



TEXAS S.P.C. 4202 TXNC

CITY OF ALEDO  
WATER WELL TRACT  
VOL. 1895, PG. 1331, DIRECT

LAND REMAINING IN THE NAME OF:  
BOOK BAILEY RANCH, L.P.  
BOOK CERTIFICATE NO. 8945314  
123,091 SQ. FT.  
2.83 ACRES

CITY OF ALEDO  
BUFFER ZONE  
SANITARY CONTROL EASEMENT  
DOCUMENT FOR PUBLIC WATER WELL  
VOL. 1895, PG. 1331

LOT 1, BLOCK 1  
ALEDO MEDICAL OFFICE  
BUILDING ADDITION  
PLAT CABINET "D", SLIDE 428.  
P.R.P.C.T.

AREA TABULATION:  
LOT 1: 97,568 SQ. FT. 2.24 ACRES  
TOTAL: 97,568 SQ. FT. 2.24 ACRES  
NO R/W DEDICATION REQUIRED

CURVE	LENGTH	RADIUS	CH BEARING	CH LENGTH
C1	400.37	2915.10	S07° 47' 13" W	400.06
C2	25.51	2915.10	S00° 06' 11" W	25.51
C3	374.86	2915.10	N04° 02' 16" E	374.80

- SYMBOLS LEGEND
- IRF(HB) CONC. MONUMENT
  - IRF IRON REBAR FOUND/BAIRD, HAMPTON & BROWN CAP
  - IRF IRON REBAR FOUND
  - IRS 5/8" CAPPED IRON REBAR SET
  - + CMS CAP, BECKWITH RLS 6689'
  - 1"PIF CHISELED MARK SET
  - △ MAGF IRON PIPE FOUND
  - △ MAGF MAG NAIL FOUND

- D.R.P.C.T. DEED RECORDS PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS PARKER COUNTY, TEXAS
- ESMT. EASEMENT
- C. CALLED DISTANCE FROM DEED OR PLAT
- M. MEASURED DISTANCE FROM DEED OR PLAT

BAILEY RANCH ROAD  
CITY OF ALEDO PUBLIC RIGHT-OF-WAY EASEMENT (90' ROW)  
VOL. 2020, PG. 109 D.R.P.C.T.

BAILEY RANCH  
VOL. 1161, PG. 505, DIRECT  
P.H. HAMMON SURVEY, A-673

OWNER:  
BAILEY RANCH, A TEXAS LIMITED PARTNERSHIP  
1320 SOUTH UNIVERSITY CIRCLE  
SUITE 1014  
FORT WORTH, TEXAS 76107

THIS PLAT FILED IN CABINET **E** SLIDE **270** DATE \_\_\_\_\_

PART OF THE JOHN SPARGER SURVEY, PATENT 74, VOL. 17, ABSTRACT 1230

BEING A 2.24 ACRE TRACT OF LAND SITUATED  
IN THE CITY OF ALEDO, PARKER COUNTY, STATE OF TEXAS

FINAL PLAT

LOT 1, BLOCK 1

CVS-FM 1187 NORTH

COMMERCIAL SUBDIVISION

21230.001.000.50

CARLSON  
CONSULTING  
ENGINEERS, INC.

706 EDESSON COURSE  
BARTLETT, TENNESSEE 38133  
TEXAS SURVEY REGISTRATION: 10194389.  
PH. (901) 384-0404 • FX. (901) 384-0710

SCALE: 1" = 50'  
DATE: 4/5/2019

DRAWING FILE: ALEDO  
DRAWN BY: ETB/JSL

JOB NO. FM1187  
SHEET 1 OF 2

ACCT. NO.: 10898  
SCH. DIST.: PL  
CITY: CAD  
MAP NO.: NCH

JOHN H III DEAN  
VOL. 1441 PG. 424, DIRECT  
P.H. HAMMON SURVEY, A-673

FARM TO MARKET HIGHWAY NO. 1187  
PUBLIC RIGHT-OF-WAY (WIDTH VARIES)  
VOL. 190, PG. 13 D.R.P.C.T.

