

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1106.53'	214.61'	214.27'	N 16°31'20" W	11°06'44"

LINE	BEARING	DISTANCE
L1	N 19°31'24" W	10.93'

201610782 PLAT Total Pages: 1

D-550

**SUBDIVISION DESCRIPTION:**

BEING A 1.707 ACRE TRACT OF LAND OUT OF THE A.B. SMITH SURVEY, ABSTRACT NO. 1223, PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO SMR VENTURES LLC, IN DOCUMENT NO. 201525287 AND DOCUMENT NO. 201525943, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1187 (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HAILE IN VOLUME 1770, PAGE 835, REAL RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF VERSAILLES, AN ADDITION TO THE CITY OF ALEDO AS RECORDED IN PLAT CABINET C, SLIDE 558, PLAT RECORDS, PARKER COUNTY, TEXAS, BEARS S 89°10'21" E 371.96 FEET AND N 01°33'57" E 257.40 FEET.

THENCE S 89°10'21" E 371.96 FEET TO A 4" STEEL FENCE POST IN THE WEST BOUNDARY LINE OF LOT 26, BLOCK 1, OF SAID VERSAILLES FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°33'57" W 223.08 FEET TO A FOUND 1/2" IRON ROD IN THE WEST BOUNDARY LINE OF LOT 29, BLOCK 1, OF SAID VERSAILLES FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 87°35'46" W 301.51 FEET TO A SET CAPPED 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 19°31'24" W 10.93 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1106.53 FEET, FOR A CORNER OF THIS TRACT.

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1187 AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 16°31'20" W 214.27 FEET, AN ARC LENGTH OF 214.61 FEET TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

**OWNER CERTIFICATION:**

STATE OF TEXAS

COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SMR VENTURES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, REID LOT, AN ADDITION TO THE CITY OF ALEDO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ALEDO, TEXAS.

WITNESS, MY HAND, THIS THE 3rd DAY OF May, 2016.

BY:

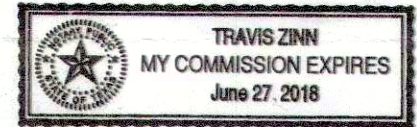
*Stephan Reid* President/MANAGER  
NAME/TITLE

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Stephan Reid* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

*Travis Zinn*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON:

**SURVEYOR'S CERTIFICATION:**

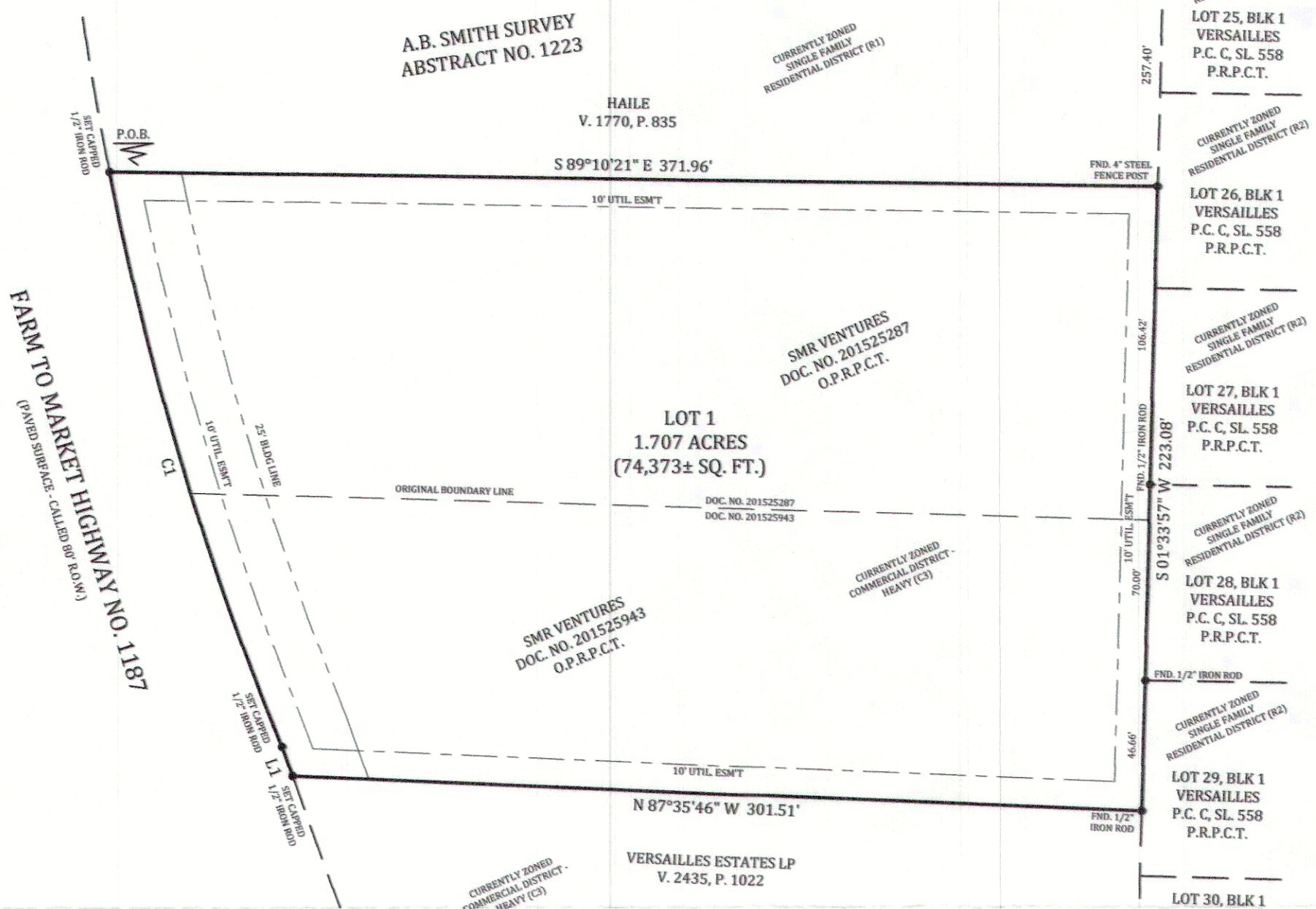
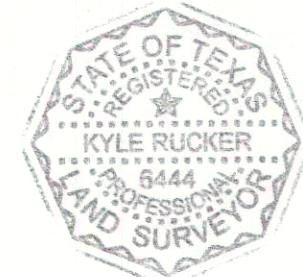
STATE OF TEXAS

COUNTY OF PARKER

THAT I, KYLE RUCKER, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED, UPON OR BEFORE COMPLETION OF SUBDIVISION CONSTRUCTION ACTIVITIES.

*Kyle Rucker*  
KYLE RUCKER, R.P.L.S. NO. 6444  
CARTER SURVEYING & MAPPING, INC.  
110 PALO PINTO ST.  
WEATHERFORD, TX 76086  
AN01859 - APRIL, 2016

ACCT. NO.: 16591  
SCH. DIST.: Aledo  
CITY: M-18  
MAP NO.:



STATE OF TEXAS  
COUNTY OF PARKER  
CITY OF ALEDO

APPROVED THIS 3rd DAY OF April, 2016, BY THE CITY OF ALEDO CITY COUNCIL FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.

*Kit Marshall* Mayor  
*Deanna McWhorter* City Secretary

*David J. Zinn* Planning & Zoning  
CITY OF ALEDO

**GENERAL PLAT NOTES:**

**UTILITY EASEMENTS:**  
ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED, ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS & EGRESS TO & FROM & UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**DAMAGES WAIVER:**  
WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS, ALLEYS, AND/OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

**SURVEYOR'S NOTES:**  
BEARINGS DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.  
RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN HEREON, MAY EXIST & ENCUMBER THIS PROPERTY.

**FLOOD HAZARD:**  
THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

**BUILDING SETBACKS:**  
ALL BUILDING SETBACK LINES SHALL CONFORM TO THE CURRENT ZONING ORDINANCES OF THE CITY OF ALEDO, PARKER COUNTY, TEXAS.

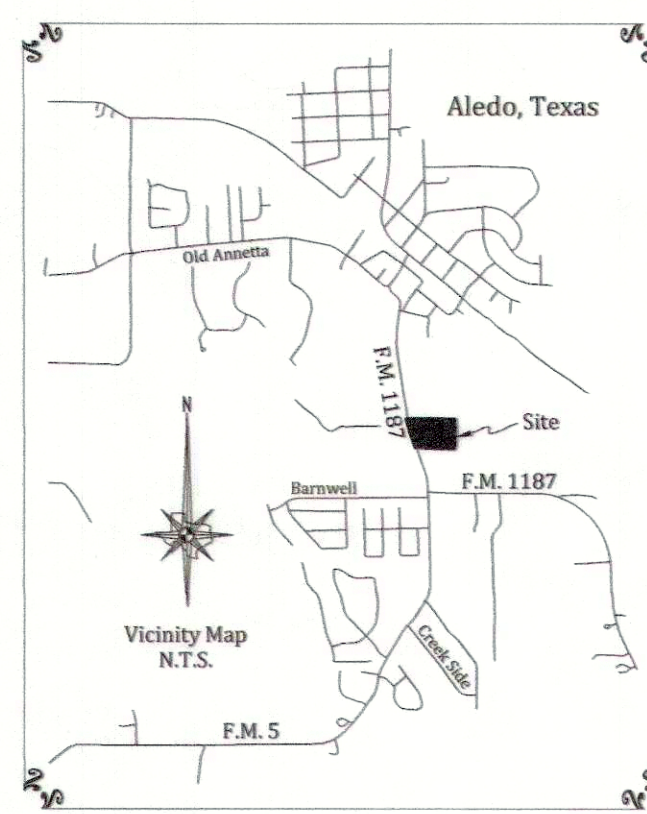
**SPECIAL NOTICE:**  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF LOCAL AND STATE LAW, AND IS SUBJECT TO FINES, WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.

**BEFORE CONSTRUCTION:**  
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

**EXISTING PLAT NOTES:**  
\*NONE\*

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201610782  
05/20/2016 12:28 PM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT



21223.017.000.00  
21223.018.000.00

**SHORT FORM PLAT**  
**LOT 1**  
**REID LOT**  
AN ADDITION TO THE CITY OF ALEDO,  
PARKER COUNTY, TEXAS.

BEING A 1.707 ACRE TRACT OF LAND OUT OF THE A.B. SMITH SURVEY, ABSTRACT NO. 1223, PARKER COUNTY, TEXAS  
APRIL 2016

**CARTER SURVEYING & MAPPING**  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(P) 817-594-0400 - (F) 817-594-0403

