

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Aledo Independent School District, is the owner of 82.912 acres of land containing a portion of un-platted land situated in the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754, City of Fort Worth, Parker County, Texas, and being a portion of that certain tract of land described in deed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in Volume 2583, Page 1480, Deed Records of Parker County, Texas (D.R.P.C.T.), and also containing all of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas (P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", recovered (hereinafter all 5/8 inch iron rods recovered are marked the same), at the southwest corner of said Lot 1, also being the northwest corner of an 80' wide Right-of-Way (R-O-W) dedication for Old Weatherford Road (variable width), also being in the east line of a tract of land described in deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, as filed in Volume 2459, Page 1357, D.R.P.C.T., from which a smooth 5/8 inch iron rod found in the south R-O-W line of Old Weatherford Road, at the original southwest corner of said Aledo I.S.D. tract, also being the southeast corner of said Catholic Diocese tract, and also being in the north line of a tract of land described in deed to Geo Beggs III et al, as filed in Volume 204, Page 497, D.R.P.C.T., bears S 01°12'46" E, a distance of 80.00 feet;

THENCE N 01°12'46" W, along the west line of said Lot 1, also being in the most southerly west line of said Aledo I.S.D. tract, and along the east line of said Catholic Diocese tract, at a distance of 1119.86 feet passing a 1/2 inch iron rod found for reference, at a distance of 1339.35 feet passing a 5/8 inch iron rod with cap stamped "TNP", recovered at the northwest corner of said Lot 1, and continuing along the most southerly west line of said Aledo I.S.D. tract, and along the east line of said Catholic Diocese tract, in all, a distance of 1507.11 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), in the approximate center of a creek, also being a re-entrant corner of said Aledo I.S.D. tract, and the northeast corner of said Catholic Diocese tract;

THENCE along the most westerly south line of said Aledo I.S.D. tract, the north line of said Catholic Diocese tract, and along the approximate center of a creek, the following courses and distances;

S 75°48'50" W, a distance of 373.75 feet;

N 79°51'40" W, a distance of 269.21 feet;

S 59°50'27" W, a distance of 310.63 feet to the east line of a tract of land described in the deed to FFWF Holdings, Inc., as filed in Instrument #201410303, D.R.P.C.T., also being the most westerly southwest corner of said Aledo I.S.D. tract, and being the northwest corner of said Catholic Diocese tract;

THENCE N 01°12'46" W, along the west line of said Aledo I.S.D. tract, and along the east line of said FFWF Holdings tract, at a distance of 78.23 feet passing a 1/2 inch iron rod with cap stamped "Miller 5565", found at the northeast corner of said FFWF Holdings tract, also being the southeast corner of Lot 14, Block 68, Morningstar, an addition to Parker County, Texas, as filed in Cabinet E, Slide 179, P.R.P.C.T., and continuing along the west line of said Aledo I.S.D. tract, passing along the east line of Lots 9 thru 13, and said Lot 14 of said Block 68, at a distance of 378.42 feet passing a 1/2 inch iron rod with cap stamped "CBG Surveying", found at the northeast corner of said Lot 9, also being the southeast corner of Lot 8, Block 68, Morningstar, an addition to Parker County, Texas, as filed in Cabinet E, Slide 666, P.R.P.C.T., and continuing along the west line of said Aledo I.S.D. tract, passing along the east line of Lots 4 thru 7, and said Lot 8 of said Block 68, Morningstar (Cab. E, Slide 666), also passing along the east line of Lots 1 thru 3, Block 68, the east 50' wide R-O-W line of Nightmist Road, and the east line of Lots 55 thru 58, Block 62, Morningstar, an addition to Parker County, Texas, as filed in Cabinet E, Slide 702, P.R.P.C.T., and continuing along the east line of Lot 1x, Block 38, Morningstar, an addition to Parker County, Texas, as filed in Cabinet D, Slide 559, P.R.P.C.T., in all, a distance 1720.70 feet to a 5/8 inch iron rod set at the northwest corner of said Aledo I.S.D. tract, also being in the east line of said Lot 1x, also being a southwest corner of a tract of land described in deed to Walsh Ranches Limited Partnership, a Texas limited partnership, as filed in Instrument #202221454, D.R.P.C.T., and being in the approximate centerline of Little Mary's Creek;

THENCE along the northerly line of said Aledo I.S.D. tract, the approximate center of Little Mary's Creek, and south line of said Walsh Ranches tract, the following courses and distances;

S 73°22'40" E, a distance of 83.60 feet;

S 54°25'31" E, a distance of 119.33 feet;

S 34°42'35" E, a distance of 218.19 feet;

S 10°51'04" E, a distance of 303.28 feet;

S 83°45'29" E, a distance of 252.72 feet;

N 76°19'58" E, a distance of 612.36 feet;

S 57°59'20" E, a distance of 67.68 feet;

S 23°54'43" E, a distance of 235.92 feet;

S 73°14'01" E, a distance of 100.07 feet;

N 88°22'55" E, a distance of 177.19 feet;

S 44°02'49" E, a distance of 245.23 feet;

S 49°20'15" E, a distance of 314.38 feet;

THENCE leaving said line, passing over and across said Aledo I.S.D. tract, the following courses and distances;

S 00°00'00" W, a distance of 32.83 feet to a 5/8 inch iron rod recovered at the beginning of a curve to the left whose radius is 510.00 feet, and whose long chord bears S 20°42'47 E, a distance of 360.76 feet;

Along said curve in a southeasterly direction, through a central angle of 41°25'34", an arc length of 368.74 feet to a 5/8 inch iron rod recovered at the end of said curve;

S 41°25'34" E, a distance of 36.98 feet to a 5/8 inch iron rod recovered;

S 48°34'26" W, a distance of 56.54 feet to a 5/8 inch iron rod recovered at the northeast corner of said Lot 1;

THENCE continuing over and across said Aledo I.S.D. tract, along the east line of said Lot 1, the following courses and distances;

S 01°12'46" E, a distance of 604.77 feet, to 5/8 inch iron rod recovered along the east line of said Lot 1;

S 25°08'36" W, a distance of 81.33 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the beginning of a curve to the right whose radius is 570.00 feet, and whose long chord bears S 37°36'10 W, a distance of 519.88 feet;

Along said curve in a southwesterly direction, through a central angle of 54°15'46", an arc length of 539.83 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the end of said curve;

S 01°12'46" E, a distance of 376.42 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of said Lot 1, also being the northeast corner of R-O-W for aforementioned Old Weatherford Road;

THENCE S 88°59'20" W, along the south line of said Lot 1, and along the north R-O-W line of said Old Weatherford Road, a distance of 854.21 feet to the **POINT OF BEGINNING** and containing 3,611,633 square feet or 82.912 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Aledo Independent School District, does hereby adopt this plat as:

LOT 1R, BLOCK 1 ALEDO MIDDLE SCHOOL NO. 2 ADDITION

An addition to the City of Fort Worth, Parker County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 10 day of November, 2023.

By: [Signature]

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared [Signature], 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 10 day of November, 2023.

Notary Public, in and for the State of Texas

My Commission expires:

ADDITIONAL NOTES:

- The surveyor has made no investigation or independent search for easements or encumbrances.
- A portion of the subject property appears to lie within Zone A or AE of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood (100-year flood), and portions also 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's. 48367C0325E and 48367C0450E for Parker County, Texas, and as depicted from Community Map and Panel No's. 480596 0325 E and 480596 0450 E, Maps Revised Sept. 26, 2008. The current FEMA floodplain line work reflect's subsequent LOMR's information effective Nov. 30, 2018.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

[Signature] Sept. 21, 2023

Theron W. Sims, R.P.L.S., No. 5887

Surveyed on the ground Sept. 20, 2023



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 11/17/2023

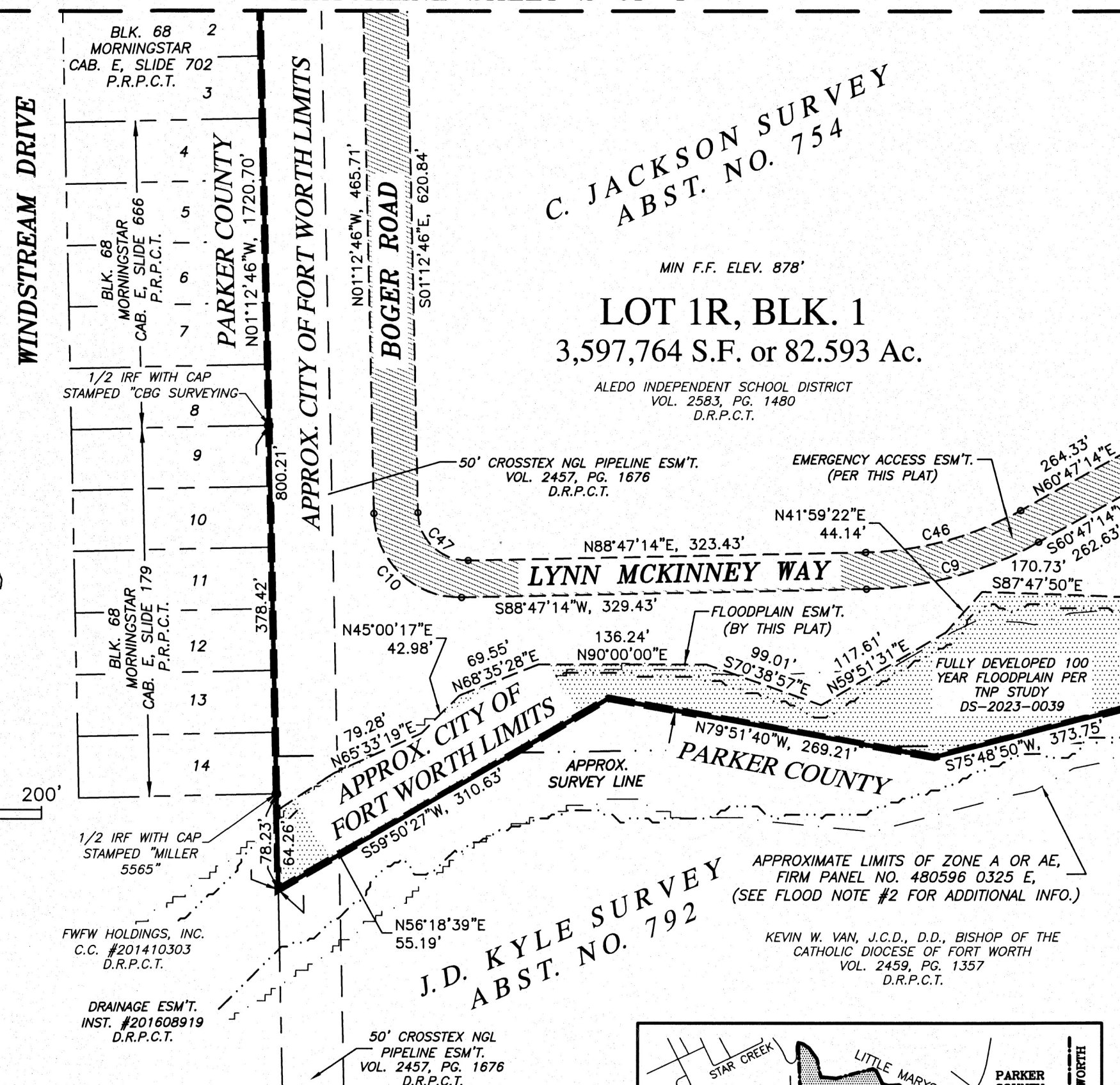
By: [Signature] Chairman

By: [Signature] Secretary

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 Alterra Central'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.

MATCHLINE SHEET 2 OF 4



SHEET 2 OF 4

SHEET 1 OF 4

SHEET 4 OF 4

SHEET 3 OF 4

KEY MAP
(NOT TO SCALE)

10078
AL
CFW
M-15

F620

FS-23-102

SHEET NO. 1 OF 4

FINAL PLAT
LOT 1R, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION

An addition to the City of Fort Worth, Parker County, Texas, situated in the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754, City of Fort Worth, Parker County, Texas, and being a replat of all of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas, and containing 82.952 acres of land total.

DATE: 9/21/2023



teague nail & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnppinc.com / TBPELS Registration No. 100116-00

20754.003.000.00
20754.004.000.00
10078.001.001.00

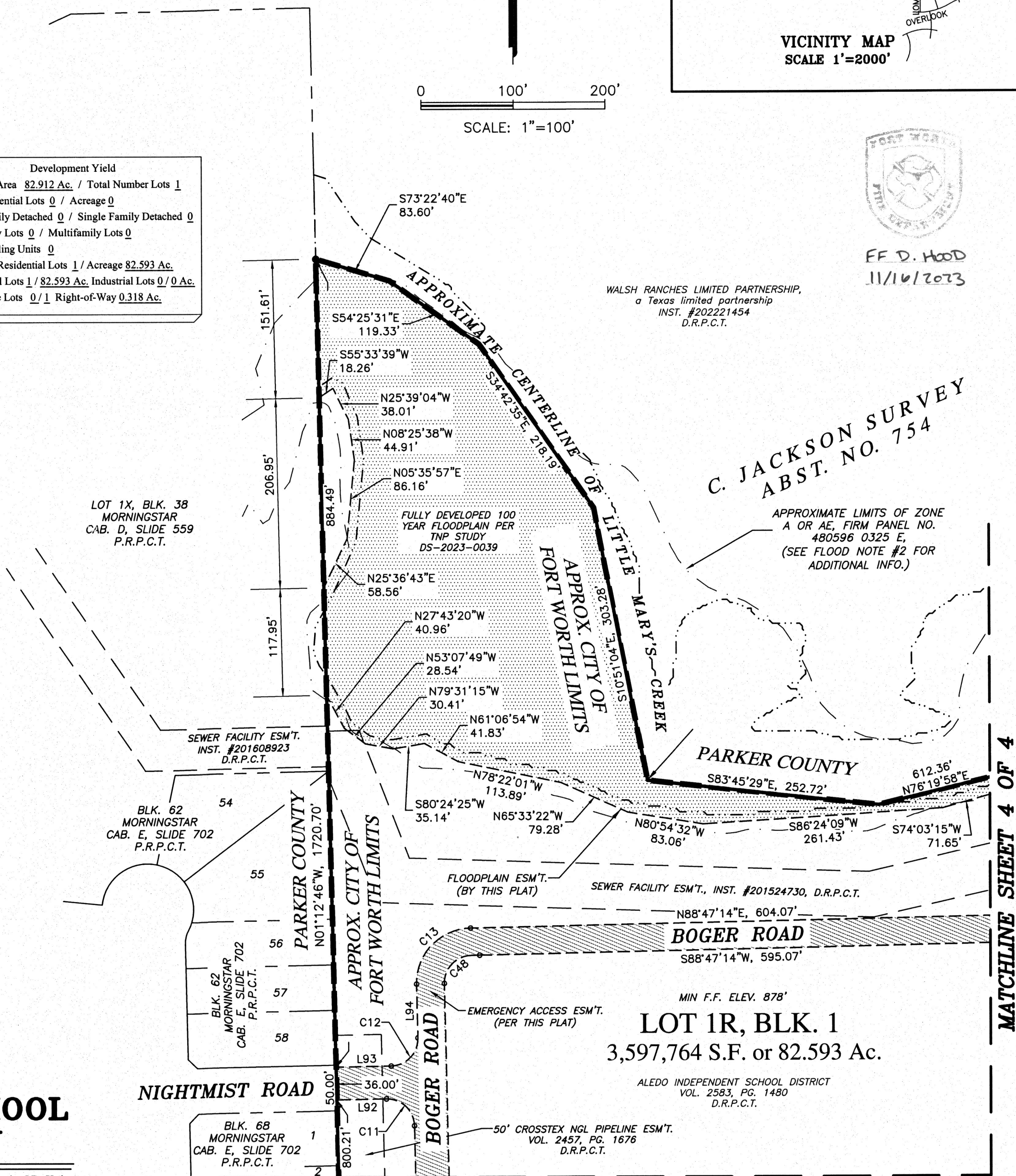
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	20.58'	25.00'	47°09'23"	N24°47'27"W	20.00'
C2	37.88'	25.00'	86°49'19"	N48°29'16"E	34.36'
C3	77.66'	415.00'	10°43'17"	N10°26'15"E	77.54'
C4	114.30'	385.00'	17°00'39"	N07°17'34"E	113.88'
C5	111.64'	179.00'	35°44'07"	N16°41'19"E	109.84'
C6	156.51'	251.00'	35°43'39"	N16°39'04"E	153.99'
C7	74.28'	152.00'	28°00'00"	N15°12'46"W	73.54'
C8	38.16'	25.00'	87°27'19"	N75°29'06"W	34.56'
C9	146.61'	300.00'	28°00'00"	S74°47'14"W	145.15'
C10	109.96'	70.00'	90°00'00"	N46°12'46"W	98.99'
C11	47.12'	30.00'	90°00'00"	N46°12'46"W	42.43'
C12	47.12'	30.00'	90°00'00"	N43°47'14"E	42.43'
C13	94.25'	60.00'	90°00'00"	N43°47'14"E	84.85'
C14	180.64'	115.00'	90°00'00"	S46°12'46"E	162.63'
C15	90.41'	185.00'	28°00'00"	S15°12'46"E	89.51'
C16	86.99'	178.00'	28°00'00"	S15°12'46"E	86.12'
C17	172.94'	279.00'	35°30'58"	S16°32'43"W	170.19'
C18	93.60'	151.00'	35°30'58"	S16°32'43"W	92.11'
C19	39.27'	25.00'	90°00'00"	S46°12'46"E	35.36'
C20	39.27'	25.00'	90°00'00"	N43°47'14"E	35.36'
C21	39.27'	25.00'	90°00'00"	N46°12'46"W	35.36'
C22	39.27'	25.00'	90°00'00"	S43°47'14"W	35.36'
C23	39.27'	25.00'	90°00'00"	S46°12'46"E	35.36'
C24	628.32'	400.00'	90°00'00"	N43°47'14"E	565.69'
C25	76.97'	49.00'	90°00'00"	N43°47'14"E	69.30'
C26	76.97'	49.00'	90°00'00"	S46°12'46"E	69.30'
C27	760.83'	538.00'	81°01'37"	S39°18'03"W	699.00'
C28	37.50'	25.00'	85°56'53"	S36°50'25"W	34.08'
C29	140.95'	243.50'	33°09'56"	S22°42'59"E	138.99'
C30	202.90'	306.50'	37°55'45"	S20°20'04"E	199.21'
C31	161.19'	243.50'	37°55'45"	N20°20'04"W	158.27'
C32	180.02'	306.50'	33°39'06"	N22°28'24"W	177.44'
C33	37.33'	25.00'	85°33'55"	N48°25'48"W	33.96'
C34	17.41'	50.00'	19°56'54"	S78°48'47"W	17.32'
C35	17.41'	50.00'	19°56'54"	S78°48'47"W	17.32'
C36	39.27'	25.00'	90°00'00"	S43°47'14"W	35.36'
C37	124.99'	421.00'	17°00'39"	S07°17'34"W	124.53'
C38	71.06'	379.00'	10°44'32"	S10°25'37"W	70.95'
C39	41.61'	100.00'	23°50'24"	S06°51'51"E	41.31'
C40	30.67'	100.00'	17°34'18"	S09°59'55"E	30.55'
C41	39.27'	25.00'	90°00'00"	N46°12'46"W	35.36'
C42	39.27'	25.00'	90°00'00"	N43°47'14"E	35.36'
C43	39.27'	25.00'	90°00'00"	S46°12'46"E	35.36'
C44	39.27'	25.00'	90°00'00"	S43°47'14"W	35.36'
C45	36.73'	25.00'	84°11'14"	N18°41'37"E	33.52'
C46	131.95'	270.00'	28°00'00"	N74°47'14"E	130.64'
C47	62.83'	40.00'	90°00'00"	S46°12'46"E	56.57'
C48	47.12'	30.00'	90°00'00"	S43°47'14"W	42.43'
C49	133.52'	85.00'	90°00'00"	N46°12'46"W	120.21'
C50	83.26'	215.00'	22°11'14"	N12°18'23"W	82.74'
C51	39.27'	25.00'	89°59'24"	N43°47'32"E	35.35'
C52	37.87'	25.00'	86°47'48"	S47°48'52"E	34.35'
C53	40.67'	25.00'	93°12'12"	S42°11'08"W	36.33'
C54	39.27'	25.00'	90°00'36"	N46°12'28"W	35.36'
C55	36.12'	25.00'	82°46'16"	N36°58'10"E	33.06'
C56	531.50'	424.00'	71°49'19"	N42°26'38"E	497.38'
C57	35.89'	25.00'	82°15'15"	N47°39'36"E	32.89'
C58	42.37'	25.00'	97°06'31"	S42°39'30"E	37.48'
C59	655.36'	514.00'	73°03'11"	S42°25'21"W	611.86'
C60	42.16'	25.00'	96°38'06"	N52°44'00"W	37.34'
C61	39.27'	25.00'	90°00'00"	N46°12'46"W	35.36'
C62	39.27'	25.00'	90°00'00"	N43°47'14"E	35.36'
C63	39.27'	25.00'	90°00'00"	S46°12'46"E	35.36'
C64	39.27'	25.00'	90°00'00"	S43°47'14"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S53°05'04"W	111.25'
L2	S64°03'39"W	79.63'
L3	S25°19'49"E	51.91'
L4	S08°25'26"E	25.67'
L5	S11°18'14"W	20.27'
L6	S13°01'32"E	19.13'
L7	S02°09'21"W	17.71'
L8	S71°28'03"W	27.87'
L9	S52°14'53"W	35.09'
L10	N49°49'50"W	24.82'
L11	N46°42'54"W	81.99'
L12	N50°33'11"W	70.76'
L13	N50°05'29"W	73.83'
L14	N54°20'41"W	37.57'
L15	N70°01'01"W	31.03'
L16	N71°18'46"W	49.75'
L17	N71°18'46"W	50.04'
L18	N69°10'45"W	53.05'
L19	N68°00'38"W	38.22'
L20	N74°28'33"W	47.89'
L21	N76°45'34"W	45.82'
L22	N70°42'17"W	49.02'
L23	N48°20'57"W	28.81'
L24	N36°03'03"W	14.43'
L25	N21°15'01"E	13.53'
L26	N55°00'28"E	4.19'
L27	N00°00'01"W	0.70'
L28	N04°58'10"E	2.94'
L29	N33°41'25"W	3.96'
L30	N12°52'31"W	12.52'
L31	N02°17'25"E	11.03'
L32	N37°34'06"E	12.47'
L33	N46°07'24"E	9.37'
L34	N37°18'14"E	3.14'
L35	N04°17'20"E	7.94'
L36	N09°27'44"E	9.71'
L37	N06°37'57"E	11.13'
L38	N22°50'01"E	10.69'
L39	N07°15'11"E	12.98'
L40	N06°14'30"E	16.35'
L41	N02°29'22"E	12.71'
L42	N14°28'13"E	11.64'
L43	N39°48'20"E	15.93'
L44	N56°34'30"E	17.01'
L45	N55°50'25"E	16.67'
L46	N45°35'26"E	11.36'
L47	S81°03'51"W	8.47'
L48	S80°14'51"W	33.40'
L49	S76°13'06"W	28.08'
L50	S76°19'43"W	20.68'
L51	S85°54'52"W	30.55'
L52	N88°46'52"W	24.95'
L53	N88°46'24"W	22.90'
L54	S67°22'48"W	24.23'
L55	S58°46'53"W	18.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	S45°49'49"W	24.05'
L58	S43°12'36"W	22.40'
L59	S32°13'43"W	25.38'
L60	S09°46'56"W	23.91'
L61	S04°08'01"W	17.85'
L62	S49°23'54"W	60.50'
L63	S19°26'25"W	59.15'
L64	S00°00'00"E	39.37'
L65	S26°33'52"W	44.02'
L66	S00°00'00"E	196.85'
L67	S15°31'25"W	61.29'
L68	S33°01'30"W	78.26'
L69	S42°30'37"W	53.41'
L70	S22°00'54"W	70.02'
L71	S16°15'38"W	20.34'
L72	S45°00'20"W	18.78'
L73	S82°52'31"W	26.45'
L74	S41°37'53"W	39.50'
L75	S71°34'05"W	20.75'
L76	S15°28'21"W	27.23'
L77	N90°00'00"W	20.71'
L78	N49°23'44"W	8.72'
L81	N68°30'42"E	84.81'
L82	N54°49'25"E	66.26'
L83	N45°29'12"E	66.09'
L84	N61°43'17"E	74.94'
L85	N76°26'07"E	40.50'
L86	N74°03'17"E	47.77'
L87	N52°35'40"E	140.42'
L88	N01°12'46"W	66.73'
L89	N01°12'46"W	29.16'
L90	S87°49'58"E	1.29'
L91	N31°45'27"W	56.17'
L92	S88°47'14"W	54.00'
L93	N88°47'14"E	60.00'
L94	N01°12'46"W	59.13'
L95	S26°40'04"E	45.04'
L96	S88°47'14"W	25.00'
L97	N01°12'46"W	24.00'
L98	S01°12'46"E	24.00'
L99	S88°47'14"W	25.00'
L100	N88°47'14"E	40.00'
L101	S01°22'12"E	20.94'
L102	N01°22'12"W	20.55'
L103	S01°12'46"E	61.21'
L104	N01°12'10"W	40.00'
L105	S04°24'58"E	40.06'
L106	N04°24'58"W	40.29'
L107	N88°47'14"E	40.34'
L108	S88°47'14"W	40.00'
L109	N88°47'14"E	40.00'
L110	N88°46'49"E	35.98'
L111	N51°26'53"E	39.57'
L112	S07°41'40"W	25.28'
L113	S07°41'19"W	24.29'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L114	S61°52'54"E	27.53'

Development Yield
 Gross Site Area 82.912 Ac. / Total Number Lots 1
 Total Residential Lots 0 / Acreage 0
 Single Family Detached 0 / Single Family Detached 0
 Two Family Lots 0 / Multifamily Lots 0
 Total Dwelling Units 0
 Total Non-Residential Lots 1 / Acreage 82.593 Ac.
 Commercial Lots 1 / 82.593 Ac. Industrial Lots 0 / 0 Ac.
 Open Space Lots 0 / 1 Right-of-Way 0.318 Ac.



FINAL PLAT
 LOT 1R, BLOCK 1
**ALEDO MIDDLE SCHOOL
 NO. 2 ADDITION**

An addition to the City of Fort Worth, Parker County, Texas, situated in the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754, City of Fort Worth, Parker County, Texas, and being a replat of all of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas, and containing 82.952 acres of land total.

DATE: 9/21/2023

File 20

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 Altterra Central'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.

MATCHLINE SHEET 1 OF 4

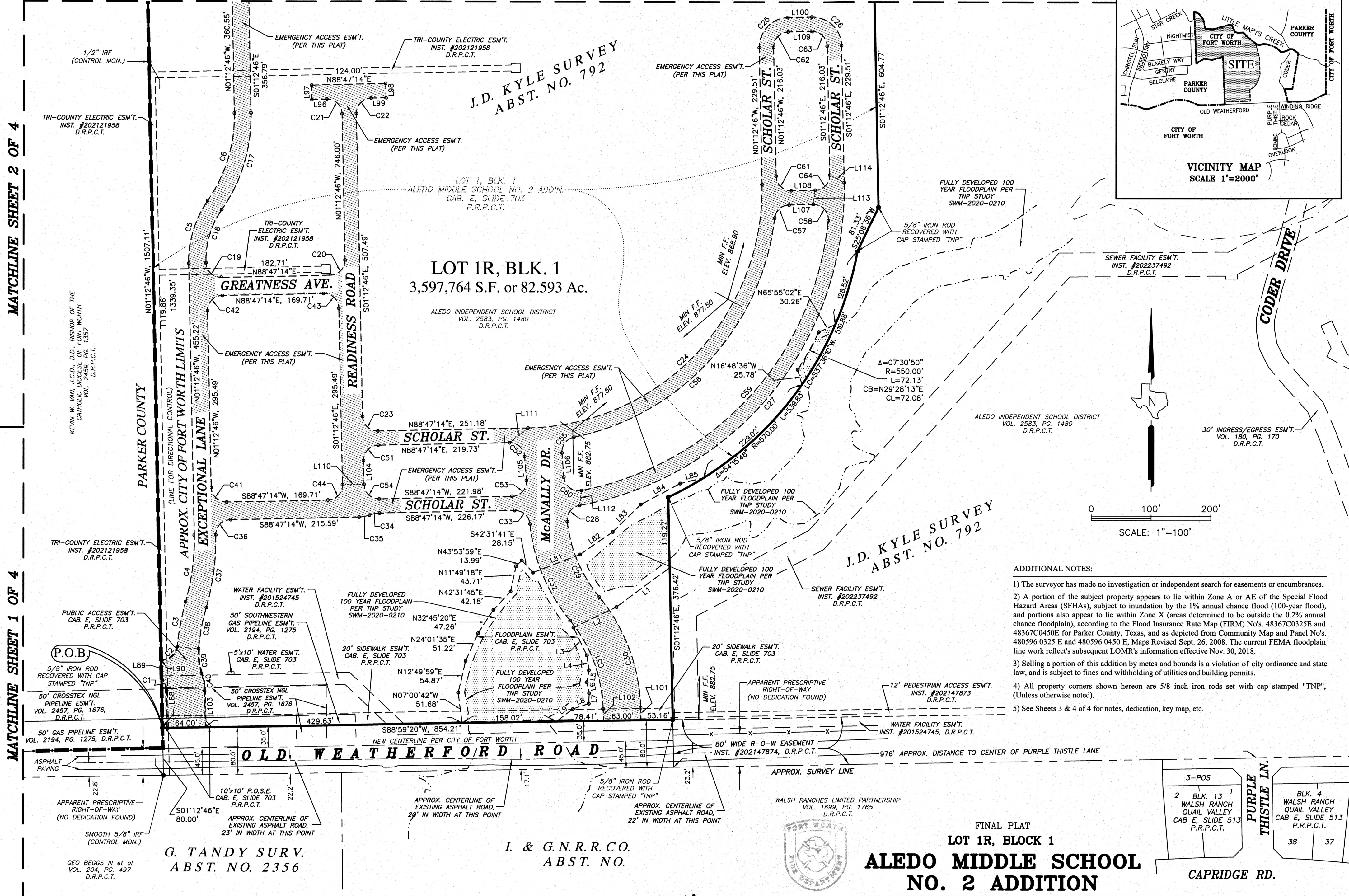
FS-23-102
SHEET NO. 2 OF 4

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

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 1 OF 4

MATCHLINE SHEET 4 OF 4



- ADDITIONAL NOTES:
- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
 - 2) A portion of the subject property appears to lie within Zone A or AE of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood (100-year flood), and portions also 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's. 48367C0325E and 48367C0450E for Parker County, Texas, and as depicted from Community Map and Panel No's. 480596 0325 E and 480596 0450 E, Maps Revised Sept. 26, 2008. The current FEMA floodplain line work reflect's subsequent LOMR's information effective Nov. 30, 2018.
 - 3) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
 - 4) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).
 - 5) See Sheets 3 & 4 of 4 for notes, dedication, key map, etc.

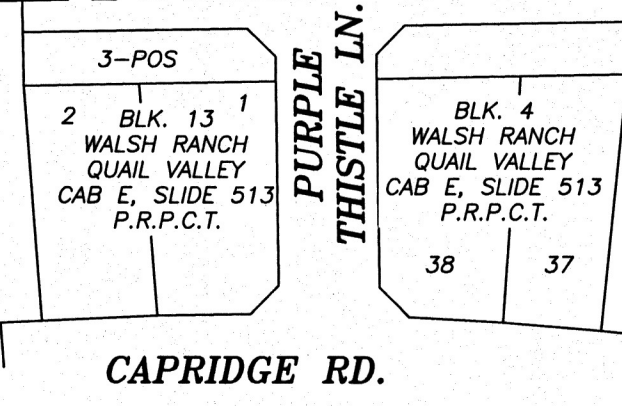
FINAL PLAT
LOT 1R, BLOCK 1
**ALEDO MIDDLE SCHOOL
NO. 2 ADDITION**

An addition to the City of Fort Worth, Parker County, Texas, situated in the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754, City of Fort Worth, Parker County, Texas, and being a replat of all of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas, and containing 82.952 acres of land total.

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FF D. HOOB
11/16/2023
DATE: 9/21/2023



Lila Deakle
20230516
11/28/2023 09:01 AM
Fee: \$8.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

WALSH RANCHES LIMITED PARTNERSHIP,
a Texas limited partnership
INST. #202221454
D.R.P.C.T.

APPROXIMATE LIMITS OF
ZONE A OR AE, FIRM PANEL
NO. 480596 0325 E,
(SEE FLOOD NOTE #2 FOR
ADDITIONAL INFO.)



EE D. Hood
11/16/2023

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

STANDARD NOTES

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

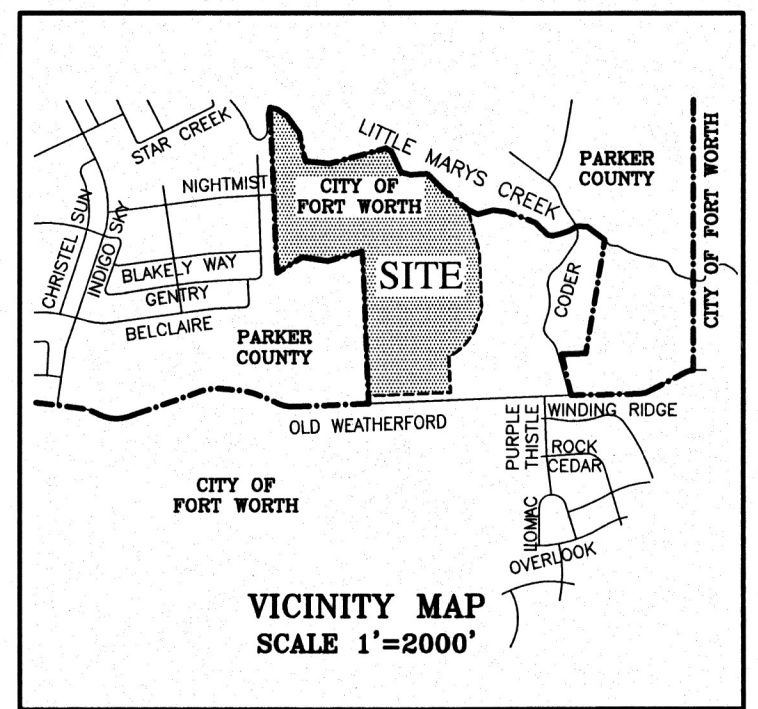
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Public Open Space Restriction

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

P.R.V. Required - Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.



VICINITY MAP
SCALE 1"=2000'

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said 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 at any time of procuring the permission of anyone.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Water / Wastewater - Impact Fee Statement

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

20' TRI-CO. ELEC. ESM'T.
VOL. 2579, PG. 1070
D.R.P.C.T.

FINAL PLAT
LOT 1R, BLOCK 1

**ALEDO MIDDLE SCHOOL
NO. 2 ADDITION**

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MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 1 OF 4

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LOT 1R, BLK. 1
3,597,764 S.F. or 82.593 Ac.

C. JACKSON SURVEY
ABST. NO. 754

J.D. KYLE SURVEY
ABST. NO. 792

ALEDO INDEPENDENT SCHOOL DISTRICT
VOL. 2583, PG. 1480
D.R.P.C.T.

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MATCHLINE SHEET 3 OF 4

F620

FS-23-102

SHEET NO. 4 OF 4