

State of Texas  
County of Parker

Whereas, Montes Breakfast Burritos of Aledo, LLC, being the owner of a 0.188 acre tract of land out of the F. SANCHEZ SURVEY, ABSTRACT No. 2346, Parker County, Texas, being all of Lot 11, Lot 12 and the west half of Lot 10, Block 22, ORIGINAL TOWN OF ALEDO, an addition to the City of Aledo, Parker County, Texas, plat of said subdivision recorded in Volume 18, Page 400, of the Deed Records of Parker County, Texas, (D.R.P.C.T.), and being all of that tract described in instrument to Montes Breakfast Burritos of Aledo, LLC, recorded in Document No. 202314451, Official Public Records, Parker County, Texas, said 0.188 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

BEGINNING at a found 1/2" iron rod, for the intersection of the east right-of-way of Farm to Market Highway 1187 (80' wide) and the north line of a 20 foot wide alley, for the southwest corner of said Lot 12, Block 22, being the southwest and beginning corner of said Montes Breakfast Burritos of Aledo, LLC tract, and the herein described tract:

THENCE N 38°38'19" E, 130.00 feet, to a point within a building at the intersection of the east right-of-way of said Farm to Market Highway 1187 and the south right-of-way of South Front Street (50' wide), for the northwest corner of said Lot 12, being the northwest corner of said Montes Breakfast Burritos of Aledo, LLC tract and the herein described tract:

THENCE S 51°21'41" E, 63.00 feet, with the south right-of-way of said South Front St. to a 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc." set in the north line of said Lot 10, Block 22, being the northeast corner of said Montes Breakfast Burritos of Aledo, LLC tract and the herein described tract:

THENCE S 38°38'19" W, 130.00 feet, with the east line of said Montes Breakfast Burritos of Aledo, LLC tract and severing said Lot 10, to a 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc." set in the north line of said 20' alley, being the southeast corner of said Montes Breakfast Burritos of Aledo, LLC tract and the herein described tract, from which a found 1/2" iron rod bears N 19°12'39" W, 1.05 feet.

THENCE N 51°21'41" W, 63.00 feet, with the common line of said 20' alley and said Montes Breakfast Burritos of Aledo, LLC tract, to the POINT OF BEGINNING, and containing 0.188 acres more or less.

**Surveyor's Certificate**

I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual survey of the land, and that the corner monuments shown thereon as "SET" were properly placed under my personal supervision in accordance with the subdivision ordinance(s) of the City of Aledo.

*Zachariah R. Savory*  
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front Street, Aledo TX 76008  
aledo@txsurveying.com - 817-441-5263  
Field Date: April 27, 2023 - AN05690-RP



**Know All By These Presents:**

That, *Robert Erik Montes*, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 12-R, Block 22, Original Town of Aledo, an addition to the City of Aledo, Parker County, Texas, and does hereby dedicate, without reservation to the public use forever, easements and other public improvements, if any, shown thereon. The easements and public use areas, if any, are dedicated, for the public use forever, for the purposes indicated on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Aledo, Parker County, Texas.

WITNESS, my hand this the 12<sup>th</sup> day of July, 2023

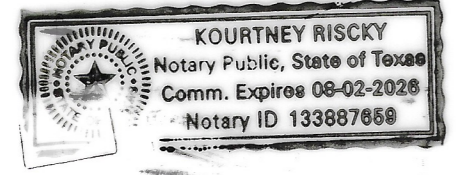
*Robert Erik Montes*  
Montes Breakfast Burritos of Aledo, LLC  
Robert Montes (Managing Member)

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared *Robert Erik Montes*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 12<sup>th</sup> day of July, 2023.

*Kourtney Risky*  
Notary Public in and for the State of Texas



Surveyor:  
Zachariah R. Savory  
208 S. Front St  
Aledo TX 76008  
aledo@txsurveying.com  
817-441-5263

Owner:  
Montes Breakfast Burritos of Aledo, LLC  
113 Chateau Dr  
Aledo, TX 76008

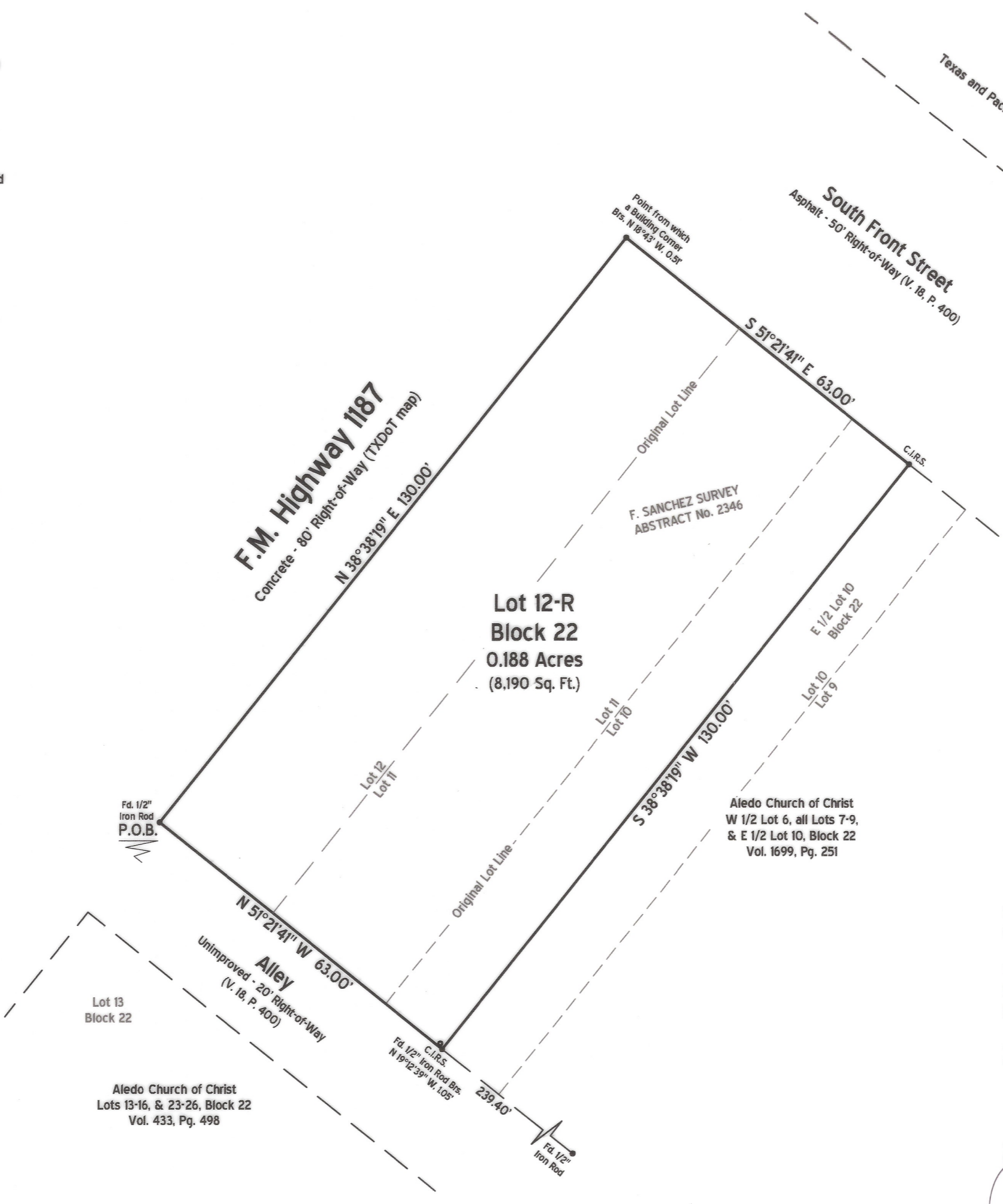
1" = 20'



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202318212  
07/13/2023 01:32 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet F Slide 523

\* The Purpose of this replat is to combine all property into 1 Lot. \*



State of Texas  
County of Parker

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

12<sup>th</sup> day of July, 2023, by the City of Aledo, and may be filed for record in the Plat Records of Parker County, Texas by the County Clerk.

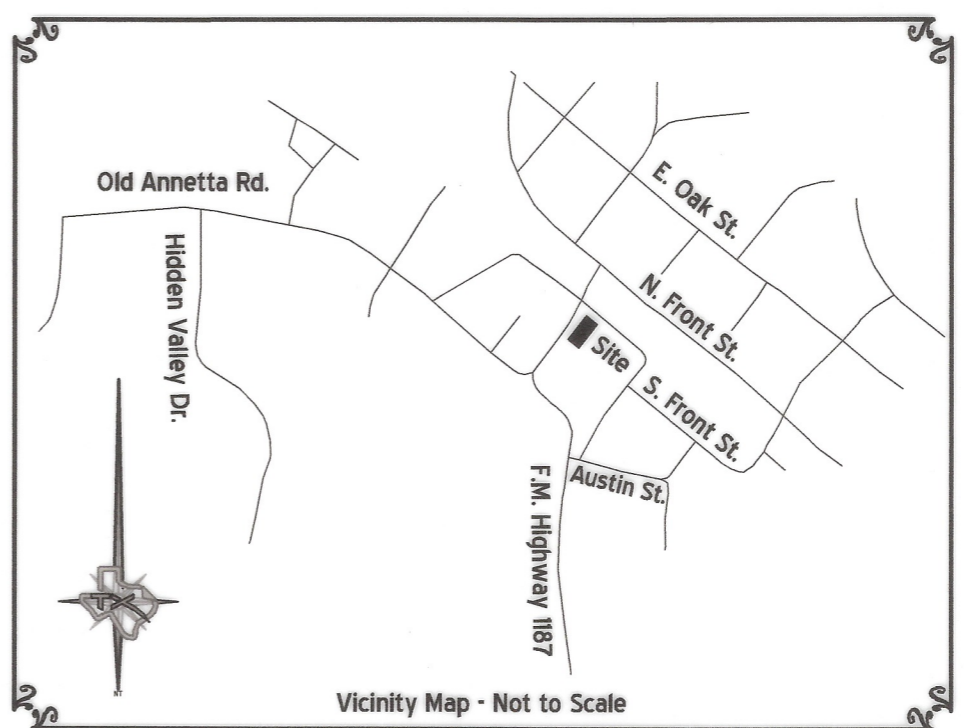
*Robert Erik Montes*  
City Manager

*Deana McMillen*  
City Secretary

- Notes:
- 1) Currently this tract appears to be located within one or more of the following areas:  
  
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.  
  
According to the F.I.R.M. Community Panel 4839C0450E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
  - 2) C.I.R.S. = Set 1/2" Capped Iron Rod with plastic caps stamped "Texas Surveying"
  - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid) - Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the current national geodetic survey geoid model.
  - 4) Building setbacks conform to the zoning ordinance of the City of Aledo.
  - 5) Water services are to be provided by the City of Aledo.
  - 6) Sanitary sewer services are to be provided by the City of Aledo.

10085  
AL  
CAL  
M-18

10085.022.001.00  
10085.022.012.00



**Final Plat**  
**Lot 12-R, Block 22**  
**Original Town of Aledo**  
an addition to the City of Aledo,  
Parker County, Texas

Being 0.188 acre tract out of the F. SANCHEZ SURVEY, ABSTRACT No. 2346, Parker County, Texas; being a replat of all of Lot 11, Lot 12 and the west half of Lot 10, Block 22, ORIGINAL TOWN OF ALEDO, an addition to the City of Aledo, Parker County, Texas; according to the plat recorded in Volume 18, Page 400, Deed Records of Parker County, Texas

July 2023  
**TEXAS SURVEYING INC.**  
ALEDO BRANCH - 817-441-5263  
FIRM NO. 1019-1122 - ALEDO@TXSURVEYING.COM