

**LEGEND**

CIRS.....Capped Iron Rod Set  
 UE.....Utility Easement  
 DRPCT...Deed Records, Parker County, Texas  
 PRPCT...Plat Records, Parker County, Texas  
 VOL.....Volume  
 PG.....Page  
 POB.....Point of Beginning  
 POC.....Point of Commencing  
 BHB.....5/8" Capped Iron Rod Set Stamped "BHB INC"  
 IRF.....Iron Rod Found

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	14°15'42"	1332.50'	331.67'	N72°56'36"W	330.82'
C2	23°22'22"	905.00'	369.18'	S12°31'19"W	366.63'
C3	3°30'21"	1353.38'	82.81'	S78°16'45"E	82.80'

**LINE DATA TABLE**

NO.	BEARING	DIST.
L1	N37°13'23"E	66.79'
L2	N9°55'33"E	65.95'
L3	S69°12'29"W	21.19'
L4	N9°53'52"E	15.00'

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF PARKER §

WHEREAS, First Bank is the owner of a 3.757 acre tract of land situated in the James B. Carr Survey, Abstract Number 255, Parker County, Texas and being a portion of a tract of land described as Tract No. 2 in the deed to Bailey Ranch, LP, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas (D.R.P.C.T.) and described in Volume 279, Page 416, D.R.P.C.T., said tract of land being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2010.00. All distances are at ground.)

COMMENCING at a 5/8 inch capped iron rod stamped "BHB INC" set for the Northernmost corner of Lot 1X, Block B, Parks of Aledo, Point Vista, Phase One, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 689, Plat Records, Parker County, Texas (P.R.P.C.T.), and being on the South Right-of-Way line of Bailey Ranch Road (a 65 foot Right-of-Way), dedicated in the easement to the City of Aledo as recorded in Volume 2020, Page 109, D.R.P.C.T.; THENCE North 37°13'23" East, over and across said Bailey Ranch Road, a distance of 66.79 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Southwest end of a corner clip at the intersection of the North Right-of-Way line of said Bailey Ranch Road and the West Right-of-Way line of Champions Drive (a 70 feet wide Right-of-Way) and being the POINT OF BEGINNING for the herein described tract of land;

THENCE along the North Right-of-Way line of said Bailey Ranch Road, the following courses and distances:

North 65°48'45" West, a distance of 198.50 feet to a 1/2 inch iron found at the beginning of a curve to the left, having a chord which bears North 72°56'36" West, a distance of 330.82 feet and having a radius of 1,332.50 feet;  
 With said curve to the left, through a central angle of 14°15'42", an arc length of 331.67 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

THENCE over and across said Tract No. 2, the following courses and distances:

North 09°55'33" East, a distance of 65.95 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

North 68°28'05" East, a distance of 209.34 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

North 69°04'08" East, a distance of 478.65 feet to a 5/8 inch capped iron rod stamped "BHB INC" set on the West Right-of-Way line of said Champion Drive and being at the beginning of a non-tangent curve to the right, having a chord which bears South 12°31'19" West, a distance of 366.63 feet and having a radius of 905.00 feet;

THENCE with the West Right-of-Way line of said Champions Drive and said non-tangent curve to the right, through a central angle of 23°22'22", an arc length of 369.18 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

THENCE South 24°12'29" West, with the West Right-of-Way line of said Champions Drive, a distance of 137.85 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Northeast end of said corner clip;

THENCE S 69°12'29" West, with said corner clip, a distance of 21.19 feet to the POINT OF BEGINNING, containing 163,636 Square Feet or 3.757 Acres of Land.

OWNER:  
 First Bank  
 3509 Hulen Street, Suite 112  
 Fort Worth, TX 76107

SURVEYOR:  
**BHB** Baird, Hampton & Brown  
 Engineering & Surveying  
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086  
 mail@bhinc.com 817-596-7575 www.bhinc.com  
 BHB Project # 2018.810.021 TBPE Firm F-44 TBPLS Firm 10194146

**NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:**

THAT, First Bank, acting by and through its duly authorized agent, Dan Herbert, does hereby adopt this plat designating the above describe property as Lot 1, Block 1, First Bank Addition, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the City of Aledo for public use; the streets, rights-of-way, easements and any other public areas shown on the plat.

Given under my hand this the 1<sup>st</sup> day of FEBRUARY, 2019

*[Signature]*  
 Dan Herbert, Senior Vice President  
 First Bank

STATE OF TEXAS §  
 COUNTY OF PARKER §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Dan Herbert, known to be the person whose name is subscribed hereto.

Witnessed under my hand and seal of office this the 1 day of Feb, 2019

*[Signature]*  
 Notary Public  
**TAMMY LANNEL BERRY**  
 Notary Public, State of Texas  
 Comm. Expires 03-06-2021  
 Notary ID 3602186

**SURVEYOR'S CERTIFICATION**

I, Lon E. Whitten, do hereby certify that I prepared this plat is from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

*[Signature]*  
 Lon E. Whitten, RPLS No. 5893  
 Date: February 1, 2019

STATE OF TEXAS §  
 COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Witnessed under my hand and seal of office, this 1<sup>st</sup> day of February, 2019

*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**MICHELLE A. SOULES**  
 Notary Public, State of Texas  
 Comm. Expires 03-03-2020  
 Notary ID 126416047

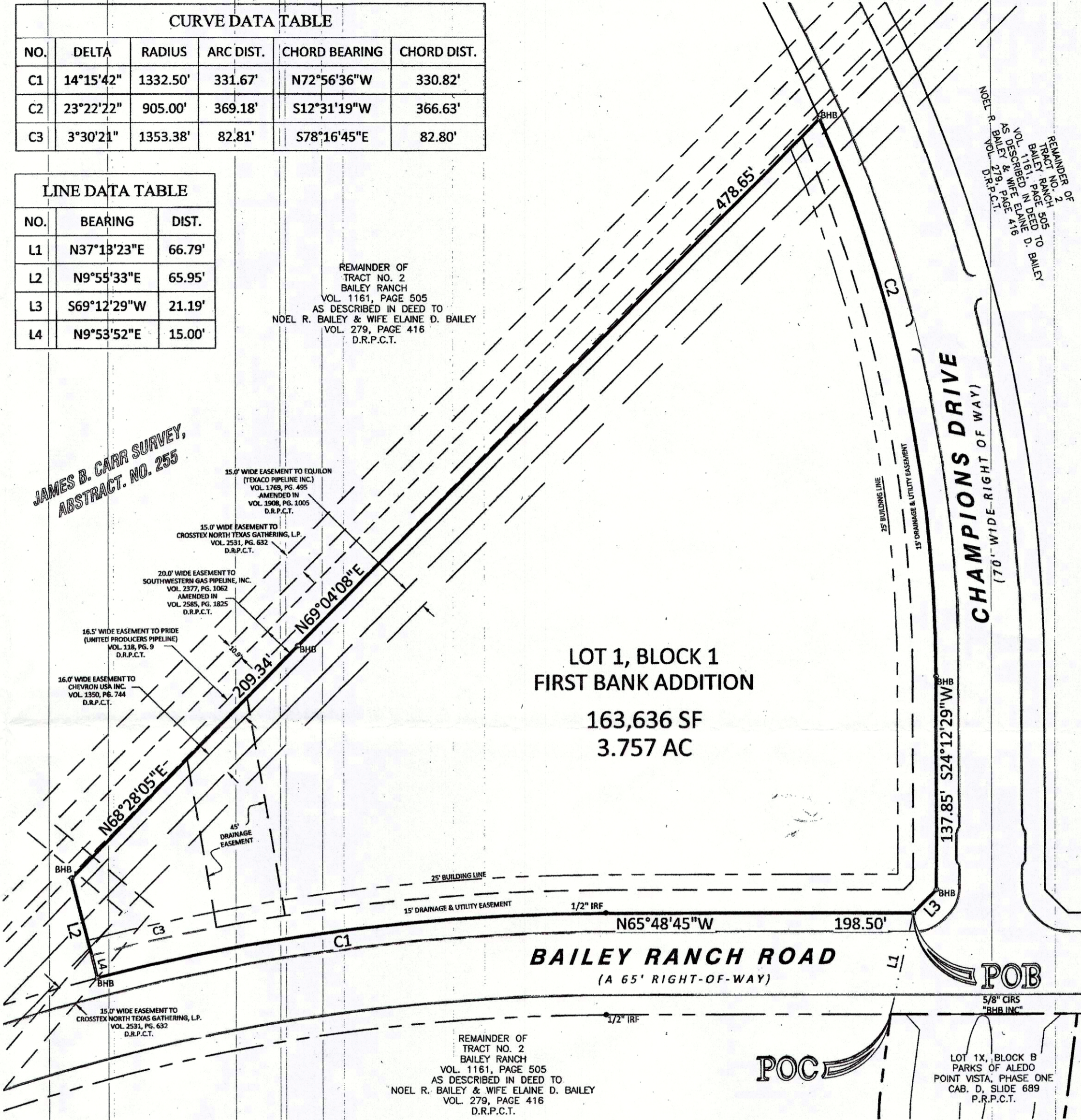
APPROVED by the Aledo City Council  
 this 2<sup>nd</sup> day of January, 2019  
*[Signature]*  
 Mayor - City of Aledo  
*[Signature]*  
 City Secretary - City of Aledo

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*[Signature]*  
 201907294  
 03/29/2019 08:08 AM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

**Flood Zone Note**

By scaled location of FEMA FIRM Map No. 48367C0450E, Revised September 26, 2008, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.



ACCT. NO.: 12314  
 SCH. DIST.: BL  
 CITY: CAL  
 MAP NO.: M-17

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**FIRST BANK ADDITION**  
**JAMES B. CARR SURVEY, ABSTRACT NUMBER 255**

**CITY OF ALEDO, PARKER COUNTY, TEXAS**

**ZONED: C-2**  
**FEBRUARY 2019**

This plat filed in Cabinet **E**, Slide **264** 20255.001.009.00