

- NOTES:
- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
 - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48367C0450E for Parker County, Texas, as depicted from Community Map and Panel No. 481659 0450 E, Effective Date Sept. 26, 2008.
 - 3) Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or any of the easements shown on the plat. Any public utility, including the City, shall have the right at all times, of ingress and egress upon easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity of procuring the permission of anyone.
 - 4) Does not attempt to amend or remove any covenants or restrictions.
 - 5) Building setbacks to be obtained from the City of Aledo.
 - 6) See sheet 2 of 2 for additional information and dedication.

20784.001.000.00

10071
AL
CAL
M-18

FINAL PLAT
LOT 1, BLOCK 1
**ALEDO ELEMENTARY
SCHOOL ADDITION**

An addition to the City of Aledo, Parker County, Texas, situated in the S.P. Kinser Survey, Abstract No. 784, City of Aledo, Parker County, Texas, and containing 36,924 acres of land total.

F364

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Aledo, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com / TBPELS Registration No. 100116-00

MATCHLINE SHEET 2 OF 2

SHEET NO. 1 OF 2

DATE: 9/6/2022

BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Centra's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Aledo Independent School District, is the sole owner of 36.924 acres of land situated in the S.P. Kinsler Survey, Abstract No. 784, City of Aledo, Parker County, Texas, and being the remainder of a tract of land described in deed to the Aledo Independent School District (Aledo I.S.D.), as filed in Volume 1589, Page 1063, Deed Records of Parker County, Texas (D.R.P.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found in the east Right-of-Way (R-O-W) line of FM Highway 5 (80 feet in width), at the north corner of Lot 1, Block 1, Stone Bluff of Aledo, an addition to the City of Aledo, Parker County, Texas, as filed in Cabinet B, Slide 356, Plat Records of Parker County, Texas (P.R.P.C.T.), also being the southwest corner of the remainder of said Aledo I.S.D. tract, and being the beginning of a non-tangent curve to the left whose radius is 326.49 feet, and whose long chord bears N 02°03'25" E, a distance of 36.86 feet;

THENCE along said curve, along the west line of said Aledo I.S.D. tract, and along the east R-O-W line of said FM Highway 5, in a northeasterly direction through a central angle of 06°28'18", an arc length of 36.88 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the end of said curve;

THENCE N 01°10'43" W, continuing along the west line of said Aledo I.S.D. tract, and along the east R-O-W line of said FM Highway 5, a distance of 1147.04 feet to a 3/8 inch iron rod found at the most westerly northwest corner of said Aledo I.S.D. tract;

THENCE N 43°30'17" E, continuing along the northwest line of said Aledo I.S.D. tract, and along the east R-O-W line of said FM Highway 5, a distance of 235.76 feet to a 5/8 inch iron rod set at the most northerly northwest corner of said Aledo I.S.D. tract, also being the intersection of the east R-O-W line of said FM Highway 5, with the south R-O-W line of FM Highway 1187 (100' in width);

THENCE N 89°50'17" E, along the north line of said Aledo I.S.D. tract, and along the south R-O-W line of said FM Highway 1187, a distance of 707.86 feet to a 5/8 inch iron rod set at the most northeast corner of said Aledo I.S.D. tract, also being the northwest corner of a tract of land described in deed to the James J. Stevenson et ux Jennifer D. Stevenson, as filed in Instrument #201802853, D.R.P.C.T.;

THENCE S 00°46'97" E, along the east line of said Aledo I.S.D. tract, passing along the west line of said Stevenson tract, the west line of Tract 5-A, Woodland Lake Estates, an addition to the City of Aledo, Parker County, Texas, as filed in Cabinet B, Slide 280, P.R.P.C.T., the west line of Tracts 6 thru 9, Woodland Lake Estates, an addition to the City of Aledo, Parker County, Texas, as filed in Cabinet B, Slide 066, P.R.P.C.T., and along the west line of Wood Lake Road (a 60' wide private road, as filed in Volume 1630, Page 1223, D.R.P.C.T., a distance of 2158.97 feet to a 1/2 inch iron rod found at the southeast corner of the remainder of said Aledo I.S.D. tract, also being in the west line of said Tract 9, and also being the northeast corner of Lot 7 of said Block 1, Stone Bluff of Aledo;

THENCE S 89°13'35" W, along the south line of the remainder of said Aledo I.S.D. tract, passing along the north line of Lot 6 and said Lot 7 of said Block 1, Stone Bluff of Aledo, a distance of 239.66 feet to a 1/2 inch iron rod found at the most southerly southwest corner of the remainder of said Aledo I.S.D. tract;

THENCE N 38°21'03" W, along the southwest line of the remainder of said Aledo I.S.D. tract, passing along the northeast line of said Lot 1, Lots 2 thru 5, and said Lot 6 of said Block 1, Stone Bluff of Aledo, a distance of 1026.97 feet to the **POINT OF BEGINNING** and containing 36.924 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Aledo Independent School District, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat as:

**LOT 1, BLOCK 1
ALEDO ELEMENTARY SCHOOL ADDITION**

An addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the public for public use; the streets, alleys, rights-of-way, parks, school site and any other public areas shown on the plat.

WITNESS my hand on this 9 day of Sept, 2022.

By: *Earl Husfeld*
Earl Husfeld
Chief Financial Officer

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Earl Husfeld, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

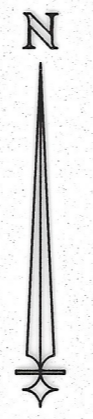
Given under my hand and seal of office, on this 9th day of Sept, 2022.

Cynthia Poole
Notary Public, in and for the State of Texas
11-27-25
My Commission expires:



teague nali & perkins
5237 N. Riverside Drive, Suite 100
Aledo, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com / TBPELS Registration No. 100116-00

Theron W. Sims
Theron W. Sims, R.P.L.S., No. 5887
September 6, 2022



0' 100' 200'
SCALE: 1"=100'

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- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
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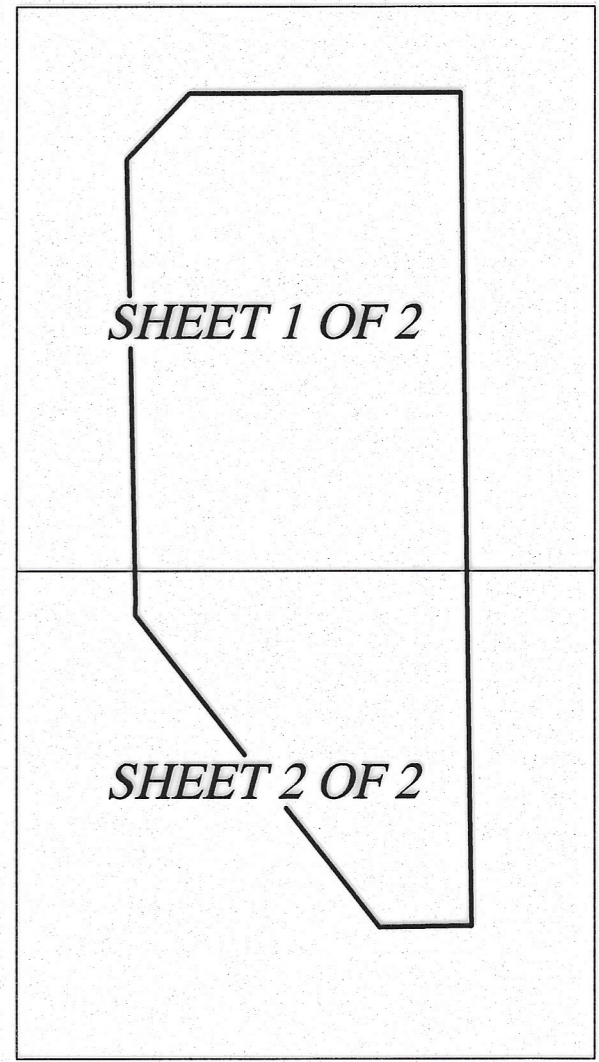
SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, August 24, 2022.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202239627
11/04/2022 10:12 AM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER:
Aledo I.S.D.
1008 Bailey Ranch Road
Aledo, Texas 76008
(817) 441-8327

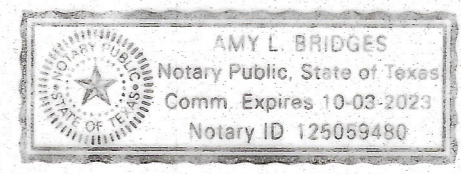
F 364



LEGEND

R-O-W	RIGHT-OF-WAY
F.M.	FARM TO MARKET
IRS	IRON ROD SET W/CAP STAMPED "TNP"
IRF	IRON ROD FOUND
CT.	COURT
PKWY.	PARKWAY
ESM'T.	EASEMENT
VOL./PG.	VOLUME / PAGE
BLK.	BLOCK
FND.	FOUND
RD.	ROAD
ABST.	ABSTRACT
U.E.	UTILITY EASEMENT
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, on this 20th day of July, 2022.
[Signature]
Mayor
[Signature]
City Secretary



FINAL PLAT
LOT 1, BLOCK 1
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