

- LEGEND**
- BHB.....5/8" Capped Iron Rod Found Marked "BHB INC"
 - BL.....Building Line
 - Ⓐ.....Block
 - D.&U.E.....Drainage and Utility Easement
 - D.R.P.C.T.....Deed Records, Parker County, Texas
 - IRF.....Iron Rod Found
 - O.P.R.P.C.T.....Official Public Records, Parker County, Texas
 - POB.....Point of Beginning
 - P.R.P.C.T.....Plat Records, Parker County, Texas
 - VAM.....Visibility Access Maintenance

FEMA/FLOODPLAIN

A portion of the subject property lies within Zone AE Base Flood Elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008. This does not represent a drainage study floodplain limits.

The remainder of this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

STATE OF TEXAS §
 COUNTY OF PARKER §
 202314782 PLAT Total Pages: 1

WHEREAS, Joseph and Rachel Gempfert, being the sole owner(s) of the hereon described property to wit:
 BEING a 2.871 acre tract of land situated in the James B. Carr Survey, Abstract Number 255, Parker County, Texas, and being a tract of as described in deed recorded to Joseph and Rachel Gempfert, as recorded in Document Number 202307816, Official Public Records, Parker County, Texas (O.P.R.P.C.T.);
 BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" for the easternmost corner of said Gempfert tract, being the northernmost northeast corner of a tract of land described by Gift Deed to the City of Aledo, Parker County, Texas, as recorded in Document Number 202213848, Official Public Records, Parker County, Texas, same being in the south right-of-way line of Bailey Ranch Road (a variable width right-of-way), as recorded to the City of Aledo in Volume 2020, Page 109, Deed Records, Parker County, Texas (D.R.P.C.T.);
 THENCE departing said south right-of-way line and with the common line of said Gempfert tract and said City of Aledo tract, the following courses and distances:
 South 42°14'24" West, a distance of 376.29 feet to a found 5/8-inch capped iron rod marked "BHB INC";
 South 85°50'02" West, a distance of 134.65 feet to found cotton spindle;
 THENCE departing said common line and with the common line of said Gempfert tract and the remainder of "Tract 2" as recorded to Bailey Ranch, a Texas limited partnership, as recorded in Volume 1161, Page 505, (D.R.P.C.T.), the following courses and distances:
 North 16°20'40" West, a distance of 82.84 feet to a found 5/8-inch capped iron rod marked "BHB INC";
 North 27°54'21" West, a distance of 155.54 feet to a found 5/8-inch capped iron rod marked "BHB INC";
 North 61°14'11" East, a distance of 24.63 feet to a found 5/8-inch capped iron rod marked "BHB INC" and being the beginning of a curve to the left;
 with said curve to the left through a central angle of 44°43'47", having a radius of 3.00 feet, an arc length of 2.34 feet, whose chord bears North 05°00'02" West, a distance of 2.28 feet to a found 5/8-inch capped iron rod marked "BHB INC" and being the beginning of a curve to the right;
 with said curve to the right through a central angle of 03°44'23", having a radius of 262.00 feet, an arc length of 17.10 feet, whose chord bears North 25°29'44" West, a distance of 17.10 feet to a found 5/8-inch capped iron rod marked "BHB INC";
 North 20°59'06" West, a distance of 65.53 feet to a found 5/8-inch capped iron rod marked "BHB INC" and being the beginning of a curve to the left;
 with said curve to the left through a central angle of 06°41'52", having a radius of 341.00 feet, an arc length of 39.86 feet, whose chord bears North 65°39'58" East, a distance of 39.84 feet to a found 5/8-inch capped iron rod marked "BHB INC" and being the beginning of a curve to the left;
 with said curve to the left through a central angle of 35°01'50", having a radius of 274.00 feet, an arc length of 167.52 feet, whose chord bears North 44°48'07" East, a distance of 164.93 feet to a found 5/8-inch capped iron rod marked "BHB INC", being on the south right-of-way line of aforementioned Bailey Ranch Road;
 THENCE South 65°49'23" East, with the south right-of-way line of said Bailey Ranch Road distance of 373.01 feet to the POINT OF BEGINNING and containing 125,057 square feet or 2.871 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
 THAT, JOSEPH AND RACHEL GEMPFFERT, owner(s), does hereby adopt this plat designating the above describe property as **LOT 4, BLOCK A, PARKS OF ALEDO COMMERCIAL 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 2 day of May, 2023.

By: *Joseph Gempfert*
 Title: Owner
 By: *Rachel Gempfert*
 Title: Owner

STATE OF TEXAS §
 COUNTY OF Parker §
 Before me, the undersigned, a Notary Public for the State of Texas, appeared Joseph + Rachel Gempfert known to be the person whose name is subscribed hereto.
 Witnessed under my hand and seal of office this the 2 day of May, 2023.

Niki Lyn Barrett
 Notary Public
 STATE OF TEXAS §
 COUNTY OF Parker §
 Before me, the undersigned, a Notary Public for the State of Texas, appeared Rachel Gempfert known to be the person whose name is subscribed hereto.
 Witnessed under my hand and seal of office this the 2 day of May, 2023.

Niki Lyn Barrett
 Notary Public
 STATE OF TEXAS §
 COUNTY OF Parker §
 Before me, the undersigned, a Notary Public for the State of Texas, appeared Joseph & Rachel Gempfert known to be the person whose name is subscribed hereto.
 Witnessed under my hand and seal of office this the 2 day of May, 2023.

Niki Lyn Barrett
 Notary Public
 STATE OF TEXAS §
 COUNTY OF Parker §
 Before me, the undersigned, a Notary Public for the State of Texas, appeared Joseph & Rachel Gempfert known to be the person whose name is subscribed hereto.
 Witnessed under my hand and seal of office this the 2 day of May, 2023.

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	44°43'47"	3.00'	2.34'	N5°00'02"W	2.28'
C2	3°44'23"	262.00'	17.10'	N25°29'44"W	17.10'
C3	6°41'52"	341.00'	39.86'	N65°39'58"E	39.84'
C4	35°01'50"	274.00'	167.52'	N44°48'07"E	164.93'
C5	93°02'05"	54.00'	87.68'	N0°08'46"W	78.36'
C6	15°56'46"	325.50'	90.59'	N54°20'40"E	90.30'
C7	0°25'50"	392.50'	2.95'	N62°31'57"E	2.95'
C8	2°11'23"	392.50'	15.00'	N63°50'34"E	15.00'
C9	4°04'39"	392.50'	27.93'	N66°58'35"E	27.93'
C10	6°41'52"	392.50'	45.88'	N65°39'58"E	45.86'
C11	6°41'52"	368.50'	43.08'	N65°39'58"E	43.05'
C12	15°56'46"	301.50'	83.91'	N54°20'40"E	83.64'
C13	88°22'08"	30.00'	46.27'	N2°11'13"E	41.82'
C14	90°25'32"	39.00'	61.55'	N1°09'31"E	55.36'
C15	15°56'46"	310.50'	86.41'	N54°20'40"E	86.14'
C16	6°41'52"	377.50'	44.13'	N65°39'58"E	44.10'
C17	1°53'58"	274.00'	9.08'	N39°08'18"E	9.08'
C18	3°10'02"	274.00'	15.15'	N36°36'17"E	15.14'
C19	7°44'05"	274.00'	36.99'	N31°09'14"E	36.96'

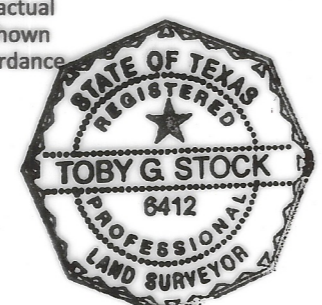
20255.001.012.00

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 2nd day of May, 2023.

Niki Lyn Barrett
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

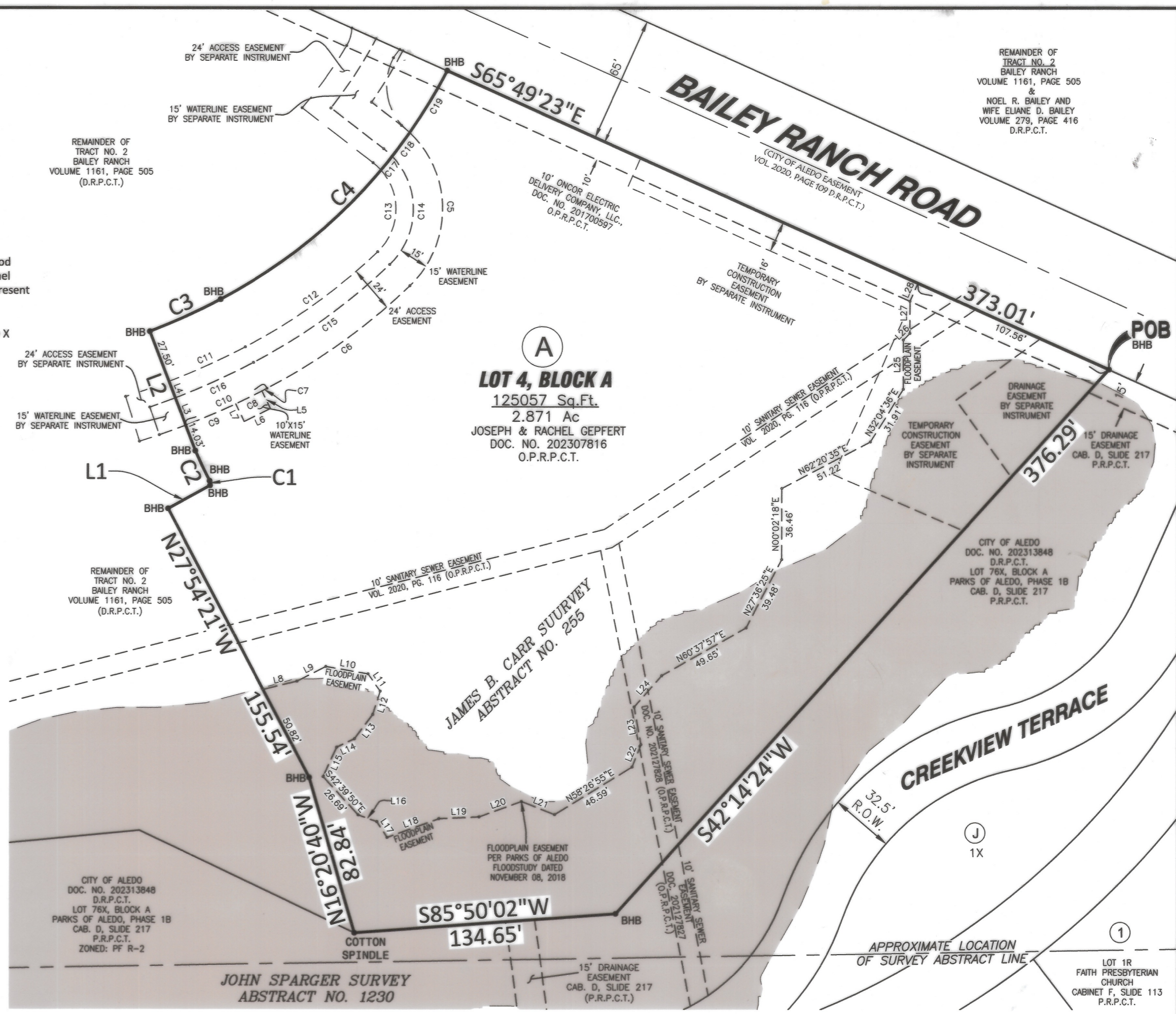
NIKI LYN BARRETT
 Notary Public, State of Texas
 Comm. Expires 02-13-2027
 Notary ID 131850790

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, 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.



Toby G. Stock
 Toby G. Stock
 State of Texas Registered Professional Land Surveyor No. 6412
 Date: May 2, 2023

NIKI LYN BARRETT
 Notary Public, State of Texas
 Comm. Expires 02-13-2027
 Notary ID 131850790



Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N61°14'11"E	24.63	L13	S37°07'04"W	15.69	L25	N0°00'52"E	25.21
L2	N20°59'06"W	65.53	L14	S64°52'34"W	10.13	L26	N44°30'30"E	4.68
L3	N20°59'06"W	15.00	L15	S24°30'01"W	16.55	L27	N0°00'15"E	16.42
L4	N20°59'06"W	9.00	L16	S70°25'14"E	10.09	L28	N24°10'37"E	10.05
L5	S25°47'32"E	10.00	L17	S33°12'58"E	9.68			
L6	S63°50'34"W	15.00	L18	N70°11'45"E	28.29			
L7	N25°47'32"W	10.00	L19	N87°33'54"E	20.71			
L8	N76°09'59"E	17.92	L20	N69°55'37"E	23.19			
L9	N63°02'50"E	16.70	L21	S68°35'36"E	18.33			
L10	S80°16'24"E	22.04	L22	N21°37'02"E	12.34			
L11	S35°02'56"E	10.82	L23	N10°10'40"W	19.61			
L12	S17°33'38"W	12.47	L24	N41°27'04"E	21.34			

GENERAL NOTES

- 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.
- 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 roadway locations and minimum finished floor elevations data placed on this plat.
- Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- Distances shown are U.S. Survey feet displayed in surface values.
- Building setback lines conforms to the zoning ordinance of the City of Aledo.
- The City of Aledo reserves the right to require additional minimum finished floor elevations on any Lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, on this 16 day of May, 2023.
[Signature]
 Mayor-City of Aledo
[Signature]
 City Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202314782
 06/08/2023 10:55 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

16067
 AL
 CAL
 M-17

FINAL PLAT

PARKS OF ALEDO COMMERCIAL ADDITION

LOT 4, BLOCK A
 Being a 2.871 acre tract situated within the James B. Carr Survey, Abstract Number 255 an addition to the City of Aledo, Parker County, Texas
 MAY 2023

This plat filed in Cabinet F, Slide 499