

These standard symbols will be found in the drawing.

Symbol	LEGEND
•	1/2" IRON ROD FOUND
o	1/2" IRON ROD SET
---	FENCE LINE
=====	BOUNDARY LINE

JOB NUMBER 135-18

Curve	Radius	Length	Degree	Chord	Chord Bear.
C1	796.12'	256.13'	7°11'50"	255.03'	N 81°14'45" E
C2	756.03'	233.99'	7°34'45"	233.06'	S 80°10'15" E
C3	300.31'	179.19'	19°04'45"	176.54'	N 73°52'10" E

R C SURVEYING
108 MITCH CT., BOYD TEXAS 76023
325-647-4818
ROYPFINGSTEN4@GMAIL.COM
T.B.P.L.S. FIRM NUMBER 10194196

NOTE:
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT, THERE MAY BE MATTERS OR EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.

ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP FOR PARKER COUNTY, TEXAS, EFFECTIVE DATE, 9-26-2008, COMMUNITY-PANEL NUMBER 48367 C 0425 E, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA, ZONE A, AS SHOWN HEREON.

ACREAGE	LEGEND
ROADWAY	5.44 ACERS
POND 1	16.01 ACERS
POND 2	5.01 ACERS
WELL 1 • ROAD	00.19 ACERS
WELL 2 • ROAD	00.06 ACERS

THE STATE OF TEXAS:
COUNTY OF PARKER:

Being 106.34 acres of land, situated in Parker County, Texas, out of the I & G N RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1782, and being out of the land that is described in a deed from MH2, LP to Seadrift Development, LP, recorded in Document Number 684453, Official Public Records of Parker County, Texas, and further described as follows;
BEGINNING, at a ½ inch iron rod set at the Southwest corner of said 106.171 acre tract, and being the Southeast corner of a 3.614 acre, Tract 2, that is described in a deed to Bear View Properties, L.P., recorded in Document Number 735841, said Official Public Records, and being the Northwest corner of Lot 3R, Block A, of the Amended Replat of La Madera, Phase One, as shown on the Plat recorded in Plat Cabinet D, Slide 224, Plat Records of Parker County, Texas, for the Southwest corner of this tract;
THENCE, N 00°33'02" W 2622.81 feet, with the East line of 3.614 acre tract, to a ½ inch iron rod set in the South Right of Way line of FM Highway 5, and being the Northwest corner of said 106.171 acre tract and the Northeast corner of said 3.614 acre tract, for the Northwest corner of this tract;
THENCE, with the South Right of Way line of FM Highway 5, as follows, S 89°32'13" E 97.85 feet, to a ½ inch iron rod set at the PC of a curve, with the Arc of a curve to the Left that has a Radius of 796.12 feet, an Arc Length of 256.13 feet, and being subtended by a Chord of S 80°10'15" E 233.06 feet, to a ½ inch iron rod set, and N 17°58'13" W 40.00 feet, to a ½ inch iron rod set at the West corner of a 1.535 acre, Tract 2, that is described in a deed to Denzell Bruce Kongable, II, recorded in Document Number 698961, said Official Public Records, for a corner of this tract;
THENCE, S 89°26'48" E 937.28 feet, with the South line of said 1.535 acre tract and being the North line of said 106.171 acre tract, to a ½ inch iron rod set in the South Right of Way line of FM Highway 5, for a corner of this tract;
THENCE, with the South Right of Way line of FM Highway 5, as follows, with the Arc of a curve to the Left that has a Radius of 756.03 feet, an Arc Distance of 233.99 feet, and being subtended by a Chord of S 80°10'15" E 233.06 feet, to a ½ inch iron rod set, S 89°02'13" E 72.30 feet, to a ½ inch iron rod set, and with the Arc of a curve to the Left that has a Radius of 300.31 feet, an Arc Length of 179.19 feet, and being subtended by a Chord of N 73°52'10" E 176.54 feet, to a ½ inch iron rod set at the Northeast corner of said 106.171 acre tract, and being the Northwest corner of Lot 1, Block 1, of McDavid Springs, as shown on the Plat recorded in Plat Cabinet C, Slide 726, said Plat Records, for the Northeast corner of this tract;
THENCE, S 00°32'46" E 2641.91 feet, with the with the West line of said McDavid Springs, and the East line of said 106.171 acre tract, to a ½ inch iron rod set at the Northeast corner of a 0.43 acre, tract of land that is described in a deed to Bear View Properties, LP, recorded in Document Number 804634, said Official Public Records, for the Southeast corner of this tract;
THENCE, S 89°18'46" W 532.25 feet, to a ½ inch iron rod set at the Northwest corner of said 0.43 acre tract, for a corner of this tract;
THENCE, S 00°41'14" E 35.00 feet, to a ½ inch iron rod set at the Southwest corner of said 0.43 acre tract, and being in the North line of said La Madera, Phase One, and the South line of said 106.171 acre tract, for a corner of this tract;
THENCE, S 89°18'46" W 1214.60 feet, with the North line of said La Madera, Phase One and the South line of said 106.171 acre tract, to the point of beginning and containing 106.34 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on May 11th, 2018, from the Deed Records, Plat Records and Official Public Records of Parker County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.
Bearings are based on True North as determined by GPS survey data (NAD 83).
WITNESS MY HAND AND SEAL THIS THE 11th day of May 2018.

ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 of TEXAS.



ENGINEERING

P.O. BOX 2230
WEATHERFORD, TX 76086
(817) 599-4279
(817) 341-4242 METRO
(817) 599-4279 FAX

21782.003.002.00

10079
AL
K-19

FINAL PLAT
OF
ALEDO HEIGHTS
106.34 ACRES LOTS 1-81
I&G.N.R.R. CO. SURVEY, A-1782
CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS
JANUARY 2020

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	CHORD	C. LENGTH
C22	94.88	270.00	N9°36'51.97"E	94.39
C23	273.76	614.71	S71°05'14.68"E	271.50
C24	217.77	557.14	N77°10'04.98"W	216.38
C25	18.50	12.00	N19°24'29.55"W	17.43
C26	300.25	470.00	S17°51'52.98"W	295.17
C27	190.78	530.01	S16°50'31.74"W	189.75
C28	18.84	12.00	N44°32'18.67"E	16.96
C29	18.86	12.00	N45°27'56.32"W	16.98
C30	65.33	60.00	S58°21'11.95"W	62.15
C31	65.33	60.00	S58°21'11.95"W	62.15
C32	131.33	60.00	N71°50'28.08"E	106.64
C33	18.83	12.00	S49°19'10.63"W	15.49
C34	18.80	12.00	N44°28'15.54"E	16.93
C35	18.90	12.00	S45°33'42.27"E	17.01
C36	54.79	60.00	N61°09'36.18"E	52.91
C37	67.41	60.00	S59°15'11.50"W	63.92
C38	73.68	60.00	S57°28'53.69"E	69.14
C39	18.79	12.00	N44°24'48.82"E	16.93
C40	18.91	12.00	S45°39'11.32"E	17.02
C41	50.45	60.00	S24°32'21.28"E	48.97
C42	92.38	60.00	N86°35'44.99"W	83.51
C43	18.80	12.00	N44°28'17.73"E	16.93
C44	52.11	60.00	S24°25'36.01"W	50.48
C45	54.85	60.00	N17°07'07.38"E	52.96
C46	18.90	12.00	N45°34'11.67"W	17.01
C47	9.17	12.00	N21°28'41.88"E	8.94
C48	65.98	60.00	N40°34'25.65"W	62.70
C49	65.31	60.00	S78°44'30.99"W	62.13
C50	8.18	12.00	S67°28'44.39"W	8.96
C51	18.79	12.00	S44°24'19.28"W	16.93
C52	18.91	12.00	N45°35'42.85"W	17.01
C54	64.44	530.00	S3°02'48.87"W	64.40
C56	54.64	59.92	N62°28'54.62"W	52.76
C57	11.38	12.00	S63°31'22.71"E	10.96
C58	11.38	12.00	N62°09'19.50"E	10.95
C59	76.04	60.00	S9°08'48.04"E	71.05
C60	294.10	584.00	N76°01'32.60"W	291.00
C61	105.42	300.00	S9°36'51.97"W	104.88
C62	206.75	316.00	S71°42'31.11"E	203.09
C63	145.41	295.00	N67°05'10.10"W	143.95
C64	160.20	325.00	N67°05'10.09"W	158.59
C65	240.77	500.00	S13°21'32.17"W	238.45
C66	51.80	58.71	N2°22'26.83"E	50.13
C67	15.80	11.30	S64°04'24.40"W	14.54
C69	187.01	285.89	S71°43'13.49"E	183.69
C70	64.11	348.00	S58°16'22.63"E	64.02
C71	17.44	12.00	N21°56'59.51"W	15.94
C72	130.83	265.00	N67°05'10.09"W	129.31
C73	15.01	20.00	S39°38'07.91"W	14.66
C74	32.43	100.00	S8°50'21.60"W	32.29
C75	67.83	479.62	N6°01'53.11"E	67.77
C76	49.20	50.00	N56°04'06.67"W	47.24
C77	115.96	330.00	S9°36'51.97"W	115.37
C78	47.16	30.00	S57°37'57.64"W	42.47
C81	239.32	770.74	N81°44'35.04"E	238.36
C82	221.04	689.86	N81°30'58.09"E	220.10
C83	239.32	770.74	N81°44'35.04"E	238.36
C84	61.34	348.00	S83°43'04.89"E	61.15
C85	52.57	60.00	N28°07'51.86"E	50.90
C86	285.80	483.14	N18°30'51.55"E	281.65
C89	174.04	299.85	N73°22'19.72"E	171.60

E-493