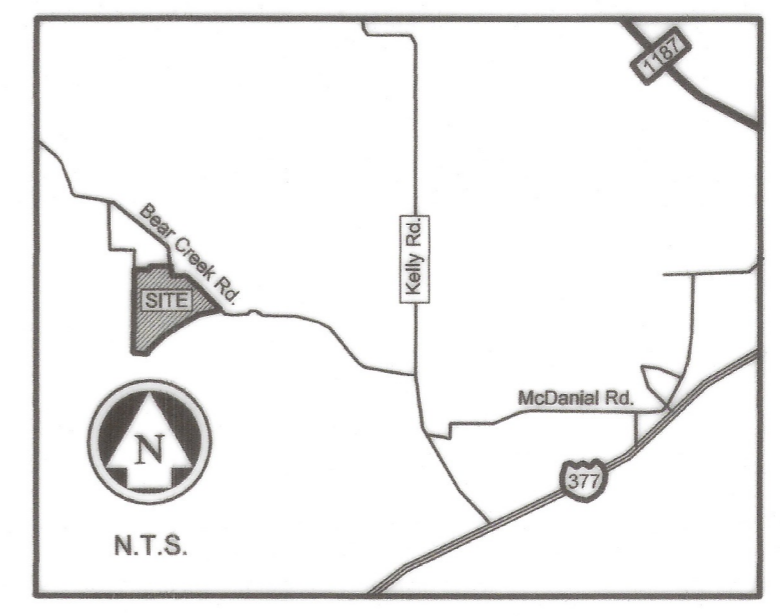
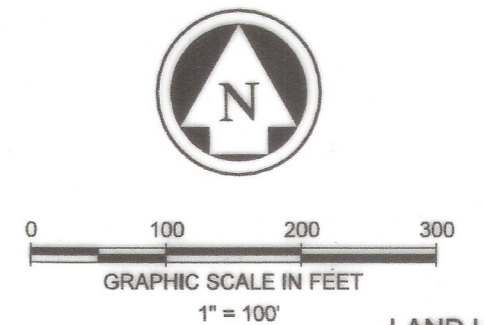


202205329 PLAT Total Pages: 2



- D.R.P.C.T. DEED RECORDS PARKER COUNTY, TEXAS  
P.R.P.C.T. PLAT RECORDS PARKER COUNTY, TEXAS
- 5/8 INCH IRON ROD WITH PLASTIC YELLOW CAP STAMPED "A.N.A." SET
  - 5/8 INCH IRON ROD FOUND WITH YELLOW CAP "PERC"
  - ⊙ 2" F 2 INCH ALUMINUM CAP FOUND "CLINTON FARRIS RPLS 4144"
  - ⊙ 12" GAS LINE MARKER FOUND
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ WATER MANHOLE
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ CLEAN-OUT
  - ⊕ STORM DRAIN
  - ⊕ NATURAL GAS MARKER
  - N NORTH/NORTHING
  - S SOUTH
  - E EAST/EASTING
  - W WEST
  - ° DEGREES
  - ' MINUTES/FEET
  - " SECONDS/INCHES
  - ⊕ SIGNAL POLE

VICINITY MAP  
N.T.S.



LAND USE TABLE

LOT USE	#LOTS	AREA(AC)	LOT7 (AC)
2.0 AC LOTS	29	68.88	0.42
RIGHT-OF-WAY DEDICATION (BEAR CREEK RD.)	1	0.51	-
PRIVATE STREET ROW	1	6.87	-
TOTAL AREA		76.256	

CENTER LINE CURVE TABLE

#	L	Δ	R	T	LC DIRECTION	LC LENGTH
C1	798.11'	72°35'07"	630.00'	462.66'	S 36°29'43" E	745.80'
C2	504.93'	45°55'15"	630.00'	266.91'	S 49°49'38" E	491.52'
C3	75.35'	14°23'24"	300.00'	37.87'	N 55°56'16" E	75.16'
C4	111.99'	21°23'18"	300.00'	56.65'	N 52°26'19" E	111.34'
C5	259.70'	29°45'34"	500.00'	132.85'	N 41°44'48" W	256.79'
C6	205.84'	39°18'48"	300.00'	107.16'	S 40°04'07" W	201.83'
C7	575.97'	60°00'05"	550.00'	317.55'	S 29°43'28" W	550.01'
C8	204.20'	90°00'00"	130.00'	130.00'	S 44°43'25" W	183.85'

12" GAS PIPELINE (NO DOCUMENT FOUND)

RIGHT OF WAY DEDICATION (24,006 SQ. FT.)

10092  
AL  
M-21

WALTER B. GLENN SURVEY  
ABSTRACT NO. 529

B.B.B. & C. RAILROAD COMPANY SURVEY  
ABSTRACT NO. 146

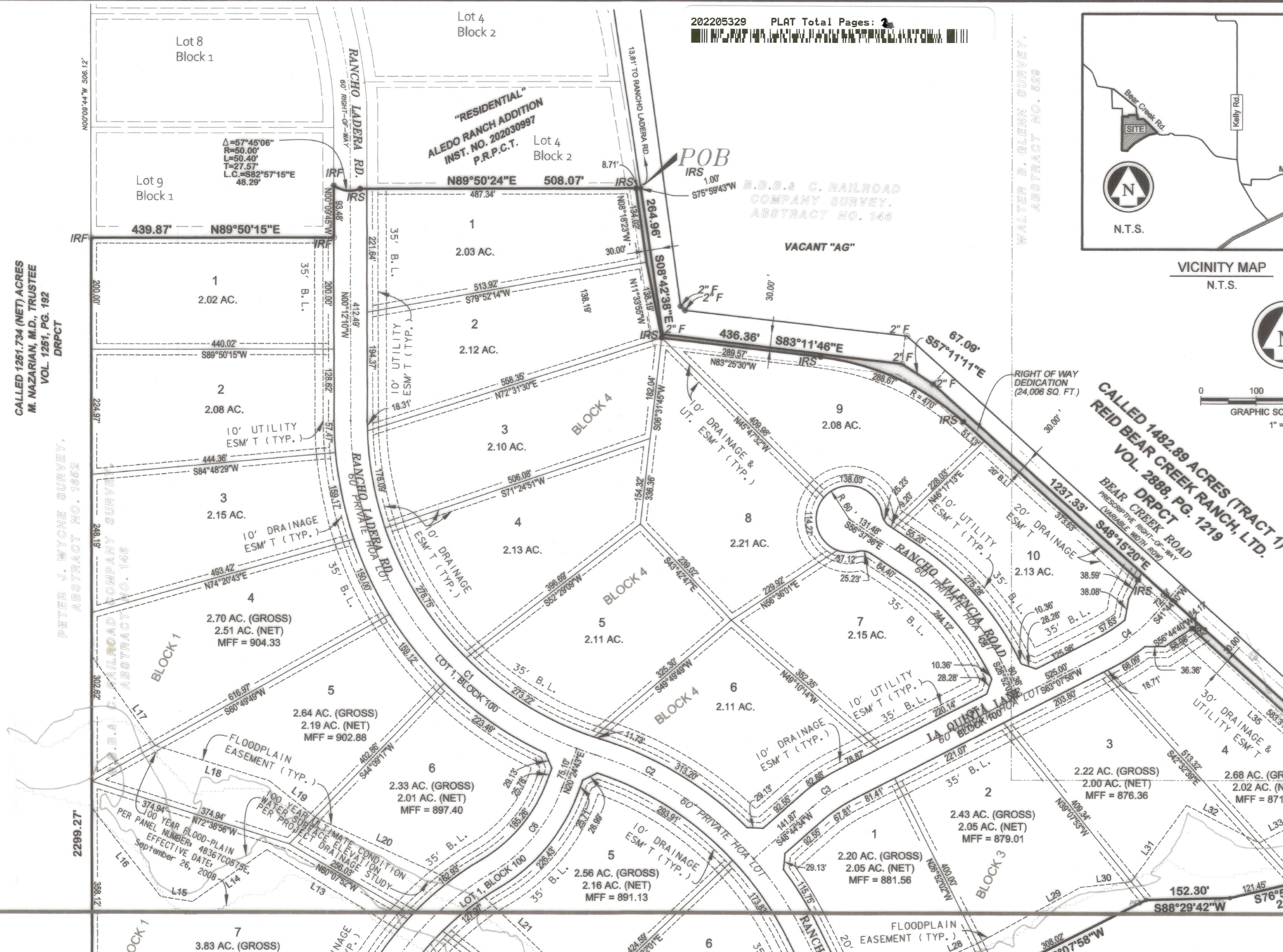
FINAL PLAT OF  
ALEDO RANCH SOUTH ADDITION

LOTS 1-9 BLOCK 1, LOTS 1-6 BLOCK 2,  
LOTS 1-4 BLOCK 3, LOTS 1-10, BLOCK 4  
AND LOT 1, BLOCK 100  
A 76.256 ACRES ADDITION TO PARKER COUNTY, TEXAS  
SITUATED IN THE  
B.B.B. & C. RAILROAD COMPANY SURVEY,  
ABSTRACT NO. 146, AND  
THE WALTER B. GLENN SURVEY, ABSTRACT NO. 529,  
PARKER COUNTY, TEXAS

PREPARED JANUARY 2022

20146.001.003.00  
20529.001.001.00

OWNER/DEVELOPER  
BRASWELL DESIGNS, LLC  
6387 CAMP BOWIE BLVD  
SUITE B  
FORT WORTH, TEXAS 76107  
CONTACT:  
MR. BRYAN BRASWELL  
TEL. (817) 564-3101



PROPOSED DRIVEWAY CULVERT SIZE SUMMARY

Driveway Width (ft)	Block No.	Lot No.	Driveway Location	Culvert Size
12	BLOCK 1	LOT 1	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 2	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 3	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 4	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 5	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 6	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 1	LOT 7	STREET D	2 - 15" RCP
12	BLOCK 1	LOT 8	STREET D	21" RCP
12	BLOCK 1	LOT 9	STREET D	18" RCP
12	BLOCK 2	LOT 1	STREET D	15" RCP
12	BLOCK 2	LOT 2	STREET D	NOT REQUIRED
12	BLOCK 2	LOT 3	STREET D	NOT REQUIRED
12	BLOCK 2	LOT 4	STREET D	NOT REQUIRED
12	BLOCK 2	LOT 5	RANCHO LADERA RD.	NOT REQUIRED
12	BLOCK 2	LOT 6	RANCHO LADERA RD.	15" RCP

PROPOSED DRIVEWAY CULVERT SIZE SUMMARY

Driveway Width (ft)	Block No.	Lot No.	Driveway Location	Culvert Size
12	BLOCK 3	LOT 1	STREET B	NOT REQUIRED
12	BLOCK 3	LOT 2	STREET B	NOT REQUIRED
12	BLOCK 3	LOT 3	STREET B	NOT REQUIRED
12	BLOCK 3	LOT 4	STREET B	NOT REQUIRED
12	BLOCK 4	LOT 1	RANCHO LADERA RD.	15" RCP
12	BLOCK 4	LOT 2	RANCHO LADERA RD.	15" RCP
12	BLOCK 4	LOT 3	RANCHO LADERA RD.	15" RCP
12	BLOCK 4	LOT 4	RANCHO LADERA RD.	18" RCP
12	BLOCK 4	LOT 5	RANCHO LADERA RD.	21" RCP
12	BLOCK 4	LOT 6	STREET B	15" RCP
12	BLOCK 4	LOT 7	STREET C	2 - 18" RCP
12	BLOCK 4	LOT 8	STREET C	15" RCP
12	BLOCK 4	LOT 9	STREET C	NOT REQUIRED
12	BLOCK 4	LOT 10	STREET C	NOT REQUIRED

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: February 10, 2022

By: *Arnold R. Bann* Chairman  
By: *Mary Elliott* Secretary



F 157

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	2/10/2022	APA	
2		EKK	
3			
4			
5			

PROJECT NO. 210020

DRAWN BY: [Blank]

APPROVED BY: [Blank]

DATE: 08-28-2021

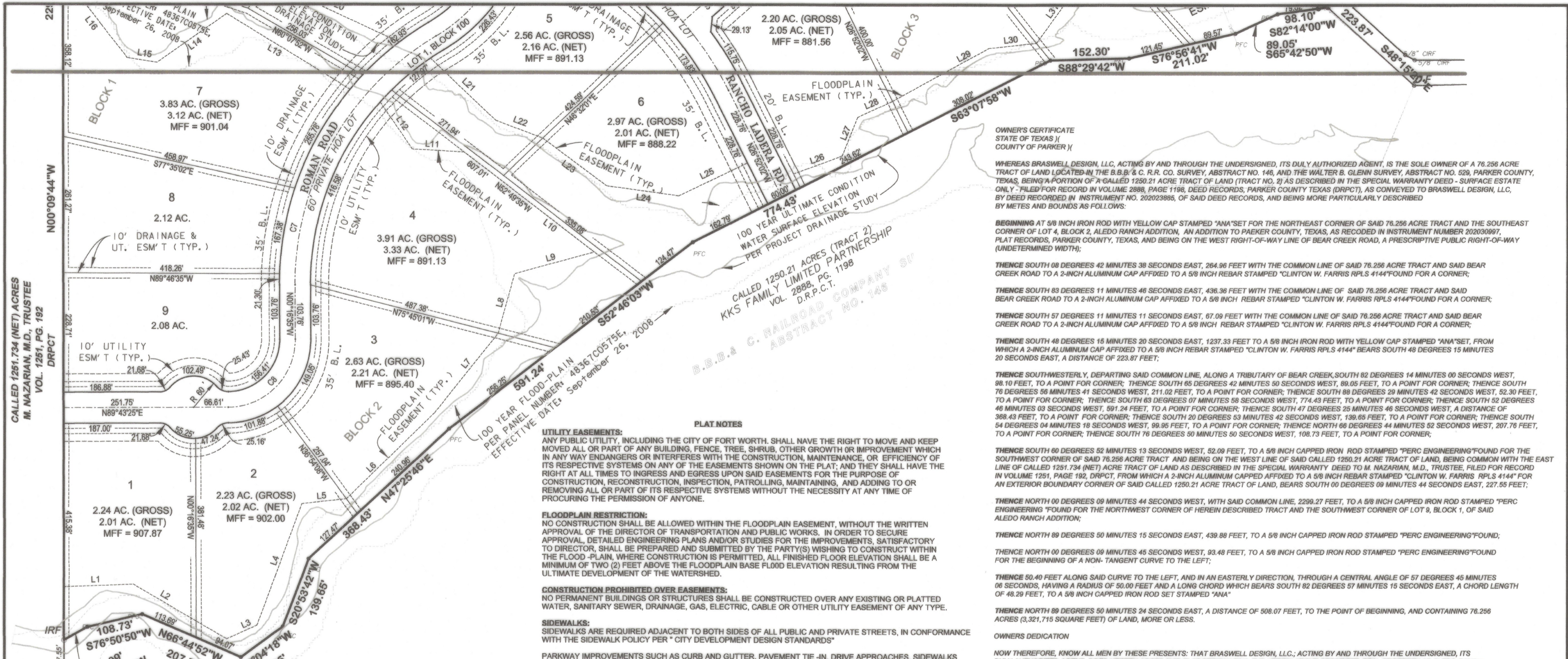
FINAL PLAT OF:  
LOTS 1-9 BLOCK 1, LOTS 1-6 BLOCK 2,  
LOTS 1-4 BLOCK 3, LOTS 1-10, BLOCK 4  
AND LOT 1, BLOCK 100  
ALEDO RANCH SOUTH ADDITION

5000 Thompson Terrace  
Colleyville, TX 76034  
(817) 335-9900  
FAX: (817) 335-9955  
TBPLS F. NO: 10090800



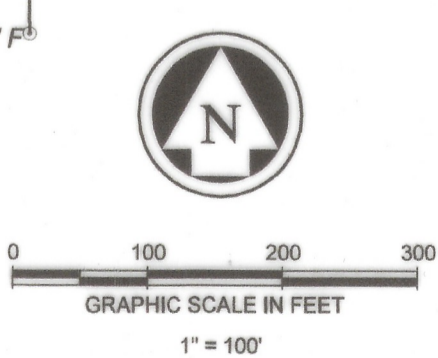
CASE NO.  
PP-21-040  
FP-21-157

FILES \$ DATES



CALLED 1251.734 (NET) ACRES  
 M. NAZARIAN, M.D., TRUSTEE  
 VOL. 1251, PG. 192  
 DRPCT

5007°09'44"E 227.55'  
 2" F



**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 202205329 04:36 PM  
 Fee: \$ 80.00  
 PLR#

**SURVEYOR'S CERTIFICATE**  
 I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2021 AND THAT ALL CORNERS ARE AS SHOWN.

*Edward K. Khalil*  
 EDWARD K. KHALIL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5951  
 DATE SIGNED: 2/2/22

STORM DRAIN EASEMENT LINE TABLE

ITEM	DISTANCE	DIRECTION
L1	134.45	N 87°50'48" E
L2	208.57	S 59°55'46" E
L3	64.43	N 65°46'28" E
L4	248.24	N 20°19'59" E
L5	86.61	N 83°40'18" E
L6	237.65	N 45°52'37" E
L7	195.48	N 38°49'03" E
L8	118.25	N 15°36'22" E
L9	159.76	N 74°41'09" E
L10	315.89	N 52°49'35" W
L11	100.57	N 86°41'59" W
L12	109.90	N 34°34'13" W
L13	278.67	N 58°49'37" W
L14	163.84	S 55°16'16" W
L15	58.24	N 81°24'39" W
L16	202.29	N 38°07'33" W
L17	197.98	S 35°38'15" E
L18	216.39	S 73°01'36" E
L19	105.40	S 51°46'11" E
L20	271.05	S 65°31'04" E
L21	174.24	S 46°44'53" E
L22	96.74	S 89°24'22" E
L23	153.89	S 53°35'15" E
L24	140.38	S 82°15'39" E
L25	147.07	N 64°35'31" E
L26	110.21	N 69°40'21" E
L27	80.03	N 21°57'45" E
L28	73.71	N 65°34'02" E
L29	212.38	N 61°20'58" E
L30	92.88	N 83°39'43" E
L31	169.95	N 36°12'15" E
L32	147.36	S 62°59'08" E
L33	162.58	N 62°57'43" E
L34	70.54	N 28°21'09" W
L35	347.60	N 48°14'04" W

**PLAT NOTES**

**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.

**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 DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM THE ULTIMATE DEVELOPMENT OF THE WATERSHED.

**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.

**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 IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.**

**CORNER MONUMENTATION:**  
 UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, 5/8" CAPPED IRON RODS STAMPED "ANA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

**BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA OF MINIMAL FLOOD HAZARD) ZONE X SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD), AND ZONE AE WHERE BASE FLOOD ELEVATION ARE PROVIDED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR PARKER COUNTY MAP NO 48367C0575 E, MAP REVISED: SEPTEMBER 26, 2008.**

**NOTE: BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.**

**ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THE THIS PLAT, UNLESS NOTED OTHERWISE.**

**RANCHO VALENCIA ROAD, LA QUINTA LANE AND RANCHO LADERA ROAD, ARE PRIVATE ROADS AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.**

**DIRECT ACCESS FROM SINGLE/ DUPLEX RESIDENTIAL DRIVES ONTO BEAR CREEK ROAD IS PROHIBITED.**

**FLOODPLAIN/DRAINAGE WAY MAINTENANCE NOTE:**  
 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 PROPERTIES 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.

**PRIVATE WATER AND SEWER:**  
 WATER TO BE SERVED BY PRIVATE WELL WATER. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

**WATER AND SEWER IMPACT FEE NOTE:**  
 "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 I THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

**PRIVATE STREET NOTE:** THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN 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."

OWNER'S CERTIFICATE  
 STATE OF TEXAS ( )  
 COUNTY OF PARKER ( )

WHEREAS BRASWELL DESIGN, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 76.256 ACRE TRACT OF LAND LOCATED IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 146, AND THE WALTER B. GLENN SURVEY, ABSTRACT NO. 529, PARKER COUNTY, TEXAS, BEING A PORTION OF A CALLED 1250.21 ACRE TRACT OF LAND (TRACT NO. 2) AS DESCRIBED IN THE SPECIAL WARRANTY DEED - SURFACE ESTATE ONLY - FILED FOR RECORD IN VOLUME 2888, PAGE 1198, DEED RECORDS, PARKER COUNTY TEXAS (DRPCT), AS CONVEYED TO BRASWELL DESIGN, LLC, BY DEED RECORDED IN INSTRUMENT NO. 202023988, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF SAID 76.256 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, ALEDO RANCH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 202030987, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BEAR CREEK ROAD, A PRESCRIPTIVE PUBLIC RIGHT-OF-WAY (UNDETERMINED WIDTH);

**THENCE** SOUTH 08 DEGREES 42 MINUTES 38 SECONDS EAST, 264.96 FEET WITH THE COMMON LINE OF SAID 76.256 ACRE TRACT AND SAID BEAR CREEK ROAD TO A 2-INCH ALUMINUM CAP AFFIXED TO A 5/8 INCH REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" FOUND FOR A CORNER;

**THENCE** SOUTH 83 DEGREES 11 MINUTES 46 SECONDS EAST, 438.36 FEET WITH THE COMMON LINE OF SAID 76.256 ACRE TRACT AND SAID BEAR CREEK ROAD TO A 2-INCH ALUMINUM CAP AFFIXED TO A 5/8 INCH REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" FOUND FOR A CORNER;

**THENCE** SOUTH 57 DEGREES 11 MINUTES 11 SECONDS EAST, 67.09 FEET WITH THE COMMON LINE OF SAID 76.256 ACRE TRACT AND SAID BEAR CREEK ROAD TO A 2-INCH ALUMINUM CAP AFFIXED TO A 5/8 INCH REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" FOUND FOR A CORNER;

**THENCE** SOUTH 48 DEGREES 15 MINUTES 20 SECONDS EAST, 1237.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET, FROM WHICH A 2-INCH ALUMINUM CAP AFFIXED TO A 5/8 INCH REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" BEARS SOUTH 48 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 223.87 FEET;

**THENCE** SOUTHWESTERLY, DEPARTING SAID COMMON LINE, ALONG A TRIBUTARY OF BEAR CREEK SOUTH 82 DEGREES 14 MINUTES 00 SECONDS WEST, 98.10 FEET, TO A POINT FOR CORNER; THENCE SOUTH 65 DEGREES 42 MINUTES 50 SECONDS WEST, 89.05 FEET, TO A POINT FOR CORNER; THENCE SOUTH 76 DEGREES 56 MINUTES 41 SECONDS WEST, 211.02 FEET, TO A POINT FOR CORNER; THENCE SOUTH 88 DEGREES 28 MINUTES 42 SECONDS WEST, 52.30 FEET, TO A POINT FOR CORNER; THENCE SOUTH 63 DEGREES 07 MINUTES 58 SECONDS WEST, 774.43 FEET, TO A POINT FOR CORNER; THENCE SOUTH 52 DEGREES 46 MINUTES 03 SECONDS WEST, 591.24 FEET, TO A POINT FOR CORNER; THENCE SOUTH 47 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 368.43 FEET, TO A POINT FOR CORNER; THENCE SOUTH 20 DEGREES 53 MINUTES 42 SECONDS WEST, 139.65 FEET, TO A POINT FOR CORNER; THENCE SOUTH 54 DEGREES 04 MINUTES 18 SECONDS WEST, 96.95 FEET, TO A POINT FOR CORNER; THENCE NORTH 66 DEGREES 44 MINUTES 52 SECONDS WEST, 207.76 FEET, TO A POINT FOR CORNER; THENCE SOUTH 76 DEGREES 50 MINUTES 50 SECONDS WEST, 108.73 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 60 DEGREES 52 MINUTES 13 SECONDS WEST, 52.09 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "PERC ENGINEERING" FOUND FOR THE SOUTHWEST CORNER OF SAID 76.256 ACRE TRACT AND BEING ON THE WEST LINE OF SAID CALLED 1250.21 ACRE TRACT OF LAND, BEING COMMON WITH THE EAST LINE OF CALLED 1251.734 (NET) ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO M. NAZARIAN, M.D., TRUSTEE, FILED FOR RECORD IN VOLUME 1251, PAGE 192, DRPCT, FROM WHICH A 2-INCH ALUMINUM CAP AFFIXED TO A 5/8 INCH REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" FOR AN EXTERIOR BOUNDARY CORNER OF SAID CALLED 1250.21 ACRE TRACT OF LAND, BEARS SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, 227.55 FEET;

**THENCE** NORTH 00 DEGREES 09 MINUTES 44 SECONDS WEST, WITH SAID COMMON LINE, 2299.27 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "PERC ENGINEERING" FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, OF SAID ALEDO RANCH ADDITION;

**THENCE** NORTH 89 DEGREES 50 MINUTES 15 SECONDS EAST, 439.88 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "PERC ENGINEERING" FOUND;

**THENCE** NORTH 00 DEGREES 09 MINUTES 45 SECONDS WEST, 93.48 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "PERC ENGINEERING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

**THENCE** 50.40 FEET ALONG SAID CURVE TO THE LEFT, AND IN AN EASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 57 DEGREES 45 MINUTES 06 SECONDS, HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD WHICH BEARS SOUTH 82 DEGREES 57 MINUTES 15 SECONDS EAST, A CHORD LENGTH OF 48.29 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "ANA"

**THENCE** NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 508.07 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 76.256 ACRES (3,321,715 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT BRASWELL DESIGN, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS ALEDO RANCH SOUTH ADDITION BLOCK 1, LOT 1-9, BLOCK 2 LOT 1-8; BLOCK 3 LOT 1-4; BLOCK 4 LOTS 1-10, AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON, THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS 2<sup>nd</sup> DAY OF February, 2022.

BY: *Bryan Braswell*  
 BRYAN BRASWELL  
 PRESIDENT

STATE OF TEXAS ( )  
 COUNTY OF TARRANT ( )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 02, 2022  
 BY *Bryan Braswell* ON BEHALF OF BRASWELL DESIGN, LLC.

GIVEN UNDER MY HAND AND SEAL THIS 02 DAY OF February, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 COMMISSION EXPIRES: 2/2/2022

**FINAL PLAT OF**  
**ALEDO RANCH SOUTH ADDITION**  
 LOTS 1-9 BLOCK 1, LOTS 1-6 BLOCK 2,  
 LOTS 1-4 BLOCK 3, LOTS 1-10, BLOCK 4  
 AND LOT 1, BLOCK 100  
 A 76.256 ACRES ADDITION TO PARKER COUNTY, TEXAS  
 SITUATED IN THE  
 B.B.B. & C. RAILROAD COMPANY SURVEY,  
 ABSTRACT NO. 146, AND  
 THE WALTER B. GLENN SURVEY, ABSTRACT NO. 529,  
 PARKER COUNTY, TEXAS  
 PREPARED JANUARY 2022

**OWNER/DEVELOPER**  
 BRASWELL DESIGNS, LLC  
 6387 CAMP BOWIE BLVD, SUITE B  
 FORT WORTH, TEXAS 76107  
 MR. BRYAN BRASWELL  
 TEL. (817) 564 - 3101

**5000 Thompson Terrace**  
**Colleyville, TX 76034**  
**(817) 335-9900**  
**FAX: (817) 335-9955**  
**TBPLS F. NO. 10090800**

**F 157**

CASE NO.  
 PP-21-040  
 FP-21-157  
 SHEET 2 OF 2

REVISIONS  
 DATE  
 PROJECT NO. 210020  
 DRAWN BY  
 APPROVED BY  
 DATE 08-28-2021

FINAL PLAT OF:  
 LOTS 1-9, BLOCK 1,  
 LOTS 1-6, BLOCK 2,  
 LOTS 1-4, BLOCK 3,  
 AND LOT 1, BLOCK 100

ALEDO RANCH SOUTH ADDITION

5000 Thompson Terrace  
 Colleyville, TX 76034  
 (817) 335-9900  
 FAX: (817) 335-9955  
 TBPLS F. NO. 10090800

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 SHEET 2 OF 2