

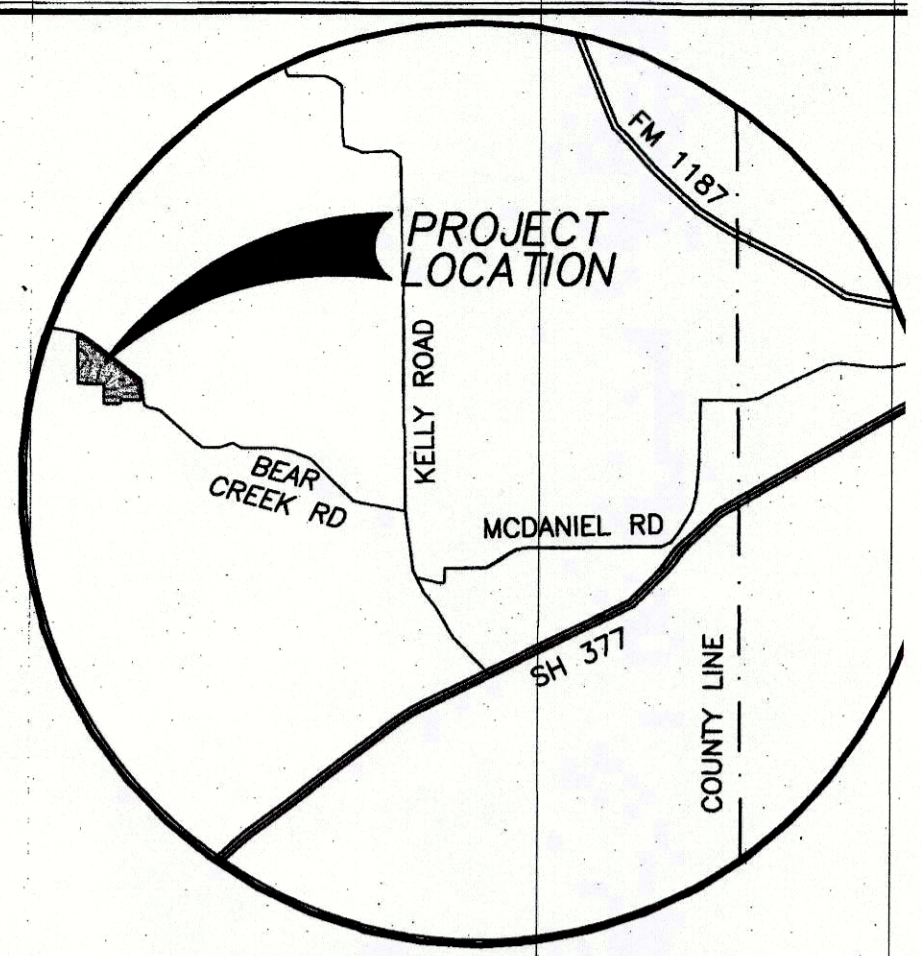
**FORT WORTH**

**CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS**

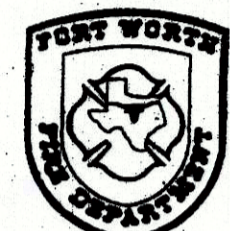
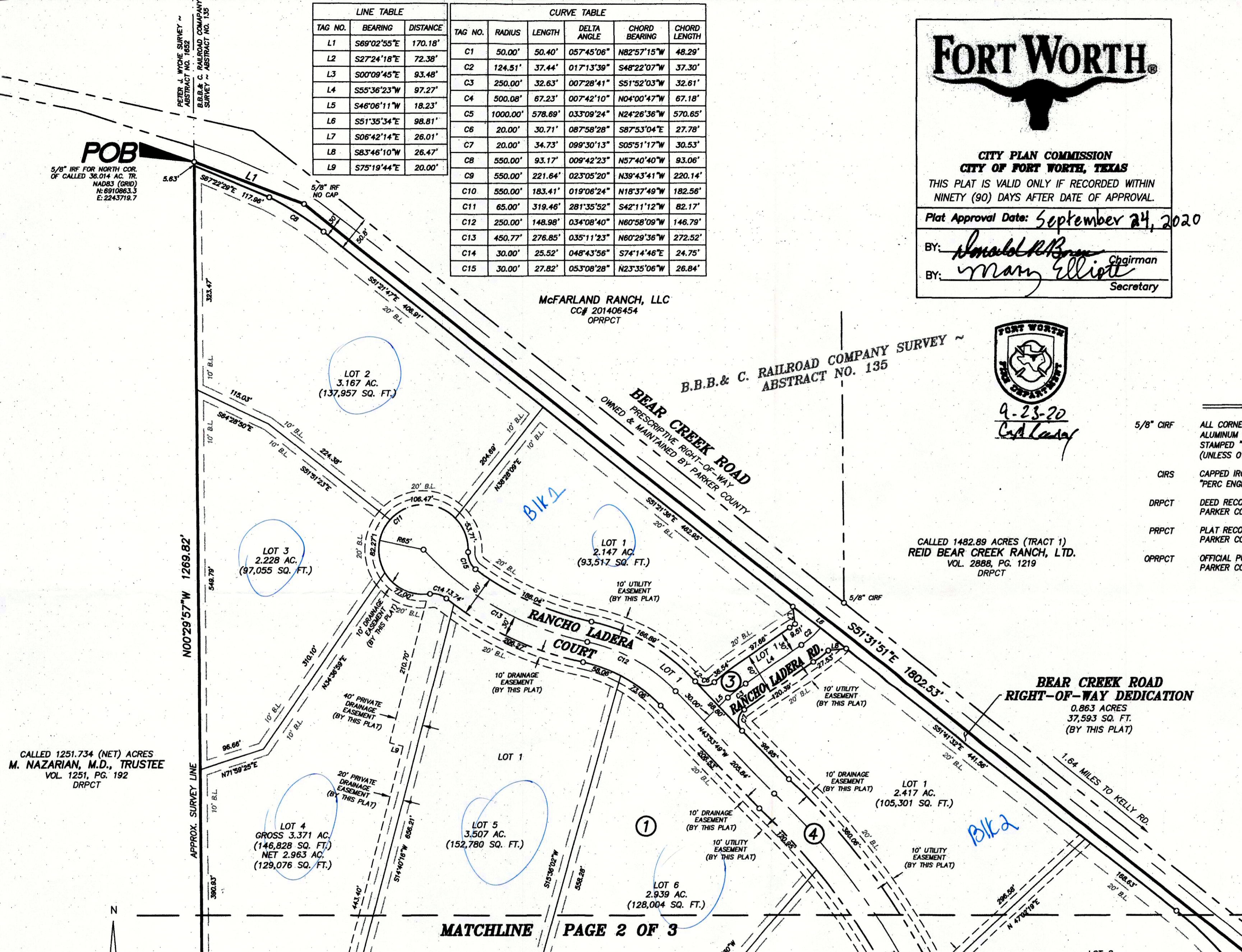
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: September 24, 2020

BY: Donald R. Brown Chairman  
BY: Mary Elliott Secretary



LINE TABLE			CURVE TABLE					
TAG NO.	BEARING	DISTANCE	TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S69°02'55"E	170.18'	C1	50.00'	50.40'	057°45'06"	N82°57'15"W	48.29'
L2	S27°24'18"E	72.38'	C2	124.51'	37.44'	017°13'39"	S48°22'07"W	37.30'
L3	S00°09'45"E	93.48'	C3	250.00'	32.63'	007°28'41"	S51°52'03"W	32.61'
L4	S55°36'23"W	97.27'	C4	500.08'	67.23'	007°42'10"	N04°00'47"W	67.18'
L5	S46°06'11"W	18.23'	C5	1000.00'	578.69'	033°09'24"	N24°26'36"W	570.65'
L6	S51°35'34"E	98.81'	C6	20.00'	30.71'	087°58'28"	S87°53'04"E	27.78'
L7	S06°42'14"E	26.01'	C7	20.00'	34.73'	099°30'13"	S05°51'17"W	30.53'
L8	S83°46'10"W	26.47'	C8	550.00'	93.17'	009°42'23"	N57°40'40"W	93.06'
L9	S75°19'44"E	20.00'	C9	550.00'	221.64'	023°05'20"	N39°43'41"W	220.14'
			C10	550.00'	183.41'	019°08'24"	N18°37'49"W	182.56'
			C11	65.00'	319.46'	281°35'52"	S42°11'12"W	82.17'
			C12	250.00'	148.98'	034°08'40"	N60°58'09"W	146.79'
			C13	450.77'	276.85'	035°11'23"	N60°29'36"W	272.52'
			C14	30.00'	25.52'	048°43'56"	S74°14'46"E	24.75'
			C15	30.00'	27.82'	053°08'28"	N23°35'06"W	26.84'



9-23-20  
*Cal Lamy*

LEGEND/ABBREVIATIONS			
5/8" CIRF	ALL CORNERS CALLED "5/8" CIRF" ARE 2" ALUMINUM CAPS AFFIXED TO 5/8" REBAR STAMPED "CLINTON W. FARRIS RPLS 4144" (UNLESS OTHERWISE NOTED)	VOL.	VOLUME
CIRS	CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"	PG.	PAGE
DRPCT	DEED RECORDS PARKER COUNTY, TEXAS	ESMT.	EASEMENT
PRPCT	PLAT RECORDS PARKER COUNTY, TEXAS	POB	POINT OF BEGINNING
OPRPT	OFFICIAL PUBLIC RECORDS PARKER COUNTY, TEXAS	CIRF	CAPPED IRON ROD FOUND
		IRF	IRON ROD FOUND
		CC#	COUNTY CLERK'S INSTRUMENT NO.
		B.L.	BUILDING SETBACK LINE

PRELIMINARY PLAT CASE NUMBER: PP-20-015 CASE  
NAME: ALEDO RANCH  
STORM WATER MANAGEMENT NUMBER: SWM-220-0006  
PHASE: PHASE 1  
FINAL PLAT CASE NUMBER: FP-20-041

**FINAL PLAT  
ALEDO RANCH ADDITION**

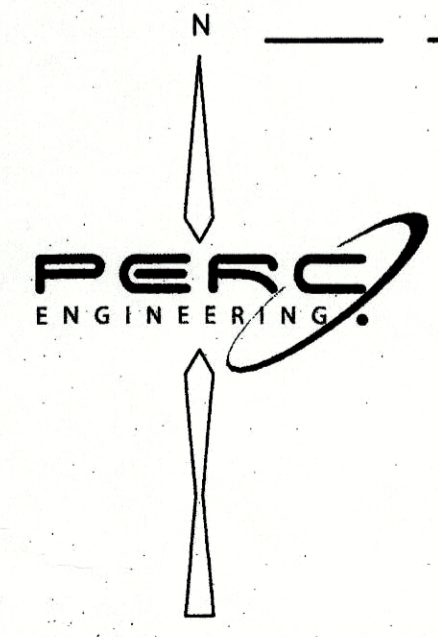
BLOCK 1, LOTS 1-9;  
BLOCK 2, LOTS 1-4;  
BLOCK 3, LOT 1 (PRIVATE ROAD);  
BLOCK 4, LOT 1 (PRIVATE STREET/COURT);

A 36.014 ACRE ADDITION TO PARKER COUNTY, TEXAS  
SITUATED IN THE BUFFALO BAYOU, BRAZOS AND  
COLORADO RAILROAD COMPANY SURVEY,  
ABSTRACT NOS. 135 & 146,  
13 BUILDABLE LOTS

LAND USE TABLE			
LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
PRIVATE RIGHT-OF-WAY	3.427	149,309	2
RESIDENTIAL	32.587	1,419,470	13
TOTAL	36.014	1,568,779	13

ACCT. NO.: 10091  
SCH. DIST.: AL  
CITY: MAL  
MAP NO.: 20116.001.002.00

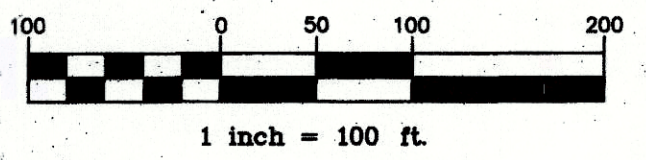
SEPTEMBER 2020  
SURVEYOR:



ENGINEER:  
**CHARLES CROOK CONSULTING, INC.**  
2400 HIGHWAY 287 N, STE. 110  
MANSFIELD, TX 76063  
CONTACT: CHUCK CROOK  
TEL: (817) 453-1200

OWNER/DEVELOPER:  
**BRASWELL DESIGN, LLC**  
6387 CAMP BOWE  
FORT WORTH, TX 76116  
CONTACT: BRYAN BRASWELL, PRESIDENT  
TEL: (817) 564-3101

4055 INTERNATIONAL PLAZA, STE 430  
FORT WORTH, TX 76109  
MAIN: 817.380.5110  
tbpels #10194323  
www.PERC-eng.com  
SHEET 1 OF 3



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