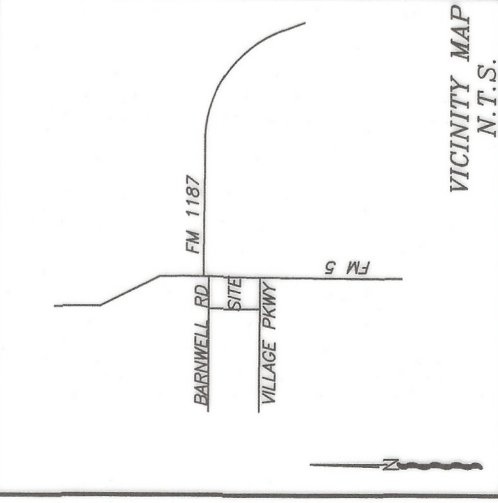


Capped Stevens Surveying 1/2" irons set at all corners upon approval of plat unless otherwise noted. Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.  
Point of Beginning: N6933730.57, E2244917.79  
Owner, deed reference is Hula Commercial Properties, LLC, recorded in Book 2466, Page 529, Official Public Records, Parker County, Texas.  
Total area of site: 2.488 acres.



Hula Commercial Properties, LLC  
109 Larson Lane, Suite 1  
Aledo Texas 76008

202305771 PLAT Total Pages: 1

BARNWELL LANE

50' R.O.W.  
CAB. B. S. 099

CAPPED RPLS  
1983 1/2"  
IRON FOUND

POINT OF BEGINNING

STATE OF TEXAS  
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS THAT, Hula Commercial Properties, LLC, represented by John Ashew acting by and through the undersigned, it's duly appointed agent, is the owner of the following described real property, to wit:

Being a portion of Tract A, THE VILLAGES OF ALEDO, an addition to the City of Aledo, Parker County Texas according to the plat recorded in Cabinet B, Slide 099, Plat Records, Parker County, Texas and being that certain tract of land described in deed to Hula Commercial Properties, LLC, recorded in Book 2466, Page 529, Official Public Records, Parker County, Texas and being more particularly described, as follows:

**5** Beginning at a 1/2" iron, found in the south line of Barnwell Lane and the west line of Farm To Market Highway No. 5 also being the corner of said Tract A and the northeast corner of said Hula Commercial Properties, LLC tract;

**THENCE** South 01 degrees 11 minutes 14 seconds East, along the west line of said Farm To Market Highway No. 5, 408.49 feet to a 1/2" iron found in the north line of Village Parkway and the southeast corner of said Hula Commercial Properties, LLC tract;

**THENCE** South 88 degrees 42 minutes 57 seconds West, along the north line of said Village Parkway, 264.16 feet to a 1/2" iron found at the southwest corner of said Hula Commercial Properties, LLC tract and the southeast corner of Lot 1, Block B, THE VILLAGES OF ALEDO, PHASE II, an addition to the City of Aledo, Parker County, Texas according to the plat recorded in Cabinet B, Slide 362, Plat Records, Parker County, Texas;

**THENCE** North 01 degrees 11 minutes 50 seconds West, along the common line of said Hula Commercial Properties, LLC and said THE VILLAGES OF ALEDO, PHASE II, tracts, 411.86 feet to capped RPLS 1983, 1/2" iron found in the south line of said Barnwell Lane;

**4** **THENCE** North 89 degrees 26 minutes 54 seconds East, along the south line of said Barnwell Lane, 264.25 feet to the POINT OF BEGINNING and containing 2.488 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
That Hula Commercial Properties, LLC, represented by John Ashew, acting by and through the undersigned, it's duly authorized agent, hereby designates the plus of the herein described real property, to be designated as...

1-A thru 7-A, Block B  
THE VILLAGES OF ALEDO  
Parker County, Texas

An addition to the City of Aledo, Parker County, Texas, and hereby dedicate to the public use forever the easements and as shown herein.

Executed this the 3rd day of March, 2023

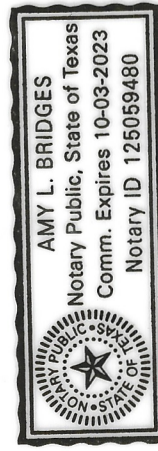
John Ashew  
Hula Commercial Properties LLC

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day appeared, personally John Ashew, representing Hula Commercial Properties LLC, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 3rd day of March, 2023.

Amy L. Bridges  
Notary Public, Parker County, Texas  
My Commission Expires



THE VILLAGES OF ALEDO PHASE II  
CAB. B. S. 362

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, on the 3rd day of February, 2023.

City Secretary

STEVENS LAND SURVEYING  
OF TEXAS  
P.O. BOX 26951  
FORT WORTH, TEXAS 76126  
817-696-9775  
FIRM REGISTRATION #10194023

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
202305771  
Book 2466, Page 529  
Filed for Public Records on 02/24/23 PM 02:24



SCALE: 1" = 30'



168.40'

17144.8 Sq. Feet  
0.394 Acres

17141.4 Sq. Feet  
0.394 Acres

15887.4 Sq. Feet  
0.365 Acres

13500.4 Sq. Feet  
0.310 Acres

12307.7 Sq. Feet  
0.283 Acres

13618.6 Sq. Feet  
0.313 Acres

18766.6 Sq. Feet  
0.431 Acres

FARM TO MARKET HIGHWAY NO. 5

80' R.O.W.  
CAB. B. S. 099

1/2" IRON FOUND

1/2" IRON FOUND

VILLAGE PARKWAY

50' R.O.W.  
CAB. B. S. 099

183334  
AL  
M-18  
SAL

Final Plat  
Lots 1-A, 2-A, 3-A, 4-A, 5-A, 6-A,  
7-A, Block 8

THE VILLAGES  
OF ALEDO  
an addition to the City of Aledo,  
Parker County, Texas.

Being a replat of  
Tract A, THE VILLAGES OF ALEDO, as  
recorded in Cabinet B, Slide 099,  
Plat Records, Parker County, Texas.  
CALVIN CARR SURVEY, Abst. No. 240  
Parker County, Texas.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED  
PROPERTY AS SHOWN HEREON.

Andrew E. Stevens  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DECEMBER 15, 2022

F4444