
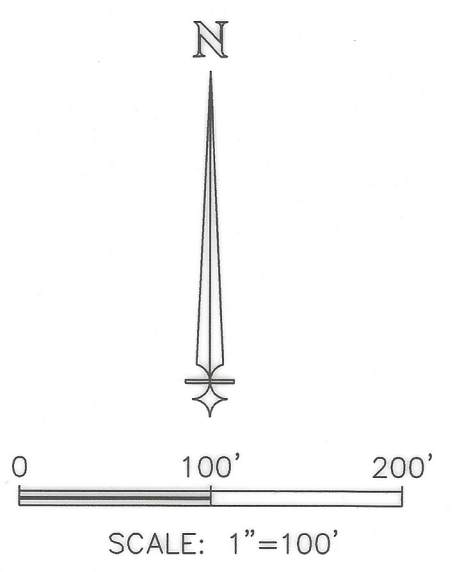


The Town Council of the Town of Annetta, Texas voted affirmatively on this 11th day of September 2020 to approve of this Plat for filing of record.

By: *[Signature]*
Mayor, Town of Annetta dated 9/30/20

Attest: *[Signature]*

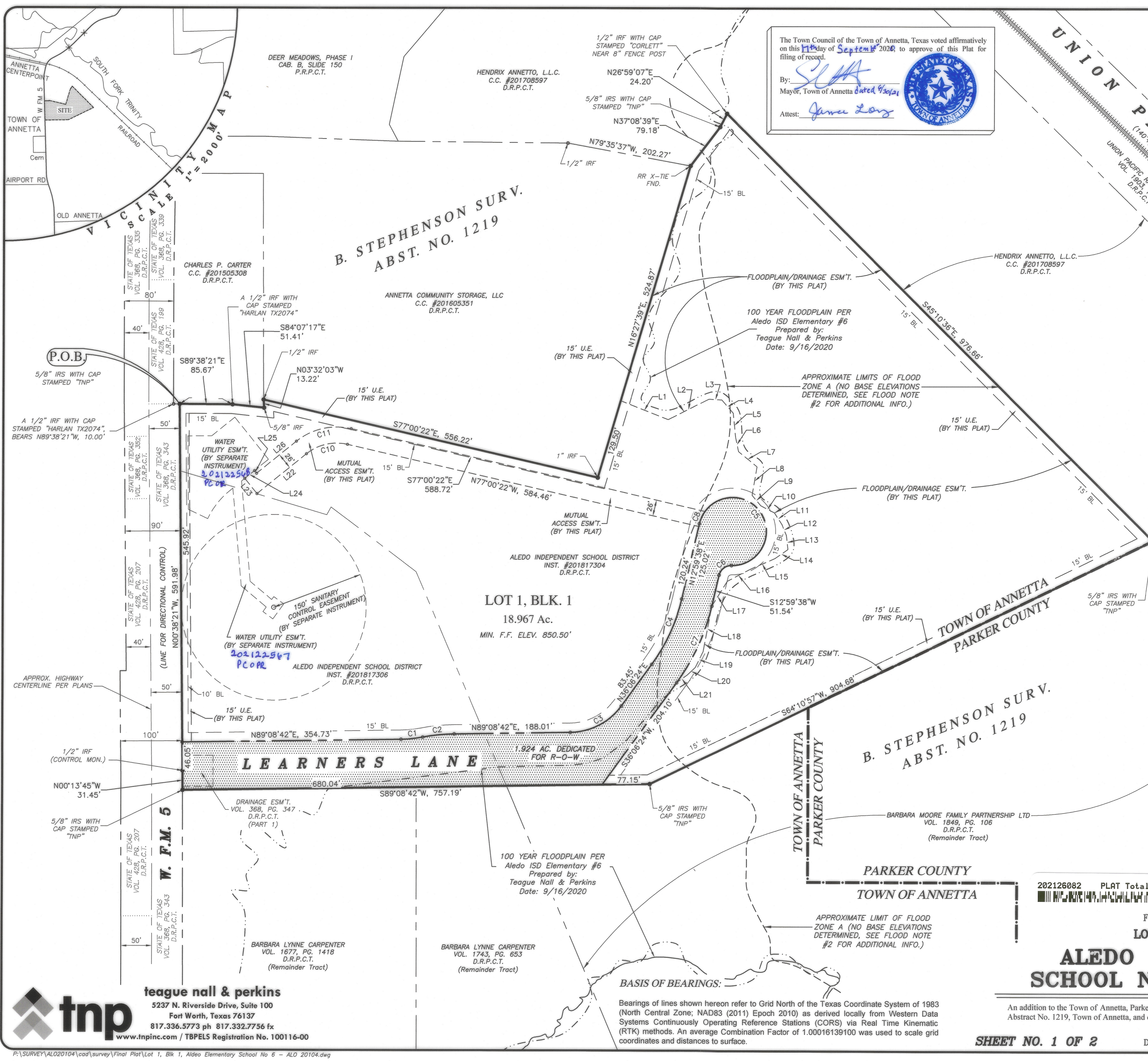



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	35.38'	204.00'	09°56'11"	N84°10'36"E	35.33'
C2	51.33'	296.00'	09°56'11"	N84°10'36"E	51.27'
C3	96.27'	104.00'	53°02'17"	N62°37'33"E	92.87'
C4	116.99'	290.00'	23°06'47"	N24°33'01"E	116.19'
C5	248.11'	55.00'	258°27'49"	S37°46'30"E	85.21'
C6	27.39'	20.00'	78°27'47"	S52°13'31"W	25.30'
C7	137.16'	340.00'	23°06'47"	S24°33'01"W	136.23'
C8	14.62'	55.00'	15°13'31"	N20°36'22"E	14.57'
C9	85.77'	55.00'	89°21'16"	N72°53'45"E	77.34'
C10	70.64'	78.00'	51°53'13"	S77°03'01"W	68.25'
C11	94.18'	104.00'	51°53'13"	N77°03'01"E	91.00'

Line Table

Line #	Direction	Length
L1	S68°34'43"E	82.73'
L2	N63°17'05"E	73.93'
L3	S87°25'18"E	20.91'
L4	S40°41'23"E	28.23'
L5	S05°47'38"E	39.51'
L6	S12°32'27"E	23.22'
L7	S50°51'29"E	38.78'
L8	S09°43'55"W	46.65'
L9	S39°51'16"E	21.85'
L10	S62°20'38"E	25.16'
L11	S33°06'48"E	22.37'
L12	S22°38'06"E	18.83'
L13	S06°52'54"E	23.12'
L14	S55°12'14"W	25.64'
L15	S66°31'03"W	44.37'
L16	S62°25'46"W	41.23'
L17	S31°42'49"W	47.36'
L18	S10°43'17"W	74.86'
L19	S25°53'00"W	28.78'
L20	S47°17'24"W	17.38'
L21	S53°49'11"W	21.49'
L22	S51°06'24"W	102.85'
L23	N38°53'36"W	31.50'
L24	N51°06'24"E	20.00'
L25	S38°53'36"E	5.50'
L26	N51°06'24"E	82.85'



202126082 PLAT Total Pages: 2

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

FINAL PLAT OF
LOT 1, BLOCK 1
**ALEDO ELEMENTARY
SCHOOL NO. 6 ADDITION**

An addition to the Town of Annetta, Parker County, Texas, and being situated in the B. Stephenson Survey, Abstract No. 1219, Town of Annetta, and containing 20.891 acres of land total.

SHEET NO. 1 OF 2 DATE: 6/29/2021

F-2



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

BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00016139100 was used to scale grid coordinates and distances to surface.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS Aledo Independent School District, acting by and through the undersigned, its duly authorized agent, is the owner of 20.891 acres of land situated in the B. Stephenson Survey, Abstract No. 1219, Town of Annetta, Parker County, Texas, and being all of those certain tracts of land as conveyed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in County Clerk's (C.C.) #201817304 and #201817306, 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 5/8 inch iron rod with cap stamped "TNP", set in the east Right-of-Way (R-O-W) line of W. F.M. 5 (variable width), at the most westerly northwest corner of said Aledo I.S.D. tract (#201817304), also being in the south line of a tract of land described in deed to Charles P. Carter, according to the deed recorded in C.C. #201505308, D.R.P.C.T., from which a 1/2 inch iron rod with cap stamped "Harlan Tx2074", found at the southwest corner of said Carter tract, bears N 89°38'21" W, a distance of 10.00 feet;

THENCE along the most westerly north line of said Aledo I.S.D. tract (#201817304), and along the south line of said Carter tract generally along and near a wire fence, the following courses and distance:

S 89°38'21" E, a distance of 85.67 feet to a 1/2 inch iron rod found with cap stamped "Harlan Tx2074";

S 84°07'17" E, a distance of 51.41 feet to a 5/8 inch iron rod found at a reentrant corner of said Aledo I.S.D. tract (#201817304), also being the southeast corner of said Carter tract;

THENCE N 03°32'03" W, continuing along the most westerly north line of said Aledo I.S.D. tract (#201817304), along the east line of said Carter tract, a distance of 13.22 feet to a 1/2 inch iron rod found at the southwest corner of a tract of land described in deed to Annetta Community Storage, LLC, according to the deed recorded in C.C. #201605351, D.R.P.C.T., also being a reentrant corner of said Aledo I.S.D. tract (#201817304);

THENCE S 77°00'22" E, continuing along the most westerly north line of said Aledo I.S.D. tract (#201817304), along the south line of said Annetta Community Storage tract, a distance of 556.22 feet to a 1 inch iron rod found near a fence line at the southeast corner of said Annetta Community Storage tract, also being a reentrant corner of said Aledo I.S.D. tract (#201817304);

THENCE N 16°27'39" E, along the most northerly west line of said Aledo I.S.D. tract (#201817304), along the east line of said Annetta Community Storage tract, and generally along and near a partially downed wire fence, a distance of 524.87 feet to a railroad X-tie found at the northeast corner of said Annetta Community Storage tract, also being the most northerly south corner of a tract of land described in deed to Hendrix Annetto, L.L.C., according to the deed recorded in C.C. #201708597, D.R.P.C.T., from which a 1/2 inch iron rod found in the north line of said Annetta Community Storage tract, also being in the most northerly south line of said Hendrix Annetto tract, bears N 79°35'37" W, a distance of 202.27 feet;

THENCE N 37°08'39" E, along a southeasterly line of said Hendrix Annetto tract, and continuing along the most northerly west line of said Aledo I.S.D. tract (#201817304), a distance of 79.18 feet to a 5/8 inch iron rod set with cap stamped "TNP";

THENCE N 26°59'07" E, continuing along a southeasterly line of said Hendrix Annetto tract, and continuing along the most northerly west line of said Aledo I.S.D. tract (#201817304), a distance of 24.20 feet to a 1/2 inch iron rod with cap stamped "Corlett", found near an 8" fence post at the most north corner of said Aledo I.S.D. tract (#201817304), also being a reentrant corner of said Hendrix Annetto tract;

THENCE S 45°10'36" E, generally along and near a wire fence, along the northeasterly line of said Aledo I.S.D. tract (#201817304), and along a southwesterly line of said Hendrix Annetto tract, a distance of 976.66 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the southeast corner of said Aledo I.S.D. tract (#201817304), also being the northeast corner of the remainder of a tract of land described in deed to Barbara Moore Family Partnership, LTD, according to the deed recorded in Volume 1849, Page 106, P.R.P.C.T.

THENCE S 64°10'57" W, generally along and near a wire fence, along the south line of said Aledo I.S.D. tract (#201817304), and along the north line of the remainder of said Barbara Moore Family Partnership, LTD tract, a distance of 904.68 feet to a 5/8 inch iron rod set with cap stamped "TNP";

THENCE S 89°08'42" W, continuing along said line, passing over and across the southwest corner of said Aledo I.S.D. tract (#201817304), also being the southeast corner of said Aledo I.S.D. tract (#201817306), also passing along the north line of the remainder of said Barbara Moore Family Partnership, LTD tract, also passing along the north line of the remainder of tracts of land described in deed to Barbara Lynn Carpenter, according to the deeds recorded in Volume 1677, Page 1418 and Volume 1743, Page 653, P.R.P.C.T., and continuing along the south line of said Aledo I.S.D. tract (#201817306), in all, a distance of 757.19 feet to a 5/8 inch iron rod with cap stamped "TNP", set near a wire fence line at the southwest corner of said Aledo I.S.D. tract (#201817306), also being the northwest corner of the remainder of said Barbara Lynn Carpenter tract (Vol. 1677, Pg. 1418, D.R.P.C.T.), also being in the east R-O-W line of said W. F.M. 5;

THENCE N 00°13'45" W, along and near a wire fence line in the west line of said Aledo I.S.D. tract (#201817306), and along the east R-O-W line of said W. F.M. 5, a distance of 31.45 feet to a 1/2 inch iron rod found;

THENCE N 00°38'21" W, continuing along and near a wire fence line, passing along the west line of said Aledo I.S.D. tract (#201817306), also passing along the west line of said Aledo I.S.D. tract (#201817304), and along the east R-O-W line of said W. F.M. 5, in all, a distance of 591.98 feet to the **POINT OF BEGINNING** and containing 910,003 square feet or 20.891 acres of land.

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00016139100 was used to scale grid coordinates and distances to surface.

KNOW ALL MEN BY THESE PRESENTS

I, Theron W. Sims, the undersigned, a Registered Professional Land Surveyor licensed in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground under my direction and supervision in the month of May 21, 2021.

Theron W. Sims
Theron W. Sims, R.P.L.S., No. 5887
Date: June 29, 2021



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Aledo Independent School District, does hereby certify that we are the legal owner of the above described tracts of land and do hereby convey to the public or public use, the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat and do hereby adopt this plat designating the hereinabove described real property as:

LOT 1, BLOCK 1
ALEDO ELEMENTARY SCHOOL NO. 6 ADDITION

an addition to the Town of Annetta, Texas, and whose name is subscribed hereto, and hereby dedicate to the use of the public all easements, alleys, streets and other right-of-ways that are to be dedicated to the public are dedicated to the public by this Plat.

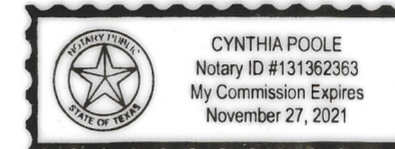
Carl Hasfield
Signature of Owner

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Carl Hasfield, 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 30th day of June, 2021.

Cynthia Poole
Notary Public, in and for the State of Texas
Nov 27, 2021
My Commission expires:



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 (No Base Flood Elevations determined) of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood (100-year flood) and portions of the property 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. 48367C0425F for Parker County, Texas, and depicted from Town of Annetta, Texas, Community Map and Panel No. 481660 0425 F, effective date April 5, 2019.
- 3) All perimeter property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).
- 4) The Owner of any property upon which a Drainage Facility, including but not limited to ponds, open channels, and swales, is required to be developed, constructed, or used in order to satisfy the Town of Annetta's requirements for drainage, shall be required to indemnify, defend, and hold harmless the Town of Annetta, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Drainage Facility" including any non-performance of the foregoing, in form and substance as required by Town Ordinance.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202126082
07/01/2021 02:08 PM
Fee: 80.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT OF
LOT 1, BLOCK 1

ALEDO ELEMENTARY
SCHOOL NO. 6 ADDITION

An addition to the Town of Annetta, Parker County, Texas, and being situated in the B. Stephenson Survey, Abstract No. 1219, Town of Annetta, and containing 20.891 acres of land total.

OWNER:

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

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