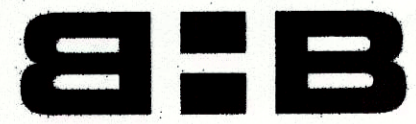


**LEGEND**

- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Set
- FME.....2.5' Fence Maintenance Easement
- IRF.....Iron Rod Found
- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records, Parker County, Texas
- POB.....Point of Beginning

APPROVED by the City of Aledo  
 this 11<sup>th</sup> day of May, 2020  
*K. Marshall, Mayor*  
 City Administrator  
 ATTEST: *Anna McMullen*  
 City Secretary - City of Aledo

**OWNER**  
 POA Point Vista LLC  
 311 University Dr.  
 Fort Worth, Texas 76107  
**DEVELOPER**  
 Christian Pearson  
 134 El Chico Trail, Suite 105  
 Willow Park, Texas 76087  
 Phone: 817-448-0110

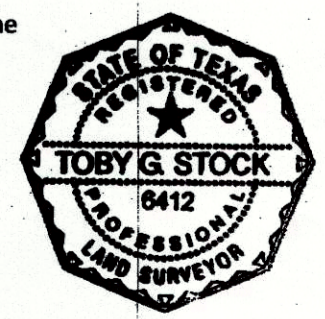
**LAND SURVEYOR**  
  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086  
 tstock@bhinc.com • 817.596.7575 • bhinc.com  
 TBPELS Firm #44, #10011300, #10011302, #10194146

**SURVEYOR'S CERTIFICATION**

I, Toby G. Stock, 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 supervision.

*Toby G. Stock*  
 Toby G. Stock, RPLS No. 6412  
 Date: April 20, 2020



CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	5°25'12"	1440.00'	136.22'	S85°28'32"W	136.17'
C2	5°25'12"	1575.00'	148.99'	N35°28'32"E	148.94'

*16071.004.016.00*  
*16071.004.017.00*  
**GENERAL NOTES**

1. All bearings and coordinates refer to the Texas Coordinate System, NAD83, North Central Zone - 4202, as established by the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
2. The use of the word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
3. By scaled location of FEMA FIRM Map No. 48367C0450E, Effective Date September 26, 2008, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
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. The Home Owners Association (HOA) reserves the right to utilize the 2.5' Fence Maintenance Easement (FME) to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA)

OWNER'S CERTIFICATE  
 STATE OF TEXAS §  
 COUNTY OF PARKER §

202013078 PLAT Total Pages: 1

WHEREAS, POA POINT VISTA LLC, is the owner of a tract of land situated in the John Sparger Survey, Abstract No. 1230, the J. Wray Survey, Abstract Number, 1639, Parker County, Texas, and being all of Lots 16 and 17, Block H, Parks of Aledo, Point Vista, Phase 2, an addition to the City of Aledo, Parker County Texas, as shown on the plat recorded in Cabinet E, Slide 107, Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (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.)

**BEGINNING** at a 5/8-inch capped iron rod marked "BHB INC" found (CIRF) for the northwest corner of said Lot 16, same being the southwest corner of Lot 15 of said Block H, and being in the southeast right-of-way line of Point Vista Drive (a 50' public right-of-way);

**THENCE** South 51°48'52" East, with the common line between said Lots 16 and 15, a distance of 135.00 feet to a CIRF for the northeast corner of said Lot 16, same being the southeast corner of said Lot 15, and being in the northwest line of a remainder tract of land as described by deed to POA Land Investments, LLC, as recorded in Document Number 201524444, Deed Records, Parker County, Texas D.R.P.C.T.;

**THENCE** with the common line between the aforesaid Block H, and the said POA Land Investments remainder tract, and along a curve to the left having a central angle of 05°25'12", a radius of 1440.00 feet, an arc length of 136.22 feet and a chord which bears South 35°28'32" West, a distance of 136.17 feet to a CIRF for the southeast corner of the aforementioned Lot 17, same being the northeast corner of Lot 18, of said Block H;

**THENCE** North 57°14'04" West, with the common line between said Lots 17 and 18, a distance of 135.00 feet to a CIRF for the southwest corner said Lot 17, same being the northwest corner of said Lot 18 and being in the aforementioned southeast right-of-way line of Point Vista Drive;

**THENCE** with the common line between the aforesaid Block H and the said right-of-way line, and along a curve to the right having a central angle of 05°25'12", a radius of 1575.00 feet, an arc length of 148.99 feet, and a chord which bears North 35°28'32" East, a distance of 148.94 feet to the **POINT OF BEGINNING** and containing 19,252 square feet or 0.442 acre of land more or less.

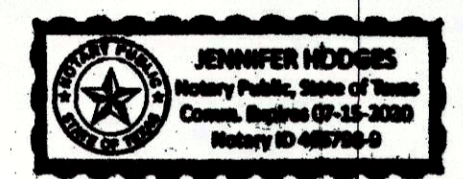
NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:  
 THAT, *Justin Welborn*, acting by and through its duly authorized agent, does hereby adopt this plat designating the above describe property as Lot 16R, Block H, Parks of Aledo, Point Vista Phase 2, an addition to the City of Aledo, Parker County, Texas 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 11<sup>th</sup> day of May, 2020

*Justin Welborn*  
 Justin Welborn

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.  
 Witnessed under my hand and seal of office this the 11<sup>th</sup> day of May, 2020

*Jennifer Hodges*  
 Notary Public



This plat filed in Cabinet E Slide 516

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS  
*Lula Deakle*

202013078  
 05/11/2020 03:32 PM  
 Fee: 75.00  
 Lula Deakle, County Clerk  
 Parker County, Texas  
 PLAT

ACCT. NO.: 16071  
 SCH. DIST.: AL  
 CITY: CAL  
 MAP NO.: L-17

**REPLAT**  
**LOT 16R, BLOCK H**  
**PARKS OF ALEDO**  
**POINT VISTA, PHASE 2**  
 Being a Replat of Lot 16 and 17, Block H  
 Parks of Aledo, Point Vista, Phase 2  
 J. Sparger Survey, Abstract No. 1230  
 City of Aledo, Parker County, Texas  
 April 2020