

PARKER COUNTY
 N01°12'46"W, 1419.35'
 1199.86'
 1339.35'
 (LINE FOR DIRECTIONAL CONTROL)
 APPROX. CITY OF FORT WORTH LIMITS

LOT 1, BLK. 1
 1,785,429 S.F. or 40.988 Ac.

J.D. KYLE SURVEY
 ABST. NO. 792

KEVIN W. VAN, J.C.D., D.D., BISHOP OF THE
 CATHOLIC DIOCESE OF FORT WORTH
 VOL. 2459, PG. 1357
 D.R.P.C.T.

20' SIDEWALK ESM'T.
 (THIS PLAT)

WATER FACILITY ESM'T.
 INST. #201524745
 D.R.P.C.T.

50' SOUTHWESTERN
 GAS PIPELINE ESM'T.
 VOL. 2194, PG. 1275
 D.R.P.C.T.

PUBLIC ACCESS ESM'T.
 (THIS PLAT)

5'x10' WATER ESM'T.
 (THIS PLAT)

50' CROSSTEX NGL PIPELINE ESM'T.
 VOL. 2457, PG. 1676
 D.R.P.C.T.

50' SOUTHWESTERN GAS PIPELINE ESM'T.
 VOL. 2194, PG. 1275
 D.R.P.C.T.

APPROX. SURVEY LINE

P.O.B.
 SMOOTH 5/8" IRF
 (CONTROL MON.)

GEO BEGGS III et al
 VOL. 204, PG. 497
 D.R.P.C.T.

APPROX. CENTERLINE OF
 ASPHALT ROAD, 23' IN
 WIDTH AT THIS POINT

PARKER COUNTY
 APPROX. CITY OF
 FORT WORTH

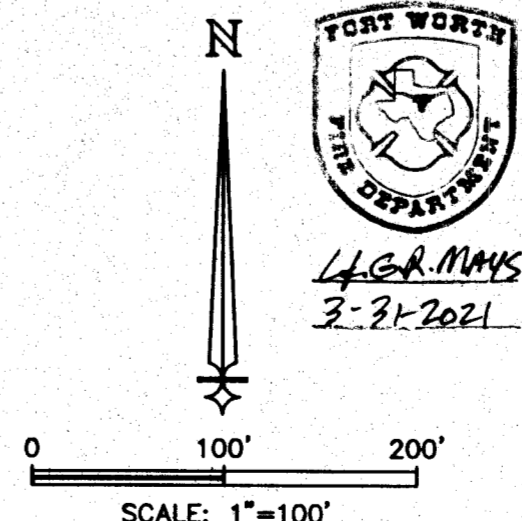
I. & G.N.R.R.CO. SURVEY
 ABST. NO. 1996

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.91'	23.50'	43°39'49"	N23°02'41"W	17.48'
C2	36.99'	23.50'	90°10'52"	N50°10'02"E	33.29'
C3	40.29'	98.50'	23°26'16"	S07°03'55"E	40.01'
C4	31.13'	101.50'	17°34'18"	S09°59'55"E	31.01'

20792.001.005.00
 20754.004.000.00 4 acres

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 Altima 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.

- NOTE:
- 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, and as depicted from Community Map and Panel No. 480520 0450 E, Map Revised Sept. 26, 2008.
 - 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) See sheet 3 of 3 for additional notes, dedication and key map.



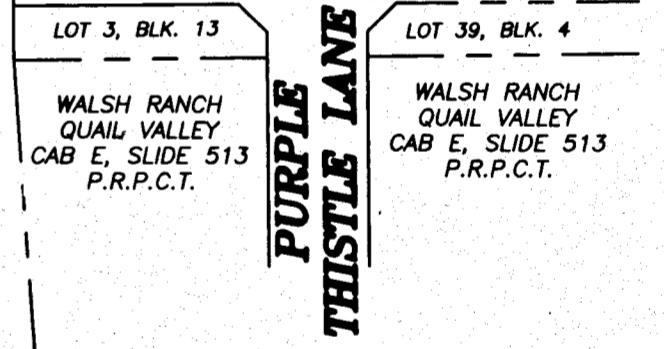
E703

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

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

OLD WEATHERFORD ROAD

976' APPROX. DISTANCE TO CENTER OF PURPLE THISTLE LANE



G. TANDY SURVEY
 ABST. NO. 2356

LINE #	DIRECTION	LENGTH
L1	N88°59'20"E	6.50'
L2	N01°12'46"W	66.72'
L3	N01°12'46"W	32.81'
L4	S83°42'17"E	39.01'
L5	S01°12'46"E	61.22'
L6	S88°59'20"W	67.00'
L7	N88°44'17"E	111.61'
L8	S88°44'17"W	10.00'
L9	N01°12'46"W	5.00'
L10	N52°14'53"E	35.09'
L11	N71°28'03"E	27.87'
L12	N02°09'21"E	17.71'
L13	N13°01'32"W	19.13'
L14	N11°18'14"E	20.27'
L15	N08°25'26"W	25.67'
L16	N25°19'49"W	51.91'
L17	N64°03'39"E	79.63'
L18	N53°05'04"E	111.25'

Development Yield	
Gross Site Area	42,557 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 40.988 Ac.
Commercial Lots	1 / 40.988 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots	0 / 0 Right-of-Way 1 / 1.569 Ac.

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

An addition to the City of Fort Worth, Parker County, Texas, being 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 containing 42.557 acres of land total.

DATE: 3/18/2021
 FP-20-168

teague nail & 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