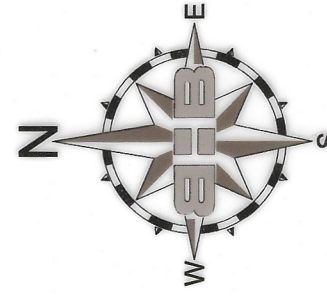


VICINITY MAP - N.T.S.



GRAPHIC SCALE: 1" = 40 Feet

LEGEND

- BHB..... Set 5/8" Capped Iron Rod Marked "BHB INC" D.R.P.C.T. Deed Records, Parker County, Texas
- IRF..... Iron Rod Found
- O.P.R.C.T. Official Public Records, Parker County, Texas
- O.R.P.C.T. Official Records, Parker County, Texas
- POB..... Point of Beginning

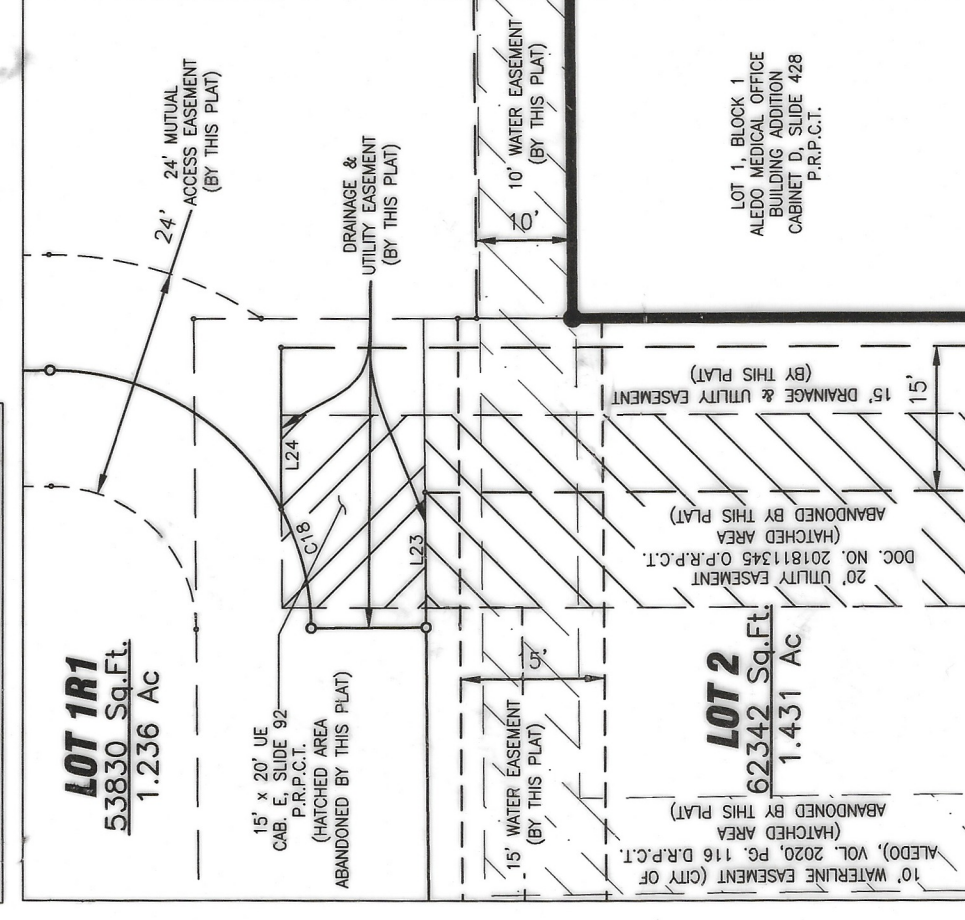
GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. All building setbacks lines conform to the zoning ordinance.
6. If the maintenance of the public utilities is required, it will be the property owner's responsibility to remove and replace the landscaped areas.

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.

DETAIL A 1" = 20'



OWNER(S):

Aledo Professional Park, LLC.,
1419 Claiborne Lane, Aledo, Texas 76008
817-944-7681

LAND SURVEYOR:

Yangtze Enterprises, LLC
1419 Claiborne Lane, Aledo, Texas 76008
817-944-7681

BHB

BAIRD, HAMPTON & BROWN
engineering and surveying

9409 Hilltop Drive, Weatherford, TX 76086
tsbck@bhbinc.com • 817.596.7575 • bhbinc.com
TBP&L's Firm #44, #10071300, #10119302, #10194146

FINAL PLAT

LOTS 1R1, 2, & 3, BLOCK 1

GROVES OF ALEDO

3 COMMERCIAL LOTS

BEING A 3.607 ACRE TRACT OF LAND SITUATED WITHIN

JOHN SPARGER SURVEY, ABSTRACT NUMBER 1230

AND BEING A REPLAT OF LOT 1, BLOCK 1, GROVES OF ALEDO,

ACCORDING TO PLAT CABINET E, SLIDE 92, P.R.P.C.T.

PARKER COUNTY, TEXAS

SEPTEMBER 2023

SHEET 1 OF 2

This plat filed in Cabinet

F 580

Slide

5/8" WIRE EASEMENT TO
TEXAS ELECTRIC SERVICE
COMPANY
VOL. 221, PG. 302
D.R.P.C.T.

BOSWELL INTERESTS, LTD
VOL. 185, PG. 331
D.R.P.C.T.
DESCRIBED IN
VOL. 1441, PG. 400
D.R.P.C.T.
PARCEL 2-B

FREELAND H. HAMMON SURVEY;
ABSTRACT NO. 673

288.43' BHB

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

BHB N89°28'59"E

225.00'

15' WATERLINE EASEMENT
CAB. E. SLIDE 92
P.R.P.C.T.15' WATERLINE EASEMENT
CAB. E. SLIDE 92
P.R.P.C.T.

LOT 1R1
53830 Sq.Ft.
1.236 Ac
LOT 1, BLOCK 1
GROVES OF ALEDO
CAB. E. SLIDE 92
P.R.P.C.T.

JOHN SPARGER SURVEY
ABSTRACT NO. 1230

10' EASEMENT
SOUTHWEST TEXAS
TELEPHONE COMPANY
4/6/6 AT&T TEXAS (AT&T)
DOC. NO. 201903430
O.P.R.P.C.T.

GROVES AT ALEDO, LLC
DOC. NO. 202306466
O.P.R.P.C.T.

N89°28'59"E

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N89°28'59"E

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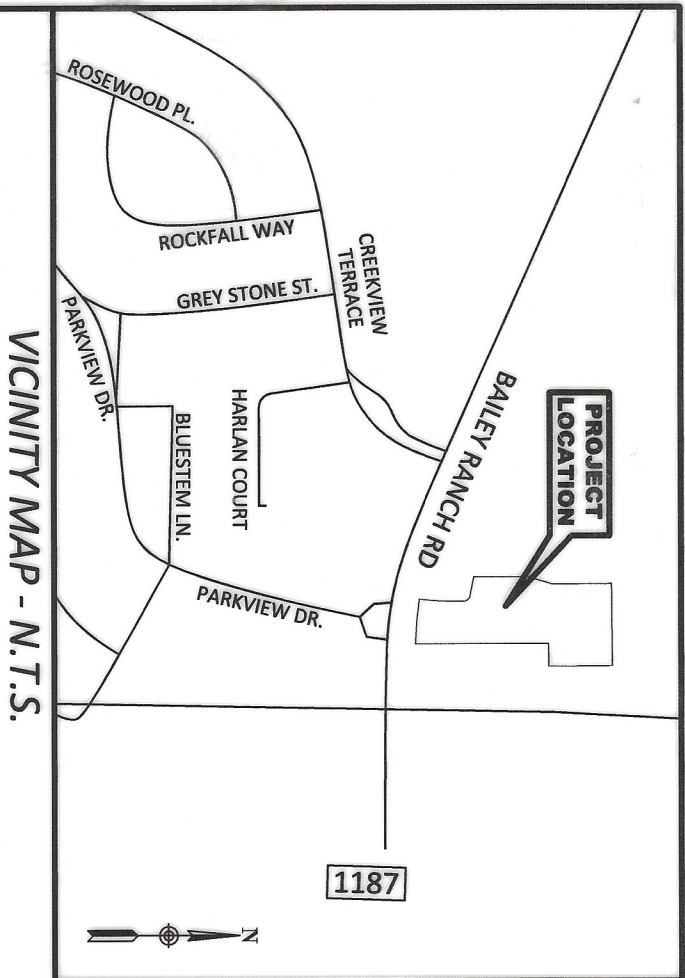
N89°28'59"E

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N89°28'59"E



VICINITY MAP - N.T.S.

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. All building setbacks lines conform to the zoning ordinance.
6. If the maintenance of the public utilities is required, it will be the property owner's responsibility to remove and replace the landscaped areas.

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRMA, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.

Line Table		
Line #	Direction	Length
L1	N00°31'01"W	41.09
L2	N40°23'50"W	17.95
L3	N00°31'01"W	12.00
L4	N00°31'01"W	32.84
L5	N89°28'59"E	99.79
L6	S00°31'01"E	2.90
L7	N89°28'59"E	37.50
L8	S00°31'01"E	6.10
L9	N89°28'59"E	64.00
L10	S00°31'01"E	14.93
L11	N89°28'59"E	33.50
L12	S30°43'17"E	5.89

Line Table		
Line #	Direction	Length
L13	N30°43'17"W	35.33
L14	N82°01'49"E	7.61
L15	N00°31'01"W	32.84
L16	N89°28'59"E	12.00
L17	S89°28'59"W	12.00
L18	N00°31'01"W	32.84
L19	N00°05'45"W	7.05
L20	S89°29'00"W	32.22
L22	S00°05'45"E	2.00
L23	S89°28'59"W	14.04
L24	N89°54'15"E	16.76

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	6°23'53"	1417.50'	158.29'	N84°51'27"W
C2	8°18'05"	852.00'	123.44'	N03°38'02"E
C3	3°26'27"	1242.50'	74.62'	N78°33'26"W
C4	90°00'00"	27.00'	42.41'	N44°28'59"E
C5	0°57'41"	852.00'	14.30'	N07°18'14"E
C6	1°15'49"	1417.50'	31.26'	S82°17'25"E
C7	0°36'24"	15.00'	15.01'	N83°13'32"W
C8	7°27'07"	15.00'	1.95'	N85°45'23"E
C9	85°45'45"	15.00'	22.45'	S46°36'07"W
C10	3°28'21"	877.00'	53.15'	N01°59'05"E
C11	90°45'55"	15.00'	23.78'	S45°08'03"E
C12	79°45'39"	15.00'	20.88'	N40°23'50"W
C13	3°27'08"	1241.50'	74.80'	N78°33'05"W
C14	3°15'45"	1217.50'	69.32'	S78°10'53"E
C15	100°42'16"	15.00'	26.36'	N49°50'07"E
C16	90°00'00"	15.00'	23.56'	N44°28'59"E
C17	34°25'56"	39.00'	23.44'	N16°41'57"E
C18	27°19'26"	27.00'	12.88'	N75°49'16"E

OWNERS:
Aledo Professional Park, LLC,
1419 Claiborne Lane, Aledo, Texas 76008
817-944-7681

Yangtze Enterprises, LLC
1419 Claiborne Lane, Aledo, Texas 76008
817-944-7681

LAND SURVEYOR:

BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tslock@bhinc.com • 817.596.7575 • bhinc.com
TBPEL'S Firm #44, #10011300, #10011302, #10194146

STATE OF TEXAS §
COUNTY OF PARKER §
WHEREAS, Aledo Professional Park, LLC., and Yangtze Enterprises, LLC, being the owner(s) of the hereon described property to wit:

BEING a 3.607 acre tract of land situated in the John Sparger Survey, Abstract Number 1230, Parker County, Texas and being all of Lot 1, Block 1, Groves of Aledo, an addition to the City of Aledo, according to the plat recorded in Cabinet E, Slide 92, Plat Records, Parker County Texas (P.R.P.C.T.) and also being a tract of land described to Aledo Professional Park, LLC., as recorded in Document Number 202134300, Official Public Records, Parker County, Texas (O.P.R.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 AllTerra RTK Cooperative Network. Reference frame is NAD83 (2011) Epoch 2010.00. All distances are at ground.);

BEGINNING at a 5/8-inch iron rod marked "BHB INC" (BHB) found for the southwest corner of Lot 1, Block 1, Aledo Medical Office Building Addition, an addition to the Town of Aledo, Parker County, Texas according to the plat recorded in Cabinet D, Slide 428 (P.R.P.C.T.), same being on the north right-of-way line of Bailey Ranch Road (a variable width right-of-way, dedicated in the easement to the City of Aledo as recorded in Volume 2020, Page 109, Deed Records, Parker County, Texas (D.R.P.C.T.), same being the southeast corner of said Aledo Professional Park, and being the beginning of a curve to the left;

THENCE with the north right-of-way line of said Bailey Ranch Road and said curve to the left, having a radius of 1,417.15 feet, through a central angle of 06°23'53", an arc length of 158.29 feet, and a chord which bears North 84°51'27" West, a distance of 158.20 feet to a found 5/8-inch iron rod marked "BHB INC" (BHB) for the southwest corner of said Aledo Professional Park, same being the southeast corner of a tract of land described in deed to Groves at Aledo, LLC., as recorded in Document Number 202306466, Official Public Records, Parker County, Texas (O.P.R.C.T.) and being the beginning of a curve to the left;

THENCE departing the north right-of-way line of said Bailey Ranch Road and with the common line of said Aledo Professional Park and said Groves at Aledo tract, the following courses and distances:

With said curve to the left, having a radius of 852.00 feet, through a central angle of 8°18'05", an arc length of 123.44 feet, and a chord which bears North 03°38'02" East, a distance of 123.33 feet to an BHB;

North 00°31'01" West, a distance of 41.09 feet to a BHB;

North 40°23'50" West, a distance of 17.95 feet to a BHB and the beginning of a curve to the right;

With said curve to the right, having a radius of 1242.50 feet, through a central angle of 3°26'27", an arc length of 74.62 feet, and a chord which bears North 78°33'26" West, a distance of 74.61 feet to a BHB;

North 0°31'01" West, a distance of 186.19 feet to a BHB;

North 16°43'09" East, a distance of 94.83 feet to a BHB for the southwest corner of Lot 1, Block 1, Groves of Aledo, an addition to the Town of Aledo, Parker County, Texas according to the plat recorded in Cabinet E, Slide 92, (P.R.P.C.T.), same being the northwest corner of said Aledo Professional Park;

THENCE North 00°31'01" West, with the common line of said Groves at Aledo tract and said Lot 1, Block 1, a distance of 209.47 feet to an BHB for the northeast corner of said Aledo Professional Park tract, same being the northwest corner of Lot 1, Block 1, and being on the south line of a tract of land described in deed to Boswell Interests, as recorded in Volume 1976, Page 331 (D.R.P.C.T.), and being described in Volume 1441, Page 400 (Parcel 2-8) D.R.P.C.T.;

THENCE North 89°28'59" West, with the common line of said Lot 1, Block 1 and said Boswell tract, a distance of 288.43 feet to a BHB for the northeast corner of said Lot 1, Block 1, and being the northwest corner of a tract of land described in deed to the City of Aledo (Water Well Tract) as recorded in Volume 1895, Page 1331 (D.R.P.C.T.);

THENCE South 00°31'03" East, with the common line of said Lot 1, Block 1 and said Water Well Tract, a distance of 225.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, Block 1, the southwest corner of said Water Well Tract, and being on the north line of aforementioned Lot 1, Block 1, Aledo Medical Office Building Addition;

THENCE South 89°28'59" West, with the common line of said Lot 1, Block 1, Groves of Aledo and said Lot 1, Block 1, Aledo Medical Office Building Addition, a distance of 80.07 feet to a BHB, being the northwest corner of said Lot 1, Block 1, Aledo Medical Office Building Addition and being on the east line of aforementioned Aledo Professional Park tract;

THENCE South 00°05'45" East, with the common line of said Aledo Professional Park tract and said Lot 1, Block 1, Aledo Medical Office Building Addition, a distance of 470.19 feet to **POINT OF BEGINNING** and containing 157,129 square feet or 3.607 acres of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT **ALEDO PROFESSIONAL PARK, LLC.** and **YANGTZE ENTERPRISE, LLC.**, owner(s), acting by and through its duly authorized agent, **Louie Lu**, does hereby adopt this plat designating the above describe property as **LOT 1R1, LOT 2, & LOT 3, BLOCK 2, THE GROVES OF ALEDO**, 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 28 day of September, 2023.

ALEDO PROFESSIONAL PARK, LLC.

YANGTZE ENTERPRISE, LLC.

By: Louie Lu
Name: Louie Lu
Title: President

Name: Louie Lu
Title: President

STATE OF TEXAS §

COUNTY OF Parker §

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

Witnessed under my hand and seal of office this 28 day of September, 2023.

Nick Ann Bount
Notary Public

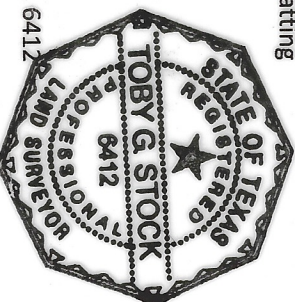


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Aila Beale

APPROVED BY THE CITY OF ALEDO, TEXAS, on this 28th day of September, 2023
Nick Ann Bount
City Manager-City of Aledo
Arena McMiller
City Secretary

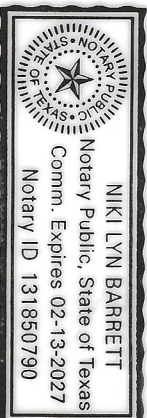


STATE OF TEXAS §
COUNTY OF PARKER §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 28 day of September, 2023.



Nick Ann Bount
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

F, Slide 580



GROVES OF ALEDO
3 COMMERCIAL LOTS
BEING A 3.607 ACRE TRACT OF LAND SITUATED WITHIN
JOHN SPARGER SURVEY, ABSTRACT NUMBER 1230
AND BEING A REPLAT OF LOT 1, BLOCK 1, GROVES OF ALEDO,
ACCORDING TO PLAT CABINET E, SLIDE 92, P.R.P.C.T.
PARKER COUNTY, TEXAS
SEPTEMBER 2023
SHEET 2 OF 2