

State of Texas  
County of Parker

Whereas, The City of Aledo, being the sole owner of a 4.894 acre tract situated in Block 24 and Block 25 of Aledo Original Town, an Addition to the City of Aledo, Parker County, Texas (Volume 18, Page 400, Deed Records, Parker County, Texas, (D.R.P.C.T.)); South Front Street lying north of said Block 24 and Block 25; the east 40 feet of Houston Street lying west of said Block 25; Lamar Street lying between said Block 24 and Block 25; an alley lying within said Block 24; and two alleys lying within said Block 25; being all of that certain tract conveyed to The City of Aledo, under Clerk's File No. 20191713, Real Property Records, Parker County, Texas, (R.P.R.P.C.T.); a portion of that certain tract conveyed to The City of Aledo, in Volume 689, Page 147, D.R.P.C.T.; a portion of that certain tract conveyed to The City of Aledo, in Volume 1344, Page 231, D.R.P.C.T.; and a portion of that certain tract conveyed to The City of Aledo, in Volume 2764, Page 1297, R.P.R.P.C.T.; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the west right-of-way of Aledo Trail, (50 feet wide), with the north right-of-way of South Front Street, (50 feet wide) (unimproved), same being the south right-of-way of the Texas and Pacific Railroad, for the northeast corner of the herein described tract:

THENCE S 39°20'00" W, with the west right-of-way of said Aledo Trail, at 50.00 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of Lot 9 of said Block 24, for the intersection of the west right-of-way of said Aledo Trail with the south right-of-way of said South Front Street, being the northwest corner of that certain called 0.189 acre tract described as Parcel No. 1A in Right-of-Way Dedication recorded in Volume 2914, Page 562, R.P.R.P.C.T., in all a total distance of 180.00 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the west right-of-way of said Aledo Trail with the north line of said alley in Block 24, being the southwest corner of said Parcel No. 1A, and being a corner of the herein described tract:

THENCE S 39°22'00" W, 20.00 feet, continuing with the west right-of-way of said Aledo Trail, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north line of Lot 13 of said Block 24, for the intersection of the west right-of-way of said Aledo Trail, with the south line of said alley in Block 24, being the northwest corner of that certain called 0.360 acre tract described as Parcel No. 1B in said Right-of-Way Dedication, being a corner of the herein described tract:

THENCE S 39°21'08" W, 12.61 feet, continuing with the west right-of-way of said Aledo Trail, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 250.00 foot radius curve to the left:

THENCE 111.23 feet southwesterly, continuing with the west right-of-way of said Aledo Trail, and with said 250.00 foot radius curve to the left, having a chord bearing and distance of S 26°35'13" W, 110.31 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of reverse curve, and being the beginning of a 48.50 foot radius curve to the right:

THENCE 93.46 feet westerly, continuing with the northerly line of said Parcel No. 1B, and said 48.50 foot radius curve to the right, having a chord bearing and distance of S 69°02'45" W, 79.66 feet, to an "X" in concrete set, for the point of tangency of said curve, said point being in the northerly right-of-way of Old Annetta Road, (an asphalt surface):

THENCE N 55°44'58" W, with the northerly right-of-way of said Old Annetta Road, at 72.35 feet pass a 1/2" capped iron rod found in the westerly line of Lot 16 of said Block 24, the east right-of-way of said Lamar Street, for the westerly northwest corner of said Parcel No. 1B, in all a total distance of 35.02 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 370.00 foot radius curve to the left:

THENCE 149.57 feet northwesterly, continuing with the northerly right-of-way of said Old Annetta Road, and with said 370.00 foot radius curve to the left, having a chord bearing and distance of N 67°19'48" W, 148.55 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency of said curve:

THENCE N 78°54'39" W, 40.78 feet, continuing with the northerly right-of-way of said Old Annetta Road, to a point in rock column, for the southeast corner of The Villas Downtown, plat of said subdivision recorded in Cabinet E, Slide 77, of the Plat Records of Parker County, Texas, said point being the southwest corner of the herein described tract:

THENCE N 38°38'20" E, 47.320 feet, with the east line of said The Villas Downtown, the west line of the remaining said east 40 feet of Houston Street, to a 3" steel fence post, in the south line of said Texas & Pacific Railroad, being the north right-of-way of said South Front Street, for the northeast corner of said The Villas Downtown, being the northwest corner of the herein described tract:

THENCE S 51°20'26" E, 512.95 feet, with the common right-of-way line of said Texas & Pacific Railroad and said South Front Street, to the POINT OF BEGINNING, and containing 4.894 acres, more or less.

#### Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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 under my personal supervision in accordance with the subdivision ordinance of the City of Aledo.

*Zachariah R. Savory*  
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front St. Aledo, Texas 76008  
aledo@txsurveying.com - 817-441-5263  
Project ID: AN0559 RP  
Field Date: December 16, 2022  
Preparation Date: December 13, 2023



#### Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0450E, dated September 26, 2008, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are points, unless otherwise noted.

C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

4) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.

5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) No abstract of title or title commitment was provided to this surveyor, 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 on this survey may exist and encumber this property.

7) Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the current national geodetic survey geoid model.

#### City of Aledo Notes:

8) Building setbacks conform to the zoning ordinance of the City of Aledo.

9) Water services are to be provided by the City of Aledo.

10) Sanitary sewer services are to be provided by the City of Aledo.

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LINE	BEARING	DISTANCE
LE1	N 19°22'52" E	48.79'
LE2	S 41°39'22" W	28.00'
LE3	S 48°20'38" E	15.00'
LE4	N 41°39'22" E	28.00'
LE5	N 39°20'00" E	15.00'
LE6	N 41°39'22" E	29.99'
LE7	N 51°20'26" W	15.02'
LE8	S 41°39'22" W	29.21'
LE9	N 38°38'20" E	11.57'
LE10	S 68°09'13" E	241.04'
LE11	S 38°32'31" W	20.00'
LE12	N 51°27'29" W	26.00'
LE13	S 41°39'22" W	29.40'
LE14	S 41°39'22" W	30.21'

LINE	BEARING	DISTANCE
L1	S 39°22'00" W	20.00'
L2	S 39°21'08" W	12.61'
L3	N 78°54'39" W	40.78'
L4	S 38°32'22" W	55.17'
L5	S 56°43'52" E	5.36'
L6	S 38°52'01" W	5.09'
L7	N 55°44'58" W	243.49'
L8	N 78°54'39" W	2.76'
L9	N 00°46'06" W	33.38'
L10	N 38°34'03" E	30.77'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	250.00'	111.23'	S 26°35'13" W	110.31'
C2	48.50'	93.46'	S 69°02'45" W	79.66'
C3	370.00'	149.57'	N 67°19'48" W	148.55'
C4	310.00'	125.31'	N 67°19'48" W	124.46'

State of Texas  
County of Parker

Approved by the City Council of the City of Aledo, Texas,

on this the 10th day of January, 2024

*Deana McMullen*  
Mayor

*Lila Deakle*  
City Secretary

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202402092  
01/26/2024 02:20 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet

F Slide 657

Vicinity Map (Not to Scale)

Now, Therefore, Know All Men By These Presents:

that City of Aledo, a Municipal Corporation, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1, City Hall Addition, an addition to the City of Aledo, Parker County, Texas, and does hereby dedicate, without reservation to the public use forever, easements and other public improvements, if any, shown thereon. The easements and the public use areas, if any, 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, Parker County, Texas.

Witness, my hand, this the 10 day of January, 2024

By:

City of Aledo, a Municipal Corporation  
Nick Stanley (Mayor)

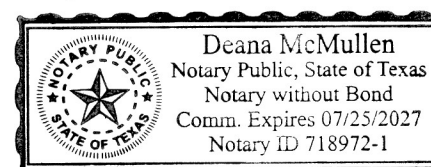
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Nick Stanley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 10th day of January, 2024

Notary Public in and for the State of Texas



Final Plat  
Lot 1  
City Hall Addition  
an addition to the City of Aledo,  
Parker County, Texas

Being a 4.894 acre tract of land out of the  
RICHARD EDDLEMAN SURVEY, ABSTRACT NO. 438, Parker County, Texas;  
same being a replat of a portion of Block 24 and Block 25 of Aledo  
Original Town, an Addition to the City of Aledo, Parker County, Texas  
(Volume 18, Page 400, Deed Records, Parker County, Texas, (D.R.P.C.T.));  
South Front Street lying north of said Block 24 and Block 25; the east 40  
feet of Houston Street lying west of said Block 25; Lamar Street lying  
between said Block 24 and Block 25; an alley lying within said Block 24;  
and two alleys lying within said Block 25

December 2023

TEXAS  
SURVEYING  
INC.

ALEDO BRANCH - 817-441-5263  
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

