

202302796 PLAT Total Pages: 16


LEGEND

- BHB.....5/8" Capped Iron Rod Marked "BHB INC" Found
- BL.....Building Line
- DE.....Drainage Easement
- D.R.P.C.T.....Deed Records, Parker County, Texas
- E.E.....Electric Easement
- FME.....Fence Maintenance Easement
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- ME.....Maintenance Easement
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- OS.....Open Space Lot
- POB.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas
- R.....Radius
- UE.....Utility Easement
-Block
-Road Name Change

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.
2. 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.
3. The City of Aledo reserves the right to require 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.
4. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
5. Distances shown are U.S. Survey feet displayed in surface values.
6. The Home Owners Association (HOA) reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).
7. Retaining walls on residential lots will be owned and maintained by the lot owner.
8. The Home Owners Association (HOA) reserves the right to utilize the 20' Maintenance Easement to maintain the structural integrity of any slopes, retaining walls, or structures as determined necessary by the (HOA).
9. Retaining walls that are not on residential lots will be owned maintained by the Home Owners Association (HOA).
10. Side yard drainage easements are not intended to prevent placement of essential mechanical equipment like AC condensers, etc.
11. All Open Spaces Lots (OS11 BLK B, OS1 BLK C, OS9 BLK D, OS1 BLK E, OS10 BLK F, OS70 BLK G, OS82 BLK G, OS83 BLK G, OS1 BLK H, and OS1 BLK K) are to be owned and maintained by the Home Owners Association (HOA) to be established by the Developer.
12. OS83 BLK G to be used as a Utility Easement.
13. Direct vehicular access from residential lots to Jenkins Road and Underwood Road will not be allowed.
14. Residential Lots: 267
Open Space Lots: 12

**FINAL PLAT
 PARKS OF ALEDO,
 THE LAKES**
 Being a 106.520 acre tract of land situated in the
 T. Rolston Survey, Abstract Number 923 &
 the John G. Wray Survey, Abstract Number 1639
 City of Aledo, Parker County, Texas
**ZONED: PD R-2
 JANUARY 2023
 SHEET 1 OF 6**

21639.001.004.00
 20923.001.005.00

16069
 AL
 PT CAL
 L-17

WESTBROOK DEVELOPMENT CORPORATION
 "TRACT I"
 INS. NO. 201723726
 D.R.P.C.T.

EQUILON PIPELINE COMPANY, LLC
 VOL. 1908, PG. 999
 D.R.P.C.T.

OS 1
 39.829 Ac
 POA LAKES, LLC.
 DOC. NO. 202203209
 O.P.R.P.C.T.

TEXACO PIPELINE INC.
 VOLUME 1769, PAGE 495
 & VOLUME 1908, PAGE 1005 D.R.P.C.T.

CROSSTEX NORTH TEXAS GATHERING, L.P.
 VOL. 2531, PG. 632 D.R.P.C.T.

REMAINDER TRACT NO. 3
 BAILEY RANCH
 VOL. 1161, PG. 505
 D.R.P.C.T.

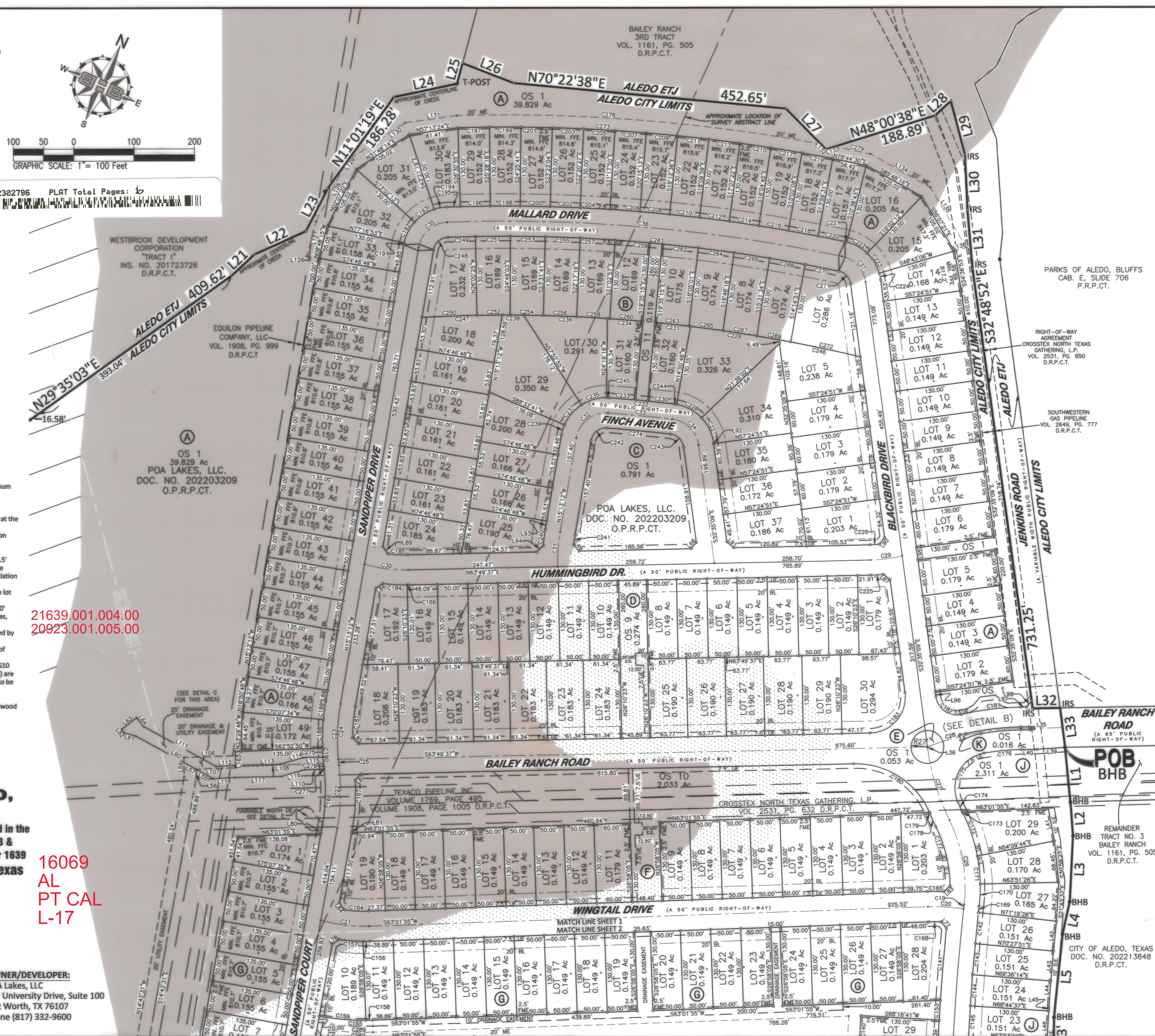
CITY OF ALEDO, TEXAS
 DOC. NO. 202213848
 D.R.P.C.T.

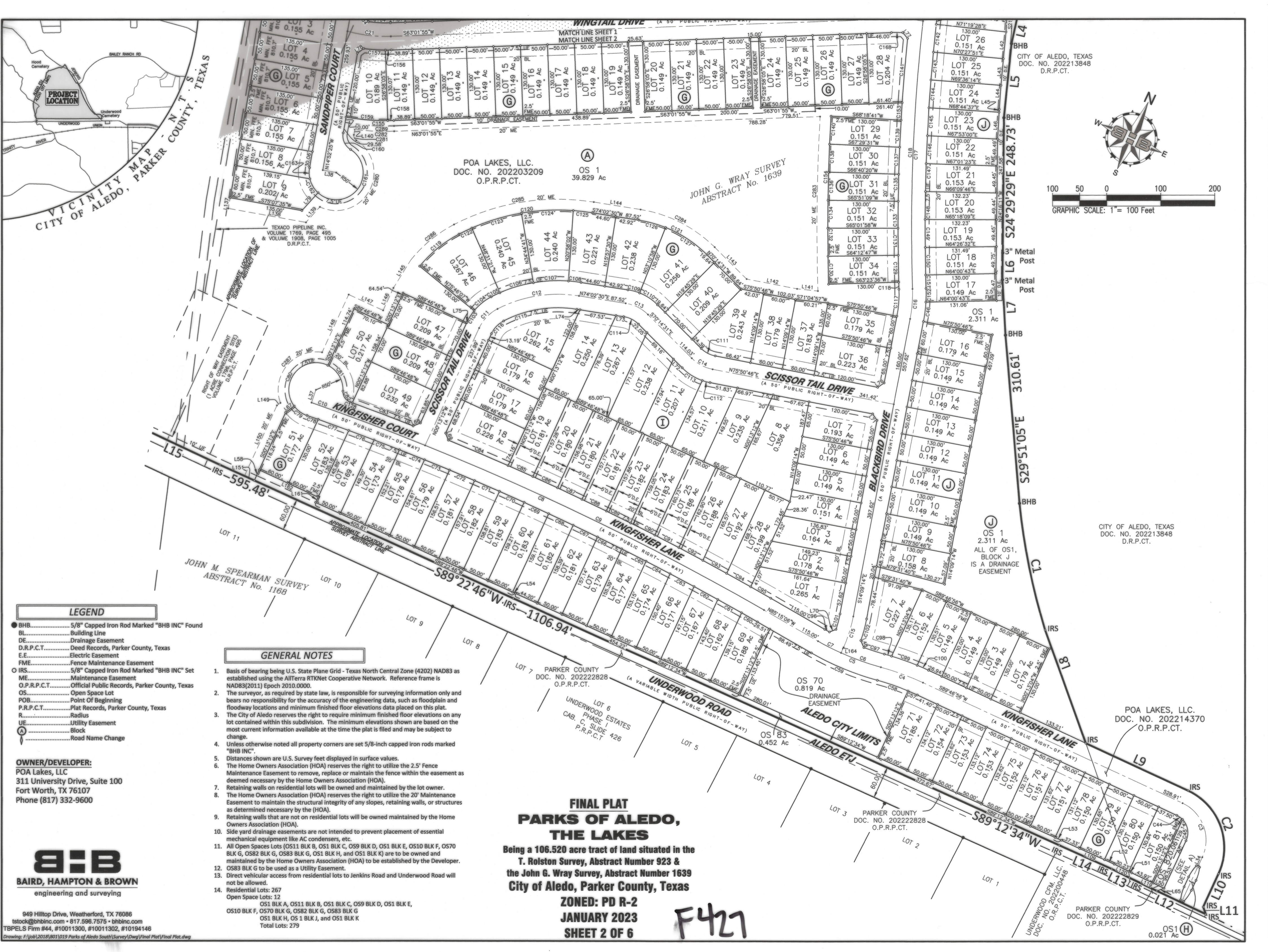
BHB
 BAIRD, HAMPTON & BROWN
 engineering and surveying

OWNER/DEVELOPER:
 POA Lakes, LLC
 311 University Drive, Suite 200
 Fort Worth, TX 76107
 Phone (817) 332-9600

949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhbc.com • 817.596.7575 • bhbc.com
 TBPELS Firm #44, #10011300, #10011302, #10194146
 Drawing: F:\job\2018\01\019 Parks of Aledo South\Survey\Draw\Final Plat\Final Plat.dwg

F427





CITY OF ALEDO, TEXAS
DOC. NO. 202213848
D.R.P.C.T.



100 50 0 100 200
GRAPHIC SCALE: 1" = 100 Feet

CITY OF ALEDO, TEXAS
DOC. NO. 202213848
D.R.P.C.T.

POA LAKES, LLC.
DOC. NO. 202214370
O.P.R.P.C.T.

PARKER COUNTY
DOC. NO. 202222829
O.P.R.P.C.T.

LEGEND

- BHB..... 5/8" Capped Iron Rod Marked "BHB INC" Found
- BL..... Building Line
- DE..... Drainage Easement
- D.R.P.C.T..... Deed Records, Parker County, Texas
- E.E..... Electric Easement
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- OS..... Open Space Lot
- POB..... Point of Beginning
- P.R.P.C.T..... Plat Records, Parker County, Texas
- R..... Radius
- UE..... Utility Easement
- Ⓐ..... Block
- ↕..... Road Name Change

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.
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12. OS83 BLK G to be used as a Utility Easement.
13. Direct vehicular access from residential lots to Jenkins Road and Underwood Road will not be allowed.
14. Residential Lots: 267
Open Space Lots: 12
OS1 BLK A, OS11 BLK B, OS1 BLK C, OS9 BLK D, OS1 BLK E,
OS10 BLK F, OS70 BLK G, OS82 BLK G, OS83 BLK G
OS1 BLK H, OS1 BLK J, and OS1 BLK K
Total Lots: 279

OWNER/DEVELOPER:
POA Lakes, LLC
311 University Drive, Suite 100
Fort Worth, TX 76107
Phone (817) 332-9600



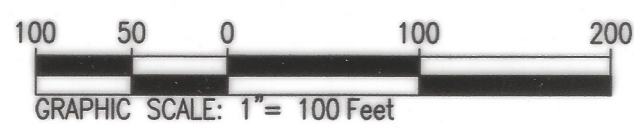
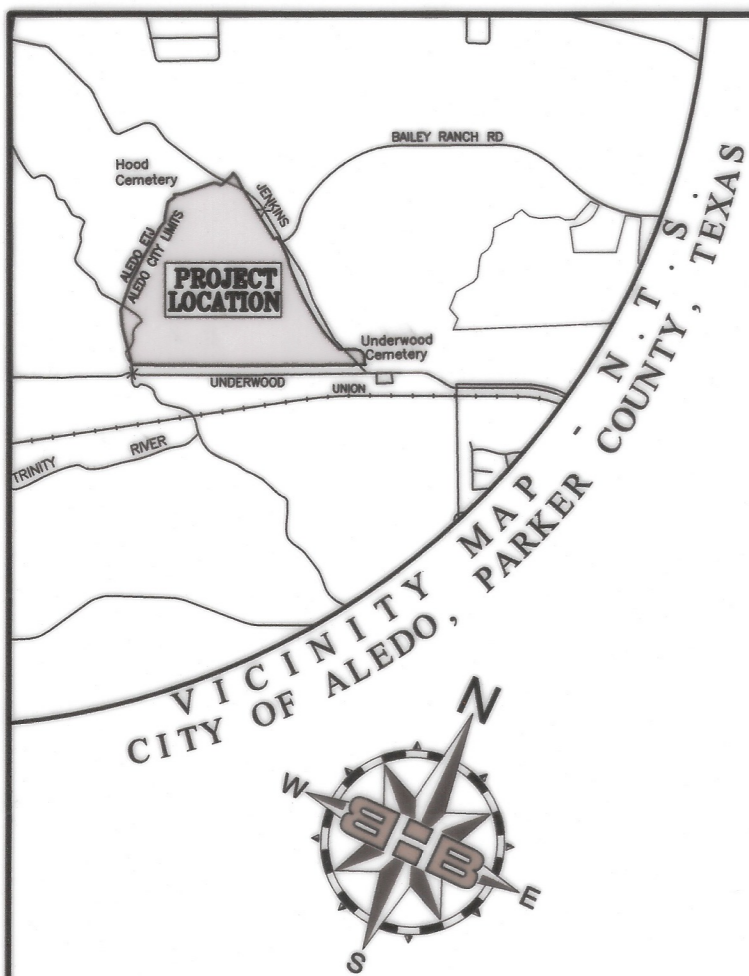
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPPLS Firm #44, #10011300, #10011302, #10194146
Drawing: F:\Job\2018\1019 Parks of Aledo South\Survey\DWG\Final Plat\Final Plat.dwg

**FINAL PLAT
PARKS OF ALEDO,
THE LAKES**

Being a 106.520 acre tract of land situated in the
T. Rolston Survey, Abstract Number 923 &
the John G. Wray Survey, Abstract Number 1639
City of Aledo, Parker County, Texas

**ZONED: PD R-2
JANUARY 2023
SHEET 2 OF 6**

F427



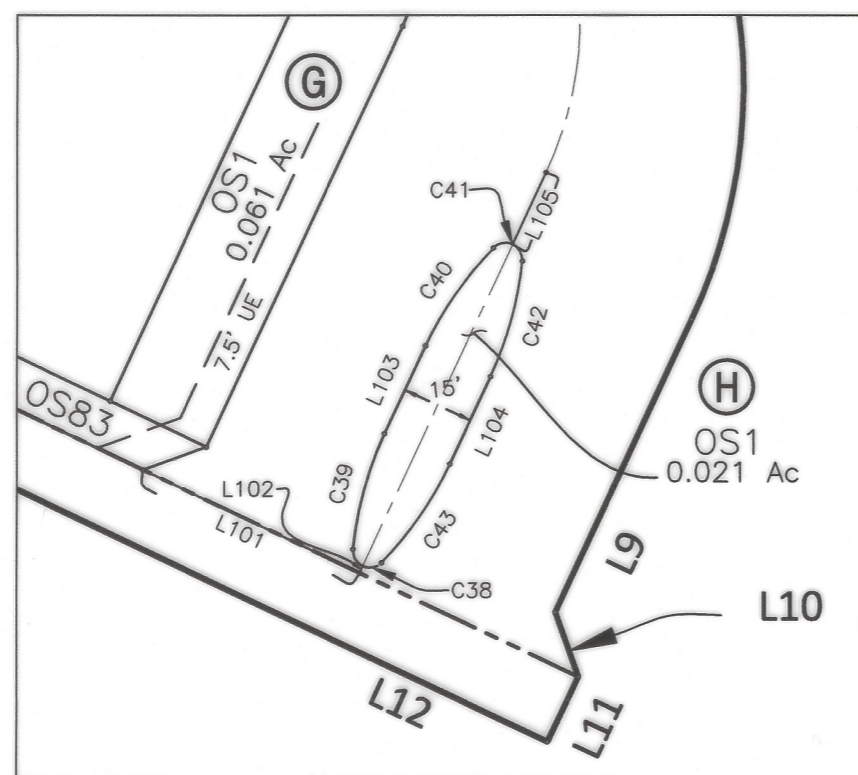
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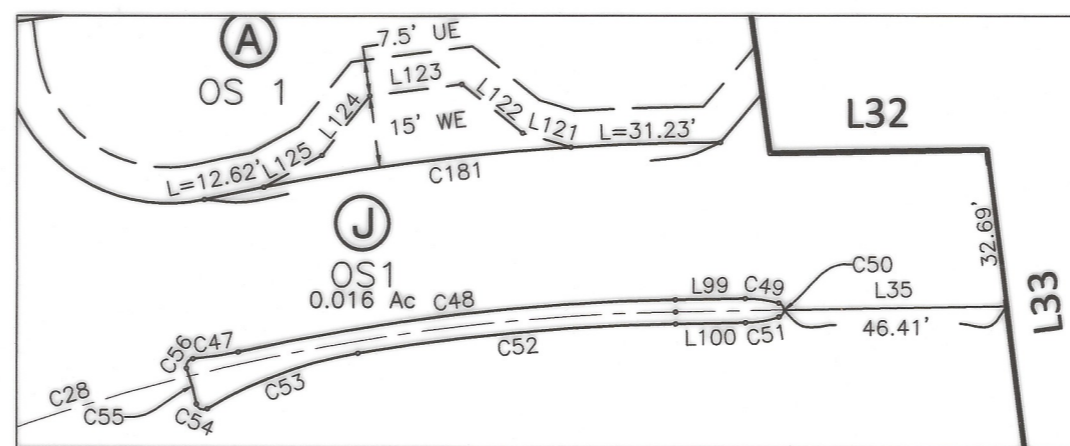
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Total Lots: 279

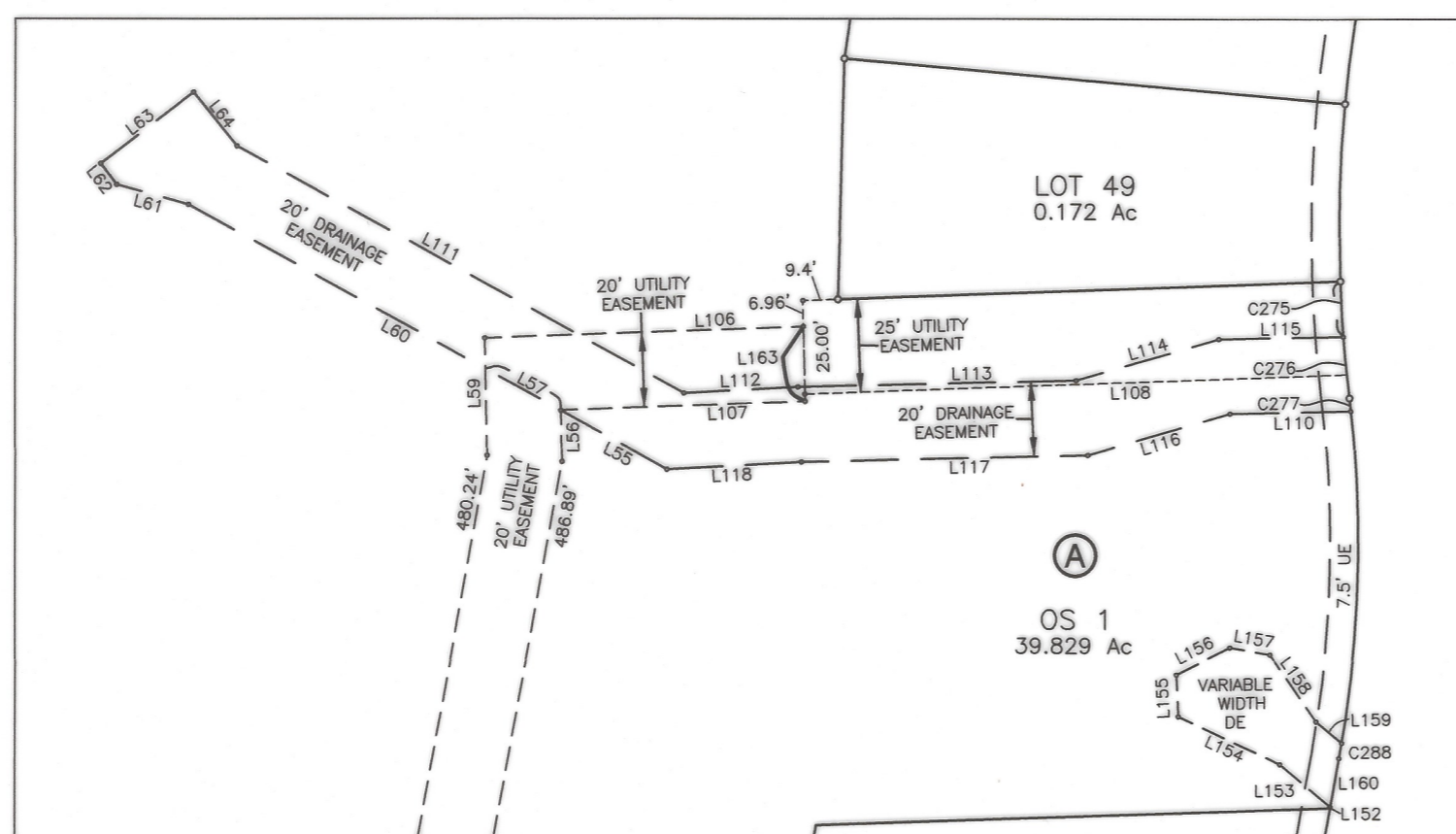
DETAIL A 1"=40'



DETAIL B 1"=40'



DETAIL C 1"=50'



FLOOD ZONE NOTE

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0425F, Map Revised April 5, 2019, and Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

A. A portion of the subject property lies within FLOODWAY AREAS IN ZONE AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0425F, Map Revised April 5, 2019, and Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

B. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0425F, Map Revised April 5, 2019, and Community Panel Number 48367C0450E, Map Revised September 26, 2008. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

The remainder of 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 48367C0425F, Map Revised April 5, 2019, and Community Panel Number 48367C0450E, Map Revised September 26, 2008.



OWNER/DEVELOPER:
POA Lakes, LLC
311 University Drive, Suite 100
Fort Worth, TX 76107
Phone (817) 332-9600

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TBPELS Firm #44, #10011300, #10011302, #10194146
Drawing: F:\job\2018\801\019 Parks of Aledo South\Survey\Draw\Final Plat\Final Plat.dwg

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Being a 106.520 acre tract of land situated in the
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City of Aledo, Parker County, Texas

ZONED: PD R-2
JANUARY 2023
SHEET 3 OF 6

F427

WESTBROOK DEVELOPMENT CORPORATION
"TRACT II"
INS. NO. 201723726
D.R.P.C.T.

SOUTHWESTERN GAS PIPELINE, INC.
VOL. 2377, PG. 1062 &
VOL. 2885, PG. 1825
D.R.P.C.T.

T. ROLSTON SURVEY
ABSTRACT No. 923

OS 1
39.829 Ac
POA LAKES, LLC.
DOC. NO. 202203209
O.P.R.P.C.T.

PARKER COUNTY
DOC. NO. 202222828
O.P.R.P.C.T.

XTO ENERGY, INC.
VOL. 2298, PG. 1958
D.R.P.C.T.

CROSSTEX NORTH TEXAS GATHERING, L.P.
VOL. 2531, PG. 633
D.R.P.C.T.

TRICYCLE LANE TEXAS, LLC.
DOC. NO. 201520617
O.P.R.P.C.T.

STOCKMAN GROUP LLC.
VOL. 2411, PG. 639
D.R.P.C.T.

OS 1
39.829 Ac
POA LAKES, LLC.
DOC. NO. 202203209
O.P.R.P.C.T.

AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE														
No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.	No.	BLOCK	SQ. FT.
OS 1	A	1,734,967	41	A	6,750	30	B	12,692	28	D	8,290	9	G	8,807	49	G	10,101	4	I	6,594	12	J	6,500																					
2	A	7,800	42	A	6,750	31	B	6,985	29	D	8,290	10	G	8,247	50	G	9,474	5	I	6,500	13	J	6,500																					
3	A	6,500	43	A	6,750	32	B	6,986	30	D	12,798	11	G	6,500	51	G	7,712	6	I	6,500	14	J	6,500																					
4	A	6,500	44	A	6,750	33	B	14,205	AREA TABLE			12	G	6,500	52	G	7,959	7	I	8,400	15	J	6,500																					
5	A	7,800	45	A	6,750	34	B	13,503	No.	BLOCK	SQ. FT.	13	G	6,500	53	G	7,382	8	I	15,514	16	J	7,800																					
6	A	7,800	46	A	6,750	35	B	7,850	OS 1	E	2,290	14	G	6,500	54	G	7,540	9	I	10,245	17	J	6,509																					
7	A	6,500	47	A	6,750	36	B	7,513	AREA TABLE			15	G	6,500	55	G	7,672	10	I	9,202	18	J	6,570																					
8	A	6,500	48	A	7,237	37	B	8,104	No.	BLOCK	SQ. FT.	16	G	6,500	56	G	7,780	11	I	9,000	19	J	6,654																					
9	A	6,500	49	A	7,510	AREA TABLE			OS 10	F	88,554	17	G	6,500	57	G	7,863	12	I	10,384	20	J	6,672																					
10	A	6,500	AREA TABLE			No.	BLOCK	SQ. FT.	1	F	8,862	18	G	6,500	58	G	7,920	13	I	11,620	21	J	6,654																					
11	A	6,500	No.	BLOCK	SQ. FT.	OS 1	C	34,460	2	F	6,500	19	G	6,500	59	G	7,953	14	I	10,870	22	J	6,598																					
12	A	6,500	OS 11	B	5,200	AREA TABLE			3	F	6,500	20	G	6,500	60	G	7,960	15	I	11,401	23	J	6,562																					
13	A	6,500	1	B	8,834	No.	BLOCK	SQ. FT.	4	F	6,500	21	G	6,500	61	G	7,940	16	I	7,800	24	J	6,561																					
14	A	7,327	2	B	7,800	OS 9	D	11,931	5	F	6,500	22	G	6,500	62	G	7,890	17	I	7,800	25	J	6,562																					
15	A	8,948	3	B	7,800	1	D	7,784	6	F	6,500	23	G	6,500	63	G	7,815	18	I	9,839	26	J	6,562																					
16	A	8,948	4	B	7,800	2	D	6,500	7	F	6,500	24	G	6,500	64	G	7,716	19	I	7,882	27	J	7,204																					
17	A	6,832	5	B	10,383	3	D	6,500	8	F	6,500	25	G	6,500	65	G	7,591	20	I	7,854	28	J	7,413																					
18	A	6,606	6	B	12,460	4	D	6,500	9	F	6,500	26	G	6,500	66	G	7,441	21	I	7,852	29	J	8,727																					
19	A	6,606	7	B	7,573	5	D	6,500	11	F	7,800	27	G	6,500	67	G	7,266	22	I	7,874	AREA TABLE																							
20	A	6,606	8	B	7,573	6	D	6,500	12	F	6,500	28	G	8,882	68	G	7,066	23	I	7,921	No.	BLOCK	SQ. FT.																					
21	A	6,606	9	B	7,573	7	D	6,500	13	F	6,500	29	G	6,584	69	G	8,180	24	I	7,992	OS 1	K	684																					
22	A	6,606	10	B	7,606	8	D	6,500	14	F	6,500	30	G	6,584	70	G	8,063	25	I	8,089	AREA TABLE																							
23	A	6,606	12	B	7,355	10	D	6,500	15	F	6,500	31	G	6,584	71	G	8,063	26	I	8,210	No.	BLOCK	SQ. FT.																					
24	A	6,606	13	B	7,340	11	D	6,500	16	F	6,500	32	G	6,584	72	G	6,694	27	I	8,356	OS 1	J	100,652																					
25	A	6,606	14	B	7,340	12	D	6,500	17	F	6,500	33	G	6,584	73	G	6,669	28	I	8,659	AREA TABLE																							
26	A	6,606	15	B	7,340	13	D	6,500	18	F	6,500	34	G	6,584	74	G	6,644	29	I	8,659	No.	BLOCK	SQ. FT.																					
27	A	6,606	16	B	7,340	14	D	6,500	19	F	8,291	35	G	7,800	75	G	6,619	30	I	8,659	OS 1	H	923																					
28	A	6,606	17	B	10,095	15	D	6,500	AREA TABLE			36	G	9,700	76	G	6,594	31	I	8,659	AREA TABLE																							
29	A	6,606	18	B	8,700	16	D	6,500	No.	BLOCK	SQ. FT.	37	G	7,950	77	G	6,569	32	I	8,659	No.	BLOCK	SQ. FT.																					
30	A	7,967	19	B	6,998	17	D	8,346	OS 83	G	19,709	38	G	7,800	78	G	6,544	33	I	8,659	OS 1	I	11,548																					
31	A	8,948	20	B	6,998	18	D	9,054	OS 70	G	35,677	39	G	10,594	79	G	6,521	34	I	8,659	2	J	7,800																					
32	A	8,948	21	B	6,998	19	D	7,975	OS 82	G	2,692	40	G	9,100	80	G	6,514	35	I	8,659	3	J	6,500																					
33	A	6,888	22	B	6,998	20	D	7,975	1	G	7,561	41	G	11,141	81	G	6,550	36	I	8,659	4	J	6,500																					
34	A	6,750	23	B	6,998	21	D	7,975	2	G	6,750	42	G	10,362	AREA TABLE			5	J	6,504	AREA TABLE																							
35	A	6,750	24	B	8,068	22	D	7,975	3	G	6,750	43	G	9,605	No.	BLOCK	SQ. FT.	6	J	6,620	AREA TABLE																							
36	A	6,750	25	B	8,283	23	D	7,975	4	G	6,750	44	G	10,472	OS 1	H	923	7	J	9,909	AREA TABLE																							
37	A	6,750	26	B	7,219	24	D	7,975	5	G	6,750	45	G	10,472	AREA TABLE			8	J	6,878	AREA TABLE																							
38	A	6,750	27	B	7,219	25	D	8,290	6	G	6,750	46	G	11,649	No.	BLOCK	SQ. FT.	9	J	6,500	AREA TABLE																							
39	A	6,750	28	B	8,697	26	D	8,290	7	G	6,750	47	G	9,100	1	I	11,548	10	J	6,500	AREA TABLE																							
40	A	6,750	29	B	15,243	27	D	8,290	8	G	6,777	48	G	9,100	2	I	7,772	11	J	6,500	AREA TABLE																							

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ZONED: PD R-2
JANUARY 2023
SHEET 5 OF 6

F427



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Phone (817) 332-9600

STATE OF TEXAS §
COUNTY OF PARKER §

OWNER'S ACKNOWLEDGMENT & DEDICATION §

BEING a tract of land situated in the J. Wray Survey, Abstract Number 1639 and T. Rolston Survey, Abstract Number 923, Parker County, Texas, said tract of land described in deed to POA Lakes, LLC, as recorded in Document Number 202203209, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and also being a portion of the remainder of a tract of land described in deed to POA Lakes, LLC, as recorded in Document Number 202214370, Deed Records, Parker County, Texas (D.R.P.C.T.) said tract being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a 5/8-inch iron rod capped "BHB INC" found (CIRF) for the northwest corner of a remainder of a tract of land described in deed to Bailey Ranch, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas (D.R.P.C.T.), same being the intersection between the south right-of-way of Bailey Ranch Road and the accepted east right-of-way of Jenkins Road;

THENCE South 30°39'28" East, with the common line of said Bailey Ranch and said POA Lakes tract, a distance of 90.80 feet to a CIRF, being the northwest corner of a tract of land described by deed to City of Aledo, Texas, as recorded in Document Number 202213848 (D.R.P.C.T.);

THENCE with the common line of said POA Lakes tract and said City of Aledo tract generally along a wire fence the following courses and distances:

- South 29°29'12" East, a distance of 55.34 feet to a CIRF;
- South 22°08'19" East, a distance of 109.15 feet to a CIRF;
- South 12°23'07" East, a distance of 54.68 feet to a CIRF;
- South 19°03'46" East, distance of 137.29 feet to a CIRF;
- South 24°29'29" East, a distance of 248.73 feet to a 3 inch metal fence post corner;
- South 24°23'18" East, a distance of 49.39 feet to a 3 inch metal fence post corner;
- South 28°10'43" East, a distance of 102.16 feet to a 3 inch metal fence post corner;
- South 29°51'05" East, a distance of 310.61 feet an CIRF and the beginning of a curve to the left, having a radius of 1,223.42 feet, a central angle of 11°08'37", an arc length of 237.95, and a chord which bears South 36°29'00" East, a distance of 237.57 feet to a CIRF;
- South 44°50'00" East, a distance of 221.52 feet to a 5/8-inch iron rod capped "BHB INC" set (IRS), being the northwest corner of a tract of land described in deed to POA Lakes, LLC., as recorded in Document Number 202214370 (O.P.R.P.C.T.);

THENCE with the common line of the said POA Lakes tract (202214370) and the aforesaid City of Aledo tract the following courses and distances:

- North 89°46'56" East, a distance of 208.66 feet an IRS and the beginning of a curve to the right;
- With said curve to the right, having a central angle of 90°10'47", a radius of 115.00 feet, an arc length of 181.00 feet, and a chord which bears South 45°07'41" East, a distance of 162.89 feet to an IRS;
- South 00°02'17" East, a distance of 67.04 feet to an IRS;
- South 44°51'13" East, a distance of 14.19 feet to an IRS for the common corner of said POA Lakes tract (202214370) and said City of Aledo tract, and being on the north line of a tract of land described in deed to Parker County, Texas, as recorded in Document Number 202222829, (O.P.R.P.C.T.), same being the north right-of-way line of Underwood Road;

THENCE North 89°40'09" West, with the common line of said POA Lakes tract (202214370) and the north right-of-way line of said Underwood Road, a distance of 156.28 feet to an IRS, being the common corner of said POA Lakes tract (202203209 and 202214370), same being the northwest corner of aforesaid Parker County tract, same being the northeast corner of a tract of land described in deed to Parker County, Texas, as recorded in Document Number 202222828, (O.P.R.P.C.T.), and also being the north right-of-way line of said Underwood Road;

THENCE continuing with the common line of said POA Lakes tract (202203209) and the north right-of-way line of said Underwood Road, the following courses and distances:

- North 88°37'48" West, a distance of 36.22 feet to an IRS;
- South 89°14'54" West, a distance of 106.92 feet to an IRS;
- South 89°12'34" West, a distance of 1106.94 feet to an IRS;

- South 89°22'46" West, a distance of 595.48 feet to an IRS;
- North 89°57'13" West, a distance of 178.59 feet to an IRS;
- South 89°48'56" West, a distance of 20.15 feet to an IRS;
- South 89°45'59" West, a distance of 87.39 feet to an IRS;
- South 89°49'02" West, a distance of 739.71 feet to an IRS;
- South 89°49'05" West, a distance of 14.88 feet to an IRS, being the southwest corner of said POA Tracts (202203209), same being on the east line of a tract of land described as "Tract II" to Westbrook Development Corporation, as recorded in Document Number 201723726, (O.P.R.P.C.T.);

THENCE departing the north right-of-way line of said Underwood tract and with the common line of said POA Lakes (Doc. No. 202203209) tract and said "Tract II" Westbrook tract the following courses and distances:

- North 15°16'11" West, a distance of 487.24 feet to an IRS;
- North 5°30'55" West, a distance of 218.18 feet to an IRS;
- North 18°07'44" East, a distance of 415.00 feet to a metal T-post;
- North 30°38'32" East, a distance of 97.72 feet to a metal T-post;
- North 26°25'52" East, a distance of 229.47 feet to a metal T-post;

North 29°35'03" East, at distance of 16.58 feet passing the northeast corner of said "Tract II" Westbrook tract, same being the southeast corner of a tract of land described as "Tract I" to Westbrook Development Corporation, and now continuing along the common line of said POA Lakes (Doc. No. 202203209) and said "Tract I" Westbrook tract, for a total distance of 409.62 feet to the approximate center of an unnamed creek;

THENCE continuing with the common line of said POA Lakes (Doc. No. 202203209) tract and said "Tract I" Westbrook and along the center of said unnamed creek the following courses and distances:

- North 22°05'20" East, a distance of 50.80 feet;
- North 40°49'54" East, a distance of 94.22 feet;
- North 2°06'06" East, a distance of 79.04 feet;
- North 11°01'19" East, a distance of 186.28 feet;
- North 53°04'51" East, a distance of 107.02 feet to the approximate center of an unnamed creek;

THENCE along the center of said unnamed creek the following courses and distances:

- North 9°59'40" West, a distance of 34.78 feet;
- North 86°15'38" East, a distance of 90.87 feet;
- North 70°22'38" East, a distance of 452.65 feet;
- South 69°44'22" East, a distance of 94.44 feet;
- North 48°00'38" East, a distance of 188.89 feet;
- North 22°45'38" East, a distance of 35.14 feet;

THENCE departing the center of said unnamed creek, and over and across said POA Lakes (Doc. No. 202203209) tract the following courses and distances:

- South 39°54'10" East, a distance of 91.23 feet to an IRS;
- South 27°27'04" East, a distance of 90.60 feet to an IRS;
- South 29°50'10" East, a distance of 97.95 feet to an IRS;
- South 32°48'52" East, a distance of 731.25 feet to an IRS;
- North 63°58'23" East, a distance of 45.27 feet to an CIRF, being the southwest corner of Lot 65X, Block A, of Parks of Aledo, Bluffs, an addition to the City of Aledo, Parker County, Texas, as shown on plat recorded in Cabinet E, Slide 706, Plat Records, Parker County, Texas, same being on the intersection between the north right-of-way line of aforesaid Baily Ranch Road and the accepted east right-of-way line of aforesaid Jenkins Road;
- South 32°11'59" East, across said Bailey Ranch Road, a distance of 65.38 feet to the POINT OF BEGINNING and containing 4,640,004 square feet or 106.520 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, POA LAKES, LLC, owner, do hereby adopt this final plat designating the above described property as Parks of Aledo, The Lakes, 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, parks, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS 18 day of January 2023.

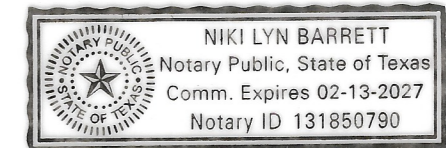
Justin Welborn
By: Justin Welborn, Manager, POA Lakes, LLC.

STATE OF TEXAS: §
COUNTY OF: Parker §

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

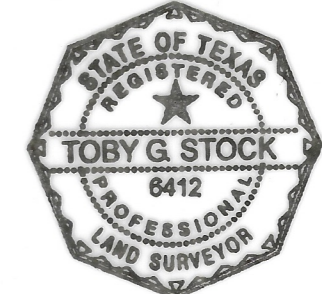
Given under my hand and seal of office this the 18 day of January 2023.

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



I, Toby G. Stock, do hereby certify that this plat is prepared from an actual on the ground survey of the land, and that the corner monuments shown hereon were found or 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, Date: January 18, 2023
Registered Professional Land Surveyor No. 6412

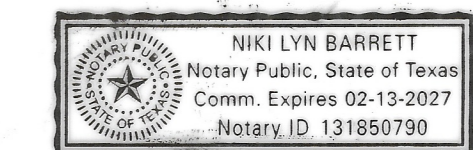


STATE OF TEXAS §
COUNTY OF PARKER §

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 18 day of January 2023.

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



APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS,
on this 18 day of January, 2023
[Signature]
Mayor - City of Aledo
[Signature]
City Secretary - City of Aledo

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202302796
02/06/2023 11:08 AM
Fee: 96.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT
PARKS OF ALEDO, THE LAKES
Being a 106.520 acre tract of land situated in the T. Rolston Survey, Abstract Number 923 & the John G. Wray Survey, Abstract Number 1639 City of Aledo, Parker County, Texas
ZONED: PD R-2
JANUARY 2023
SHEET 6 OF 6

This plat filed in Cabinet **F**, Slide **427**

OWNER/DEVELOPER:
POA Lakes, LLC
311 University Drive, Suite 100
Fort Worth, TX 76107
Phone (817) 332-9600



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TBPELS Firm #44, #10011300, #10011302, #10194146
Drawing: F:\job\2018\1801\019 Parks of Aledo South\Survey\Draw\Final Plat\Final Plat.dwg