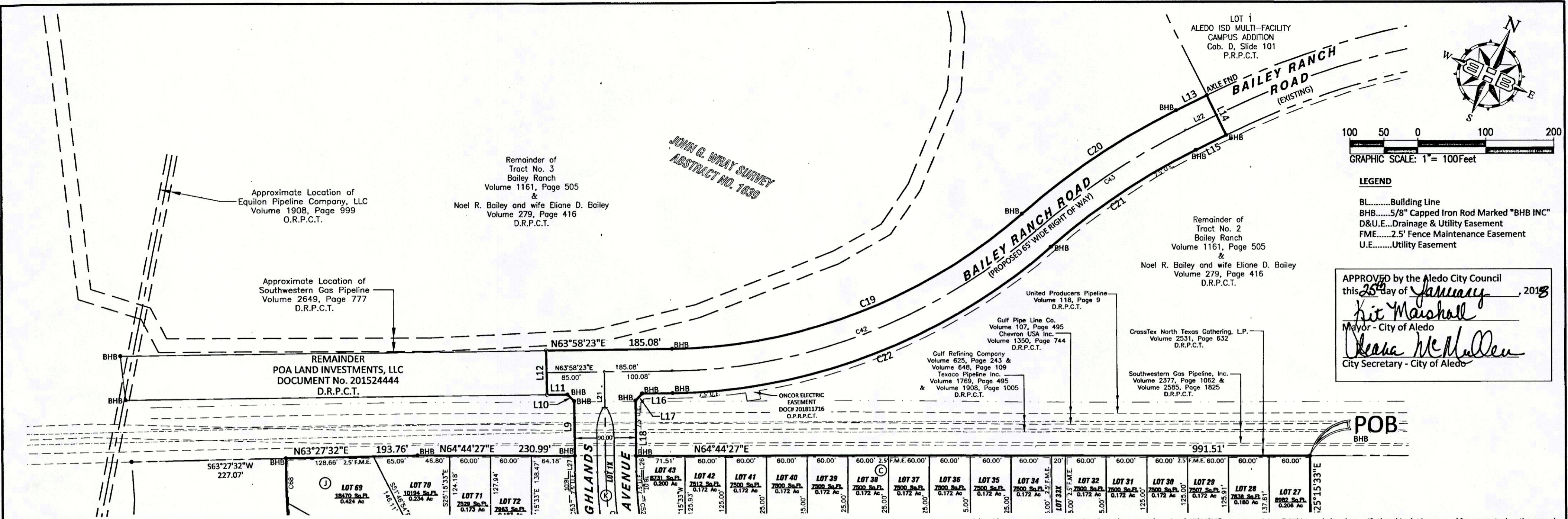


LEGEND

BL.....Building Line
 BHB.....5/8" Capped Iron Rod Marked "BHB INC"
 D&U.....Drainage & Utility Easement
 FME.....2.5' Fence Maintenance Easement
 U.E.....Utility Easement

APPROVED by the Aledo City Council
 this 25th day of January, 2018
Kit Marshall
 Mayor - City of Aledo
Debra McMiller
 City Secretary - City of Aledo



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, POA Land Investments, LLC, is the owner of a tract of land situated in the John Sparger Survey, Abstract No. 1230 and the John G. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas, said tract of land being a portion of a tract of land described in the deed to POA Land Investments, LLC (Tract II), as recorded in Document Number 201524444, Deed Records, Parker County, Texas (D.R.P.C.T.), and 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 RTK Cooperative Network. All distances are at ground):

BEGINNING at a 5/8" capped iron rod marked "BHB INC" found (CIRF) for the Northwest corner of Lot 26, Block C, Parks of Aledo, Point Vista, Phase One, an addition to the City of Aledo, Parker County, Texas as recorded in Cabinet D, Slide 689, Plat Records, Parker County, Texas;

THENCE along the West line of said Parks of Aledo, Point Vista, Phase One, the following courses and distances:

South 25°15'33" East, a distance of 164.69 feet to a CIRF;
 South 05°54'29" West, a distance of 50.00 feet to a CIRF at the beginning of a non-tangent curve to the right, having a chord which bears South 80°25'01" East, a distance of 28.84 feet, and having a radius of 225.00 feet;
 With said non-tangent curve to the right, through a central angle of 07°21'01", an arc length of 28.86 feet to a CIRF at the beginning of a compound curve to the right, having a chord which bears South 21°15'11" East, a distance of 82.40 feet, and having a radius of 50.00 feet;
 With said compound curve to the right, through a central angle of 110°58'38", an arc length of 96.85 feet to a CIRF at the beginning of a reverse curve to the left, having a chord which bears South 34°05'43" West, a distance of 10.94 feet, and having a radius of 2,235.00 feet;
 With said reverse curve to the left, through a central angle of 0°16'50", an arc length of 10.94 feet to a CIRF at the end of said reverse curve to the left;
 South 56°02'42" East, passing a CIRF on the South Right-of-Way line of Landmark Drive (a 50 feet wide Right-of-Way) as dedicated on the plat of said Parks of Aledo, Point Vista, Phase One, at 50.00 feet and continue for a total distance of 175.00 feet to a CIRF at the beginning of a non-tangent curve to the right, having a chord which bears North 34°27'47" East, a distance of 36.53 feet, and having a radius of 2,060.00 feet;
 With said non-tangent curve to the right, through a central angle of 1°00'57", an arc length of 36.53 feet to a CIRF at the end of said non-tangent curve to the right;
 South 55°01'45" East, a distance of 125.00 feet to a CIRF on the Westerly Right-of-Way line of Highlands Avenue (a 50 feet wide Right-of-Way) as dedicated on the plat of said Parks of Aledo, Point Vista, Phase One, at the beginning of a non-tangent curve to the left, having a chord which bears South 34°53'31" West, a distance of 5.34 feet, and having a radius of 1,935.00 feet;
 With said non-tangent curve to the left, through a central angle of 0°09'29", an arc length of 5.34 feet to a CIRF at the end of said non-tangent curve to the left;
 South 55°11'13" East, passing a CIRF on the South Right-of-Way line of said Highlands Avenue at a distance of 50.00 feet and continue for a total distance of 175.00 feet to a CIRF at the beginning of a non-tangent curve to the right, having a chord which bears North 40°35'23" East, a distance of 354.30 feet, and having a radius of 1,760.00 feet;
 With said non-tangent curve to the right, through a central angle of 11°33'13", an arc length of 354.90 feet to a CIRF at the end of said non-tangent curve to the right;

South 43°18'28" East, passing the Northerly Right-of-Way line of Point Vista Drive (a 50 feet wide Right-of-Way) as dedicated on the plat of said Parks of Aledo, Point Vista, Phase One, at a distance of 135.00 feet and passing the Southerly Right-of-Way line of said Point Vista Drive at a distance of 185.00 feet and continue for a total distance of 320.01 feet to a CIRF at the beginning of a non-tangent curve to the left, having a chord which bears South 39°04'57" West, a distance of 361.55 feet, and having a radius of 1,440.00 feet;

THENCE departing the West line of said Parks of Aledo, Point Vista, Phase One and over and across said POA Land Investments tract (Tract II), the following courses and distances:

With said non-tangent curve to the left, through a central angle of 14°25'25", an arc length of 362.50 feet to a 5/8 inch capped iron rod set stamped "BHB INC" (CIRF) at the beginning of a reverse curve to the right, having a chord which bears South 34°54'48" West, a distance of 127.39 feet, and having a radius of 1,200.00 feet;
 With said reverse curve to the right, through a central angle of 6°05'07", an arc length of 127.45 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears South 9°53'59" East, a distance of 642.49 feet, and having a radius of 870.00 feet;
 With said non-tangent curve to the right, through a central angle of 43°20'18", an arc length of 658.07 feet to a (CIRF) at the end of said non-tangent curve to the right;
 South 11°46'10" West, a distance of 180.82 feet to a (CIRF);
 North 78°13'50" West, a distance of 135.00 feet to a (CIRF);
 South 11°46'10" West, a distance of 58.51 feet to a (CIRF) at the beginning of a curve to the left, having a chord which bears South 30°37'21" East, a distance of 6.74 feet, and having a radius of 5.00 feet;
 With said curve to the left, through a central angle of 84°47'03", an arc length of 7.40 feet to a (CIRF) at the beginning of a reverse curve to the right, having a chord which bears South 20°42'04" West, a distance of 99.79 feet, and having a radius of 50.00 feet;
 With said reverse curve to the right, through a central angle of 187°25'53", an arc length of 163.56 feet to a (CIRF) at the end of said reverse curve to the right;
 South 24°25'00" West, a distance of 151.62 feet to a (CIRF);
 North 38°37'13" West, a distance of 182.83 feet to a (CIRF);
 North 11°46'10" East, a distance of 374.26 feet to a (CIRF) at the beginning of a curve to the left, having a chord which bears North 6°08'11" West, a distance of 338.20 feet, and having a radius of 550.00 feet;
 With said curve to the left, through a central angle of 35°48'43", an arc length of 343.77 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears South 65°11'11" West, a distance of 470.14 feet, and having a radius of 1200.00 feet;
 With said non-tangent curve to the right, through a central angle of 22°35'38", an arc length of 473.20 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears South 21°24'55" West, a distance of 301.21 feet, and having a radius of 610.00 feet;
 With said non-tangent curve to the right, through a central angle of 28°35'14", an arc length of 304.35 feet to a (CIRF) at the end of said non-tangent curve to the right;
 South 33°39'07" West, a distance of 60.10 feet to a (CIRF);
 South 7°13'20" West, a distance of 49.41 feet to a (CIRF);
 South 21°23'10" East, a distance of 49.41 feet to a (CIRF);
 South 52°34'34" East, a distance of 48.90 feet to a (CIRF);
 South 77°02'59" East, a distance of 132.29 feet to a (CIRF);

South 16°43'06" East, a distance of 202.52 feet to a (CIRF);
 South 43°20'18" West, a distance of 176.19 feet to a (CIRF);
 North 89°22'36" West, a distance of 142.88 feet to a (CIRF);
 North 52°19'31" West, a distance of 155.37 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears North 10°41'59" West, a distance of 584.80 feet, and having a radius of 420.00 feet;
 With said non-tangent curve to the right, through a central angle of 88°14'42", an arc length of 646.87 feet to a (CIRF) at the end of said non-tangent curve to the right;
 North 24°39'34" East, a distance of 74.20 feet to a (CIRF);
 North 4°08'18" East, a distance of 38.34 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears North 76°14'53" West, a distance of 400.80 feet, and having a radius of 1,200.00 feet;
 With said non-tangent curve to the right, through a central angle of 19°13'37", an arc length of 402.69 feet to a (CIRF) at the end of said non-tangent curve to the right;
 South 11°11'51" East, a distance of 117.48 feet to a (CIRF);
 South 26°05'51" West, a distance of 154.84 feet to a (CIRF);
 South 76°59'14" West, a distance of 154.84 feet to a (CIRF);
 North 55°59'28" West, a distance of 147.91 feet to a (CIRF);
 North 10°49'54" West, a distance of 97.04 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears North 6°56'32" West, a distance of 201.87 feet, and having a radius of 905.00 feet;
 With said non-tangent curve to the right, through a central angle of 12°48'25", an arc length of 202.29 feet to a (CIRF) at the end of said non-tangent curve to the right;
 North 6°05'01" East, a distance of 139.38 feet to a (CIRF) at the beginning of a non-tangent curve to the right, having a chord which bears North 35°45'08" West, a distance of 456.95 feet, and having a radius of 1200.00 feet;
 With said non-tangent curve to the right, through a central angle of 21°57'06", an arc length of 459.76 feet to a CIRF at the end of said non-tangent curve to the right and on the North line of said POA Land Investments tract (Tract II), from which a CIRF for the Northwest corner of said POA Land Investments tract (Tract II) bears South 63°27'32" West, a distance of 227.07 feet;

THENCE with the North line of said POA Land Investments tract (Tract II), the following courses and distances:

North 63°27'32" East, a distance of 193.76 feet to a CIRF;
 North 64°44'27" East, a distance of 230.99 feet to a CIRF;
 North 26°01'37" West, a distance of 79.83 feet to a CIRF;
 North 71°01'37" West, a distance of 14.14 feet to a CIRF;
 South 63°58'23" West, a distance of 30.00 feet to a CIRF;
THENCE North 26°01'37" West, over and across said POA Land Investments tract (Tract II) a distance of 65.00 feet to a CIRF;
THENCE with the North line of said POA Land Investments tract (Tract II), the following courses and distances:
 North 63°58'23" East, a distance of 185.08 feet to a CIRF at the beginning of a curve to the left, having a chord which bears North 43°35'15" East, a distance of 552.11 feet, and having a radius of 792.50 feet;
 With said curve to the left, through a central angle of 40°46'16", an arc length of 563.94 feet to a CIRF at the beginning of a reverse curve to the right, having a chord which bears North 30°49'10" East, a distance of 273.74 feet, and having a radius of 1,032.50 feet;

With said reverse curve to the right, through a central angle of 15°14'06", an arc length of 274.54 feet to a CIRF at the end of said reverse curve to the right;
 North 38°26'13" East, a distance of 50.00 feet to an Axle Found at the Southermost corner of Lot 1, Aledo ISD Multi-Facility Campus Addition, an addition to the City of Aledo, Parker County, Texas, according to plat recorded in Cabinet D, Slide 101, P.R.P.C.T., and on the Northerly Right-of-Way line of Bailey Ranch Road (a 65 feet wide Right-of-Way);
 South 51°33'47" East, crossing said Bailey Ranch Road, a distance of 65.00 feet to a CIRF on the Southerly Right-of-Way line of said Bailey Ranch Road;
 South 38°26'13" West, a distance of 50.00 feet to a CIRF at the beginning of a curve to the left, having a chord which bears South 30°49'10" West, a distance of 256.50 feet, and having a radius of 967.50 feet;
 With said curve to the left, through a central angle of 15°14'06", an arc length of 257.26 feet to a CIRF at the beginning of a reverse curve to the right, having a chord which bears South 43°35'16" West, a distance of 597.40 feet, and having a radius of 857.50 feet;
 With said reverse curve to the right, through a central angle of 40°46'17", an arc length of 610.19 feet to a CIRF at the end of said reverse curve to the right;
 South 63°58'23" West, a distance of 45.08 feet to a CIRF;
 South 18°58'23" West, a distance of 14.14 feet to a CIRF;
 South 26°01'37" East, a distance of 81.03 feet to a CIRF;
 North 64°44'27" East, a distance of 991.51 feet to the **POINT OF BEGINNING** and containing 2,562,256 Square Feet or 58.821 Acres of Land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
 THAT, POA Land Investments, LLC, owner, do hereby adopt this final plat designating the above describe property as Parks of Aledo, Point Vista, Phase Two, 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 6th day of June 2018.
[Signature]
 By: Authorized Agent
 POA Land Investments, LLC

STATE OF TEXAS: §
 COUNTY OF: Parker §

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

Given under my hand and seal of office this 6th day of June 2018
Michelle L Vogel
 Notary Public

MICHELLE L. VOGEL
 Notary Public, State of Texas
 Comm. Expires 11-07-2021
 Notary ID 131343456

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

21639.002.003.00
 21230.001.007.00

FINAL PLAT
PARKS OF ALEDO,
POINT VISTA,
PHASE TWO
 Being a 58.821 acre tract of land situated in the John Sparger Survey, Abstract Number 1230 & the John G. Wray Survey, Abstract Number 1639 City of Aledo, Parker County, Texas
ZONED: PD R-2
JUNE 2018
SHEET 3 OF 4

This plat filed in Cabinet E, Slide 107

SURVEYOR:
BBAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086
 lwhitten@bhinc.com 817-596-7575 www.bhinc.com
 BHB Project # 2017.801.017 TBPE Firm F-44 TBPLS Firm 10194146

OWNER:
 POA Land Investments, LLC
 311 University Drive, Suite 300
 Fort Worth, TX 76107