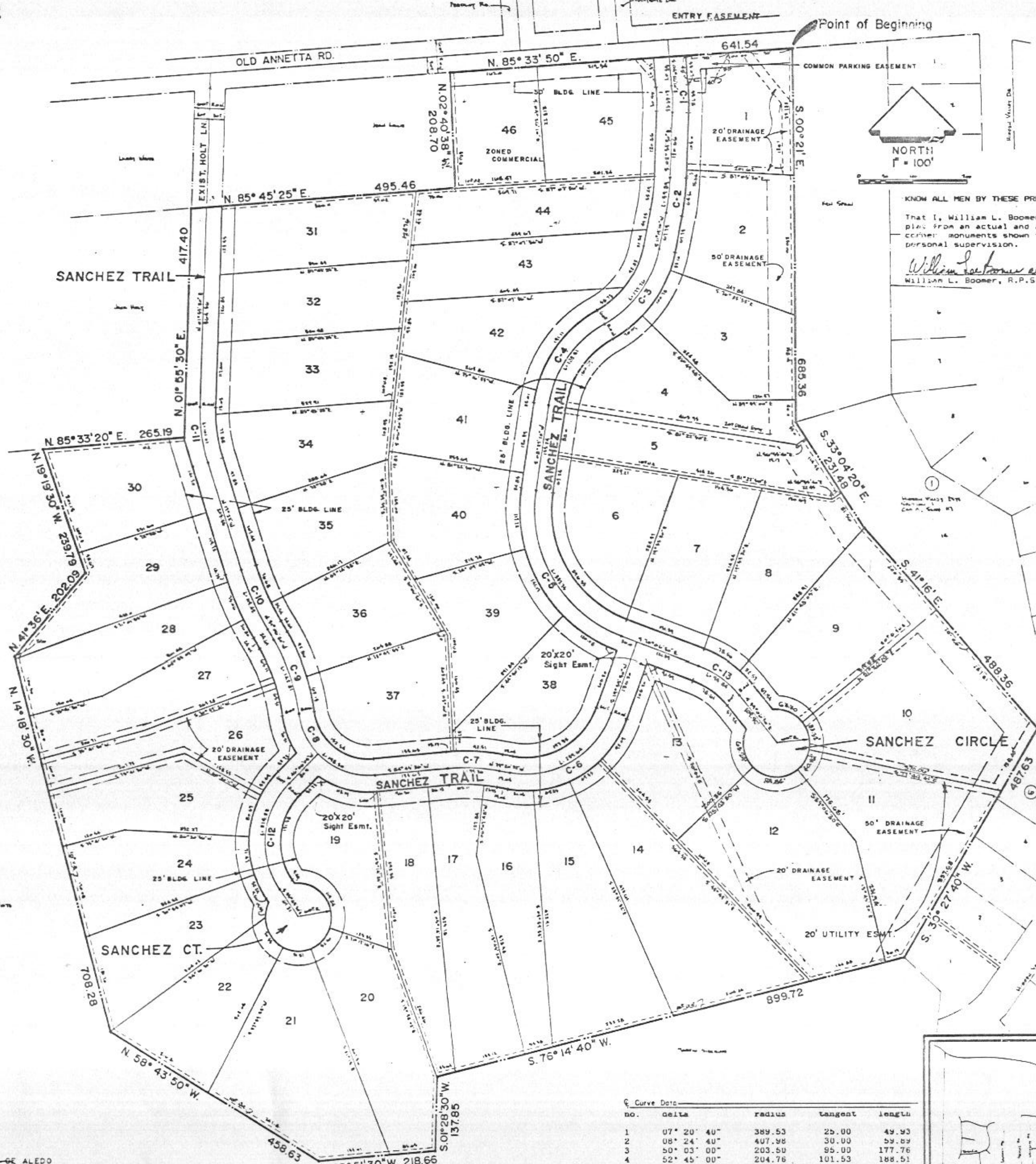


LOT AREAS (Acres)

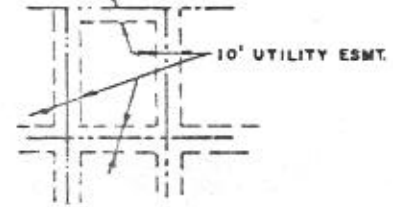
1	1.017
2	1.069
3	1.018
4	1.071
5	1.019
6	1.078
7	1.041
8	1.139
9	1.358
10	1.864
11	1.546
12	1.986
13	1.201
14	1.852
15	1.609
16	1.003
17	1.186
18	1.007
19	1.002
20	1.235
21	1.650
22	1.015
23	1.009
24	1.829
25	1.002
26	1.002
27	1.000
28	1.000
29	1.005
30	1.001
31	1.000
32	1.000
33	1.000
34	1.000
35	1.001
36	1.006
37	1.031
38	1.006
39	1.007
40	1.055
41	1.000
42	1.016
43	1.001
44	1.000
45	1.059
46	0.800



NOTE:
 LBCL Inc. shall be responsible for the maintenance of the roads for two years from the date of acceptance by City. If at the end of two years, 60% of the lots are not sold, LBCL, Inc. shall continue to maintain the roads until 60% of the lots are sold. At the end of the two year period or at a later time when 60% of the lots are sold, the Parker Station Property Owners Association shall have all responsibility for the road maintenance.
 LBCL, Inc. releases the City of Aledo from any liability or responsibility for the Roads and Holds the City Harmless.

KNOW ALL MEN BY THESE PRESENTS:
 That I, William L. Boomer, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.
 William L. Boomer, R.P.S. - 2559

- NOTES:
 1. IRON PINS SET AT ALL PROPERTY CORNERS
 2. ALL LOTS ZONED RESIDENTIAL EXCEPT AS NOTED.
 3. ALL FRONT BUILDING SET BACK LINES ARE 25' EXCEPT OLD ANNETTA ROAD.
 4. A 10' UTILITY EASEMENT SHALL BE PROVIDED ALONG EACH LOT LINE.



176760
 PCA-683

STATE OF TEXAS COUNTY OF PARKER
 I hereby certify that this instrument was filed in the case and line stamped herein by me and was duly recorded in the volume and page of the public records of Parker County as stamped hereon by me.

JUN 02 1989
 Carrie Reed
 County Clerk, Parker County, Tex.

RECEIVED AND FILED FOR RECORD
 JUN 02 1989
 CARIE REED, Co. Clerk
 PARKER COUNTY, TEXAS

Robert Beams, President
 Robert Beams, President
 L.B.C.L., Inc.

STATE OF TEXAS
 COUNTY OF PARKER
 WHEREAS the undersigned, L.B.C.L., Inc., being the owner of the following described property, situated in the City of Aledo, Parker County, Texas and being more particularly described as follows:

BEING all that certain tract of land conveyed to L.B.C.L., Inc. according to the deed recorded in Volume _____, Page _____, Deed Records of Parker County, Texas and being situated in the J.B. Hibbert Survey, Abst. No. 613, the F.H. Hamon Survey, Abst. No. 1972, the R.C. Eddleman Survey, Abst. No. 438, and the A.B. Smith Survey, Abst. No. 1223, Parker County, Texas;

BEGINNING at an iron rod being northwest corner of a tract of land conveyed to Ken Spain according to the plat recorded in Volume _____, Page _____, Deed Records of Parker County, Texas, said iron also being in the existing south right-of-way line of Old Annetta Road and being the existing northeast of said L.B.C.L., Inc. tract;

THENCE, South 00 degrees 21 minutes East, along the west line of said Spain tract, 885.36 feet to an iron rod for corner;

THENCE, South 33 degrees 04 minutes 20 seconds East, along the west line of Lot 14, Block 1, Hidden Valley Estates according to the plat recorded in Volume _____, Page _____, Plat Records of Parker County, Texas, 231.48 feet to an iron rod for corner;

THENCE, South 41 degrees 16 minutes East, continuing along the west line of said Lot 14, Block 1, Hidden Valley Estates, 488.36 feet to an iron rod for corner;

THENCE, South 30 degrees 27 minutes 40 seconds West, along the north line of Block 8, Hidden Valley Estates according to the plat recorded in Volume _____, Page _____, P.R.P.C.T., 487.63 feet to an iron rod for corner;

THENCE, South 76 degrees 14 minutes 40 seconds West, along the north line of a tract of land conveyed to Martin Siegmund according to the deed recorded in Volume _____, Page _____, D.R.P.C.T., 899.72 feet to an iron rod for corner;

THENCE, South 01 degrees 28 minutes 30 seconds West, along the west line of said Siegmund tract, 137.85 feet to an iron rod for corner;

THENCE, South 65 degrees 51 minutes 30 seconds West, along the easterly line of a tract of land conveyed to Larry White according to the deed recorded in Volume _____, Page _____, D.R.P.C.T., 218.66 feet to an iron rod for corner;

THENCE, North 58 degrees 43 minutes 50 seconds West, continuing along the easterly line of said White tract, 456.63 feet to an iron rod for corner;

THENCE, North 14 degrees 18 minutes 30 seconds West, continuing along the easterly line of said White tract, 700.28 feet to an iron rod for corner;

THENCE, North 41 degrees 36 minutes East, continuing along the easterly line of said White tract, 202.09 feet to an iron rod for corner;

THENCE, North 19 degrees 19 minutes 30 seconds East, continuing along the easterly line of said White tract, 239.79 feet to an iron rod for corner;

THENCE, North 85 degrees 33 minutes 20 seconds East, along the south line of a tract of land conveyed to Jack Holt according to the deed recorded in Volume _____, Page _____, D.R.P.C.T., 265.19 feet to an iron rod for corner;

THENCE, North 01 degrees 55 minutes 30 seconds East, along the east line of said Holt tract, 417.40 feet to an iron rod for corner;

THENCE, North 85 degrees 45 minutes 25 seconds East, 495.46 feet to an iron rod for corner;

THENCE, North 02 degrees 40 minutes 38 seconds West, 208.70 feet to an iron rod for corner being in the existing south right-of-way line of Old Annetta Road;

THENCE, North 85 degrees 33 minutes 30 seconds East, along the existing south right-of-way line of said Old Annetta Road, 641.54 feet to the POINT OF BEGINNING.

The tract of land described contains 2,513,804 square feet or 57.709 acres of land, more or less.

DO HEREBY DEDICATE same to be known as PARKER STATION, an addition to the City of Aledo, Parker County, Texas and dedicate to the public the easements and right-of-ways shown on the plat.

L.B.C.L., Inc.
 Robert Beams, President

RECORDED
 MAY 01 1989

STATE OF TEXAS
 COUNTY OF PARKER

This instrument was acknowledged before me on May 1989, 1989 by Robert Beams, President of L.B.C.L., Inc. being the owner of the property.

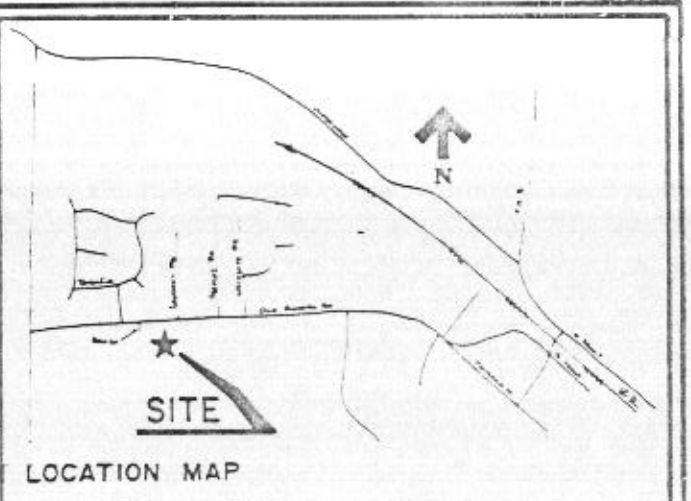
FINAL PLAT
PARKER STATION

BEING 57.709 ACRES OF LAND OUT OF THE J.B. HIBBERT SURVEY, A-613, THE F.H. HAMON SURVEY, A-1972, THE R.C. EDDLEMAN SURVEY, A-438, AND THE A.B. SMITH SURVEY, A-1223 SITUATED IN THE CITY OF ALEDO, PARKER COUNTY, TEXAS.

MARCH, 1989
 DEVELOPER LBCL INC
 6501 E LANCASTER
 FORT WORTH, TEXAS
 ENGINEER: LandCon Inc.
 PO BOX 100247
 FORT WORTH, TEXAS 76185
 (817) 763-0127

Curve Data

no.	delta	radius	tangent	length
1	07° 20' 40"	389.53	25.00	49.93
2	08° 24' 40"	407.98	30.00	59.89
3	50° 03' 00"	203.50	95.00	177.76
4	52° 45' 00"	204.76	101.53	188.51
5	78° 43' 40"	245.80	201.65	337.75
6	80° 45' 58"	170.00	144.59	239.64
7	15° 53' 52"	358.09	59.00	93.38
8	87° 23' 54"	130.00	124.23	198.30
9	23° 16' 00"	351.67	72.40	142.81
10	13° 44' 30"	497.94	60.00	119.42
11	19° 17' 30"	300.00	50.99	101.01
12	81° 49' 35"	150.00	129.98	214.22
13	31° 00' 00"	175.29	48.81	94.84



APPROVED - CITY OF ALEDO
 Lizette Williams, Mayor
 DATE: 01 JUNE 1989
 City Secretary
 DATE: June 1, 1989

*Approval of this Plat shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Parker County, Texas within six (6) months from the date of final approval by the Aledo Planning and Zoning Commission.