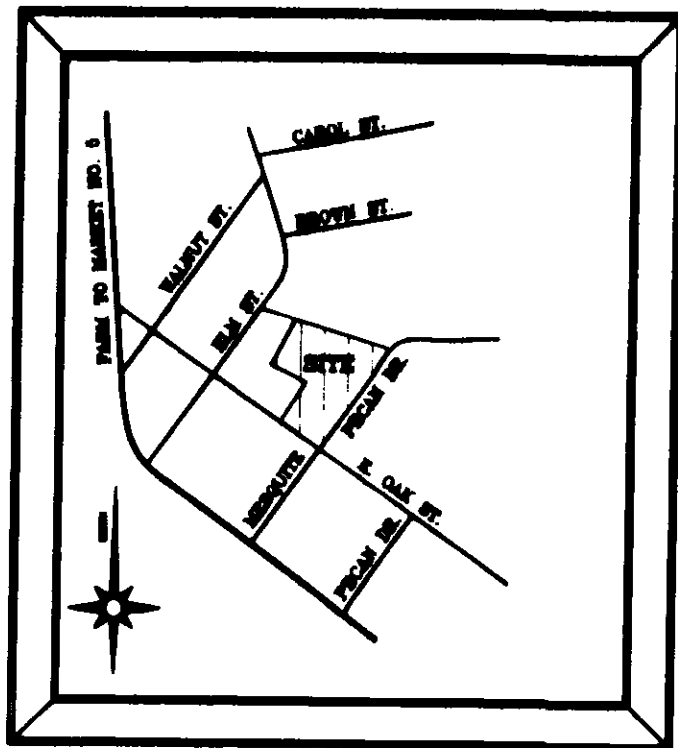


PC C-209



VICINITY MAP N.T.S.

STATE OF TEXAS
COUNTY OF PARKER
KNOW ALL MEN BY THESE PRESENTS, That John Randall Keck is the owner of the following described property, to wit:
0.485 acre situated in the L.R. FAWKS SURVEY, Abst. No. 483, City of Aledo, Parker County, Texas, being all those certain tracts of land conveyed to John Randall Keck, by deeds recorded in Volume 2026, Page 1974, Volume 1716, Page 206 and Volume 1906, Page 758 Real Records, Parker County, Texas, said 0.485 acre being more particularly described, as follows:

Beginning at a 1/8" iron found at the northwest corner of that certain tract of land conveyed to Rhonda Ray and Michael E. Ray, by deed recorded in Volume 2026, Page 1224, Real Records, Parker County Texas and in the east line of that certain tract of land conveyed to John Charles Wells and Kalea Jo Wells, by deed recorded in Volume 1671, Page 210, Real Records, Parker County, Texas, said point being (per deed call) North 09 degrees 56 minutes 34 seconds West, 84.86 feet, South 48 degrees 14 minutes 11 seconds East, 78.88 feet and North 34 degrees 40 minutes 07 seconds East, 87.88 feet from the north corner of Lot 1, Block 18, ORIGINAL TOWN OF ALEDO, an Addition to the City of Aledo, according to Plat recorded in Volume 18, Page 460, Plat Records, Parker County, Texas.

THENCE North 34 degrees 40 minutes 07 seconds East, along the east line of said Wells tract, 75.00 feet to a 1/8" iron found at the southwest corner of that certain tract of land conveyed to Aledo United Methodist Church, by deed recorded in Volume 1760, Page 197, Real Records, Parker County, Texas, being the northwest corner of the herein described tract.

THENCE South 56 degrees 27 minutes 21 seconds East, along the south line of said Aledo United Methodist Church tract, 168.88 feet to a 1/8" iron found in the west line of Pecan Drive (a 60' R.O.W.), being the beginning of a non-tangent curve to the left whose radius is 266.00 feet and whose long chord bears South 48 degrees 47 minutes 41 seconds West, 91.18 feet, said point being the northeast corner of the herein described tract;

THENCE along said curve in a southerly direction through a central angle of 80 degrees 36 minutes 52 seconds, a distance of 81.87 feet to a 1/2" iron found;

THENCE South 40 degrees 48 minutes 25 seconds West, continuing along the west line of said Pecan Drive, 96.07 feet to a 1/8" iron found at the intersection of the west line of said Pecan Drive and the north line of East Oak Street (an 80' R.O.W.), being the southeast corner of the herein described tract;

THENCE North 48 degrees 14 minutes 11 seconds West, along the north line of said East Oak Street, 87.45 feet to a 1/8" iron found at the southeast corner of said Ray tract;

THENCE North 34 degrees 40 minutes 14 seconds East, along the east line of said Ray tract, 94.80 feet to a 1/8" iron found at the northeast corner of said Ray tract;

THENCE North 56 degrees 27 minutes 21 seconds West, along the north line of said Ray tract, 49.63 feet to the POINT OF BEGINNING and containing 0.485 acre of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, John Randall Keck, (owner), does hereby adopt this Plat of the hereinabove described real property to be known as.....

Lot 1, Block 2-R
ORIGINAL TOWN OF ALEDO
City of Aledo
Parker County, Texas

And does hereby dedicate to the public's use forever the streets and easements shown hereon.

EXECUTED this the 13 day of January 20 05
By: John Randall Keck

Doc 00544240 Bk OR Vol 2294 Pg 149

FILED AND RETURNED
OFFICIAL PUBLIC RECORDS
On Jan 27, 2005 at 08:28A

Document Number: 00544240
Sheet: 56.00

By Patricia Nelson

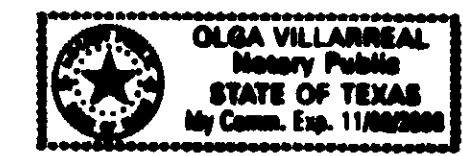
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Jan 27, 2005

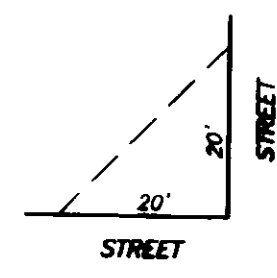
JANE WAGNER, COUNTY CLERK
PARKER COUNTY

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared John Randall Keck known to me to be the person whose name is sworn and subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.



By: [Signature]
Notary Public, Parker County, Texas
My Commission Expires 11-8-2008



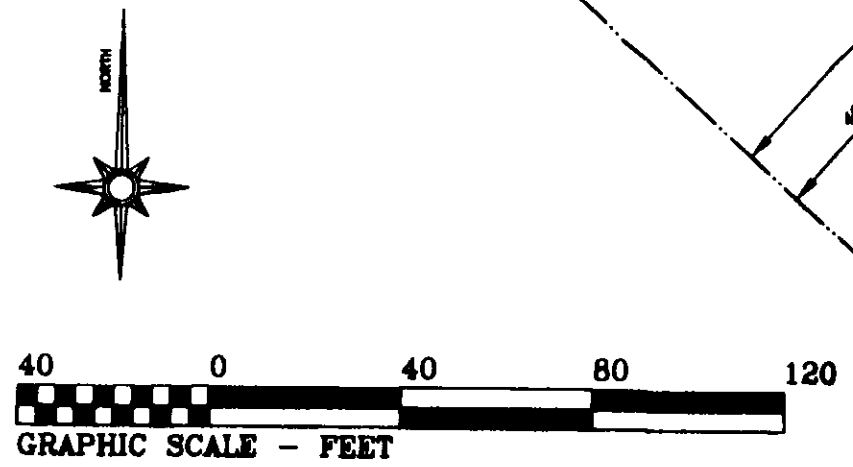
30' x 20' P.O.S.E.

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)
NO STRUCTURE, OBJECT, OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A P.O.S.E. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREON. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.
ON NON-RESIDENTIAL ZONED LOTS, A SINGLE POLE SIGN OF NOT GREATER THAN 1 FT. (12") IN DIAMETER MAY BE ALLOWED WITHIN A P.O.S.E. EASEMENT, PROVIDED A VERTICAL UNOBSTRUCTED CLEARANCE OF 11 FT. IS MAINTAINED BETWEEN THE ADJACENT FINISHED GROUND LINE OF THE POLE TO THE UNDERSIDE OF THE SIGN.

ACCT. NO.: 10085
SCH. DIST.: AL
CITY: AL
MAP NO.: M-18

FINAL PLAT
Lot 1, Block 2-R
ORIGINAL TOWN OF ALEDO
City of Aledo
Parker County, Texas
0.485 Acres Situated In The
L.R. FAWKS SURVEY
ABST. NO. 483
City of Aledo
Parker County, Texas

THIS PLAT FILED IN CABINET _____ SLIDE _____ DATE _____



OWNER/DEVELOPER
JOHN RANDALL KECK
300 HUNLEY LANE
ALEDO, TEXAS 76008
817-441-3881

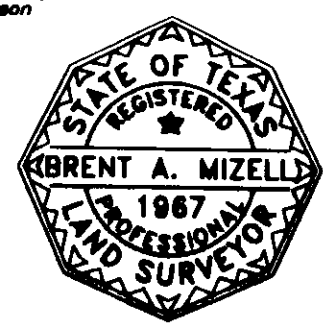
SURVEYOR
MIZELL LAND SURVEYING, INC.
117 JOHN STREET
ALEDO, TEXAS 76008
817-441-6198

APPROVED BY CITY OF ALEDO
This 13th day of January 2005
[Signature]
DIRECTOR OF PUBLIC WORKS
[Signature]
CITY SECRETARY

*Approval of this Plat shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Parker County, Texas within six (6) months from the date of final approval by the Aledo Planning and Zoning Commission.

- GENERAL NOTES:
1. THIS SITE IS ZONED C-3 (CENTRAL BUSINESS DISTRICT)
 2. THE STRUCTURE LOCATED ON THE PREMISES IS NON-CONFORMING AND SUBJECT TO THE GUIDELINES UNDER ARTICLE 16-NON CONFORMING USES AND STRUCTURES OF THE CITY OF ALEDO'S ZONING ORDINANCE.
 3. UNDER THE C-3 ZONING CATEGORY SPECIAL BUILDING REQUIREMENTS ARE APPLICABLE AND APPLICATION MUST BE MADE FOR A BUILDING CONSTRUCTION PERMIT.
 4. A 25 (TWENTY FIVE) FOOT BUILDING LINE ALONG PECAN STREET WILL BE REQUIRED ONLY IF A NEW STRUCTURE IS BUILT FACING PECAN STREET.
 5. STREET DRAINAGE, WATER AND/OR SANITARY SEWER IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
 6. THERE ARE NO VISIBLE AND APPARENT EASEMENTS ACROSS THE SUBJECT PROPERTY.

Surveyors Certificate
I, Brent A. Mizell, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate, on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.
[Signature]
Brent A. Mizell
Registered Professional Land Surveyor
Texas Registration No. 1967
January 03, 2005



MIZELL LAND SURVEYING, INC.
117 John Street
P.O. Box 1029 Aledo, TX 76008
817-441-6199 FAX: 817-441-6805