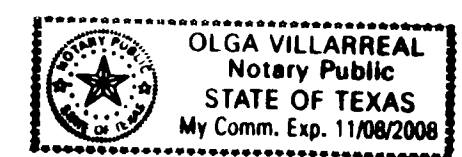
J. Chance Smith
J. Chance Smith
(Managing Member Smith-Thomas Investments, LLC.)

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared before me, J. Chance Smith (Managing Member of Smith-Thomas Investments, LLC.), known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of August, 2005.

Olga Villarreal
Notary Public, Parker County, Texas
My Commission Expires 11-8-2008



BOOK NO.: 17514
SCH. DIST.: AL
CITY: AL
MAP NO.: M-12

FINAL PLAT
Lot 1, Block 1,
SMITH-THOMAS CENTER
An Addition to the City of Aledo,
Parker County, Texas, and being
1.474 acres of land out of the
Heirs of Francisco Sanchez Survey,
Abstract No. 2346, and the
A.B. Smith Survey, Abstract
No. 1223.

THIS PLAT FILED IN CABINET _____, SLIDE _____.