

THE STATE OF TEXAS \$
COUNTY OF PARKER \$
THAT Slam FM LLC being the owner of the following described property, to wit:

SITUATED in the City of Aledo, Parker County, Texas, and being all of Lots 1 and 2, Block 1, Aledo Park Subdivision, City of Aledo, Parker County, Texas as shown on the plat thereof recorded in Cabinet D, Slide 448, Plat Records, Parker County, Texas, and said tract being more fully described as follows:

BEGINNING at a 1/2" iron rod with cap marked "J&M BOUNDARY" (N=6,935.178.90' and E=2,244.671.86') found in the east right-of-way line of Farm to Market Road No. 1187 (an 80 foot right-of-way at this point) for the southwest corner of said Aledo Park Subdivision, and the northwest corner of that certain tract conveyed to Freddy D. and Vera Detherage by deed recorded in Volume 391, Page 506, Deed Records, Parker County, Texas, and from said point of beginning a 1/2 inch iron rod with cap marked "GRANT ENG." found for the northwest corner of that certain tract conveyed to TCO Builders, Inc. bears South 09 degrees, 05 minutes, 55 seconds East 180.73 feet;

THENCE North 08 degrees, 35 minutes, 32 seconds West 200.79 feet with said east right-of-way line of said road, same being the west line of said Aledo Park Subdivision, to the northwest corner of said Aledo Park Subdivision, same being the southwest corner of that certain tract conveyed to Ben Ed Hale by deed recorded in Volume 666, Page 5 of said Deed Records, from said point a chain link fence corner post in concrete bears South 81 degrees, 42 minutes West 1.0 foot, and a 5/8 inch iron rod with cap marked "Fulton Surveying" found for the northwest corner of Lot 3, Block 1, Rollins Addition, City of Aledo, Parker County, Texas, as shown on plat thereof recorded in Cabinet 8, Slide 682, Plat Records, Parker County, Texas, bears North 09 degrees, 49 minutes, 04 seconds West, 282.11 feet;

THENCE North 89 degrees, 57 minutes, 47 seconds East with the north line of said Aledo Park Subdivision, same being the south line of said "Hale" tract, at 266.61 feet pass a point which bears South 00 degrees, 02 minutes, 13 seconds East 0.36 foot from a 3/8 inch iron rod in concrete found for the southeast corner of said Hale tract, same being the southwest corner of that certain tract conveyed to Jimmy D. and Judy L. Ramsey by deed recorded in Volume 1652, Page 982 of said Deed Records, and continuing a total distance of 451.58 feet to a 1/2 inch iron rod with cap marked "J&M BOUNDARY" set for the northeast corner of said Aledo Park Subdivision, the southeast corner of said Ramsey Tract, and in the west line of a called 59.6 acre tract described in a deed to Mayola E. Lasater, Trustee, by instrument recorded in Volume 2822, Page 1156, Deed Records, Parker County, Texas, (current record landowner is Mayola Lasater, Trustee, by instrument recorded in Volume 2822, Page 1156, Deed Records, Parker County, Texas) from which the center of a railroad tie fence corner post bears South 72 degrees, 10 minutes East, 0.7 foot and a found 1/2 inch iron rod with cap marked "J&M BOUNDARY" bears South 88 degrees, 55 minutes, 54 seconds West 4.8 feet;

THENCE South 00 degrees, 35 minutes, 47 seconds West 199.97 feet with the east line of said Aledo Park Subdivision, same being the west line of said "Lasater" tract 199.97 feet to a 1/2 inch iron rod with cap marked "J&M BOUNDARY" set for the southeast corner of said Aledo Park Subdivision and the northeast corner of that certain tract conveyed to Edith L. Haile by deed recorded in Volume 1770, Page 835 of said Deed Records, from said point the center of a railroad tie fence corner post bears South 65 degrees, 36 minutes East, 0.8 foot, a found 1/2 inch iron rod with cap marked "TEXAS SURVEYING INC" bears South 58 degrees, 45 minutes, 57 seconds East 5.63 feet, a found 1/2 inch iron rod bears South 83 degrees, 53 minutes, 09 seconds East 1.54 feet, and an angle iron found for the most southerly southwest corner of said Lasater tract and the northwest corner of Block 1, Versailles Subdivision as shown on plat thereof recorded in Cabinet C, slide 558, said Plat Records, bears South 1 degree, 22 minutes, 25 seconds East, 103.64 feet ;

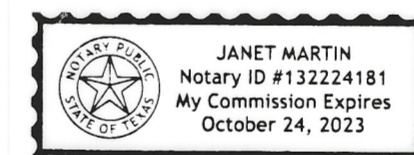
THENCE North 89 degrees, 50 minutes, 42 seconds West 419.50 feet with the south line of said Aledo Park Subdivision, along the north lines of said "Haile" and "Detherage" tracts to the PLACE OF BEGINNING and containing 86773 square feet, or 1.992 acre.

DOES HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as its plan for subdividing same, to be known as LOT 1R, BLOCK 1, ALEDO PARK SUBDIVISION, A REPLAT OF LOTS 1 AND 2, BLOCK 1, ALEDO PARK SUBDIVISION, in the City of Aledo, Parker County, Texas, as shown on the plat thereof recorded in Cabinet D, Slide 448, Plat Records, Parker County, Texas, and an express dedication without reservation to the public for public use: the streets, alleys, rights-of-way, and any other public areas must be added to the plat.

By: Joseph Frank, Owner of SLAM FM LLC

THE STATE OF TEXAS \$
COUNTY OF PARKER \$
This instrument acknowledged before me on May 14, 2021

By: Joseph Frank
Notary Public, in and for State of Texas
My commission expires Oct 24, 2023



Graham Savings and Loan SSB
LIENHOLDER:

Address 900 BAILEY RANCH ROAD

ALEDO, TX 76008

Signature of Lienholder

This the 14th day of May, 2021.

Notary Public in and for the State of Texas

My commission expires Oct 24, 2023

Minor Plat of
Lot 1R, Block 1,
ALEDO PARK
SUBDIVISION,
Being a Replat of
Lots 1 & 2, Block 1,
ALEDO PARK SUBDIVISION
in the City of Aledo,
Parker County, Texas,
as shown on the plat
thereof recorded in
Cabinet D, Slide 448, Plat
Records, Parker County, TX

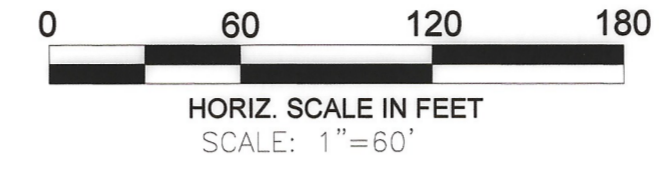
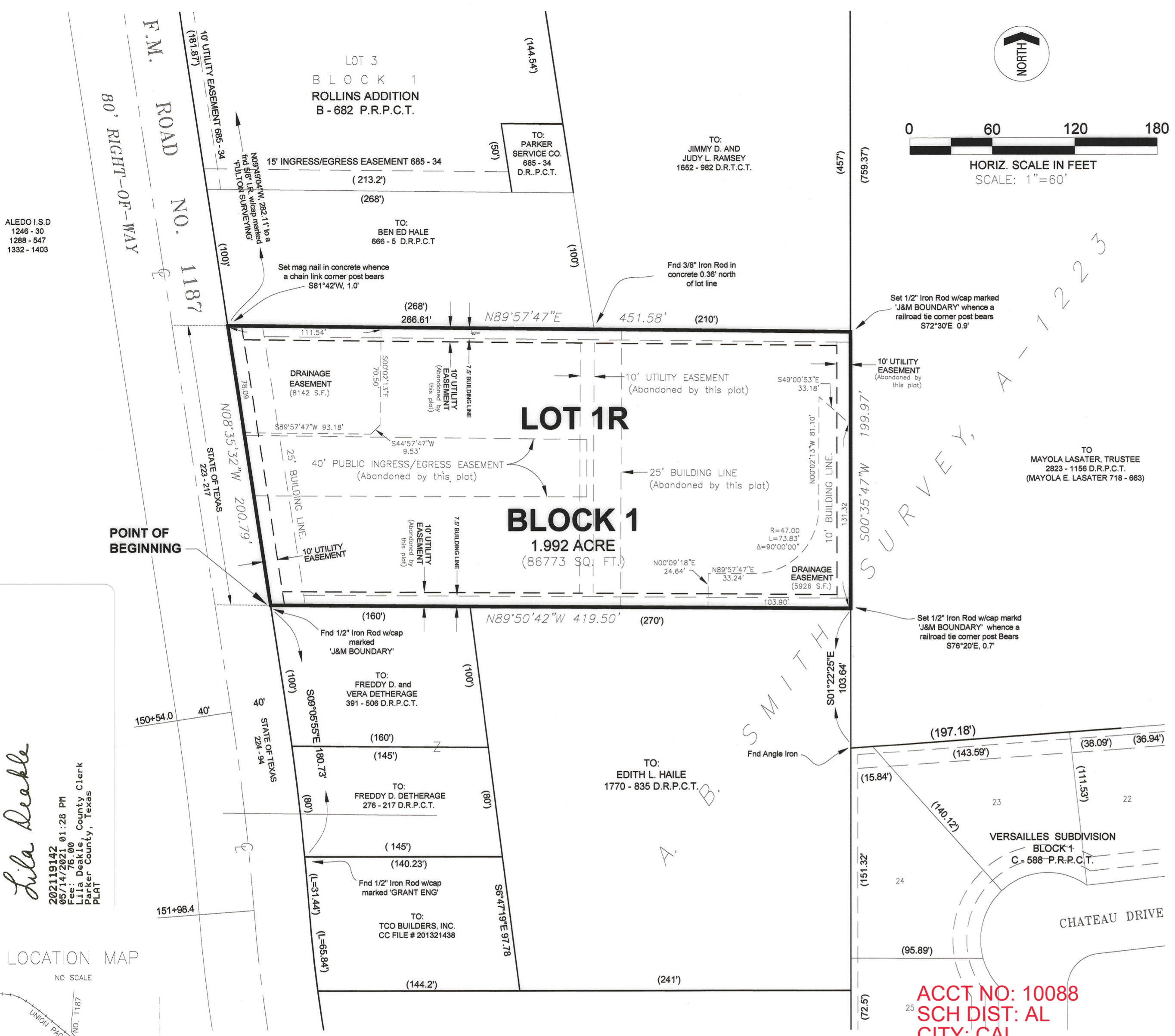
This plat filed under
Cabinet Slide

SURVEYOR:
MARK T. BROWN, RPLS
JACOB & MARTIN, LLC.
1508 SANTA FE DRIVE
WEATHERFORD, TEXAS 76086
817-594-9880

OWNER:
SLAM FM LLC
166 JESSICA DRIVE
ALEDO, TEXAS 76008
817-296-7600

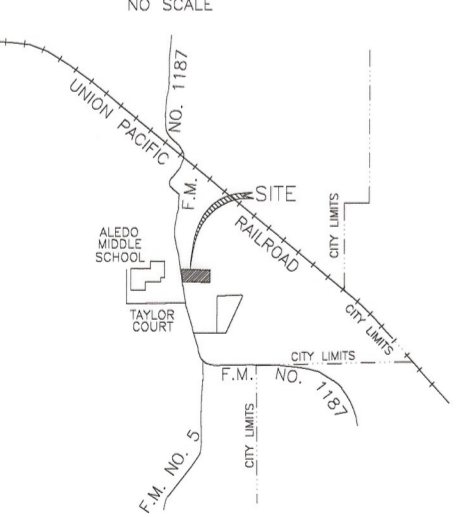


3465 CURRY LANE
ABILENE, TX 79606
325-895-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
TBPLS FIRM# 10194590



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202119142
05/14/2021 01:28 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas

LOCATION MAP
NO SCALE



10088.001.001.00
10088.001.002.00

I, Mark T. Brown, do certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.

Mark T. Brown, RPLS No. 4247

Date 5/11/2021

DATE DRAWING COMPLETED:
MAY 6, 2021

- NOTES:
1. Bearing, Distances, Coordinates, and area of this subdivision are based on the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Grid distances can be converted to surface distances by multiplying the grid distances shown hereon by the combined scale factor of 1.000155.
2. By scaled map location of FEMA's Flood Insurance Rate Map No. 48367C0450E, with an Effective Date of September 26, 2008, the property depicted hereon lies within area Zone X (unshaded). Said zone is defined as "Areas determined to be outside the 0.2% annual chance floodplain.
3. Zoning at time of platting is General Commercial (C-2).
4. Address of property is 425 S. FM Road 1187, Aledo, Tx
5. POINT OF BEGINNING: N= 6,935,178.90' & E= 2,244,671.86'
6. Current Landowner is "SLAM FM LLC" per deed recorded as Instrument No. 202030121, Official Public Records, Parker County, Texas.
7. Detention basins will be privately maintained.
8. Area of property is 1.992 Acre (86773 square feet).

This is to certify that this plat is a minor replat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the Subdivision Regulations Chapter 66 of the Subdivision Regulations of the City of Aledo. The City of Aledo has approved and authorizes the recording of this plat this 14th day of May, 2021, by the City of Aledo, and may be filed for record in the Plat Records of Parker County, Texas by the County Clerk.

Sharon Hayes, City Administrator
Deana McMullen, City Secretary

E-757



Vertical text on the left edge: X:\CM\_S\AM\_FM\_LLC\202308 - ALEDO PARK SUBDIVISION RE-PLAT SURVEY\WORKSHEETS\PLATS\FINAL REPEAT - 202308-REV2.DWG