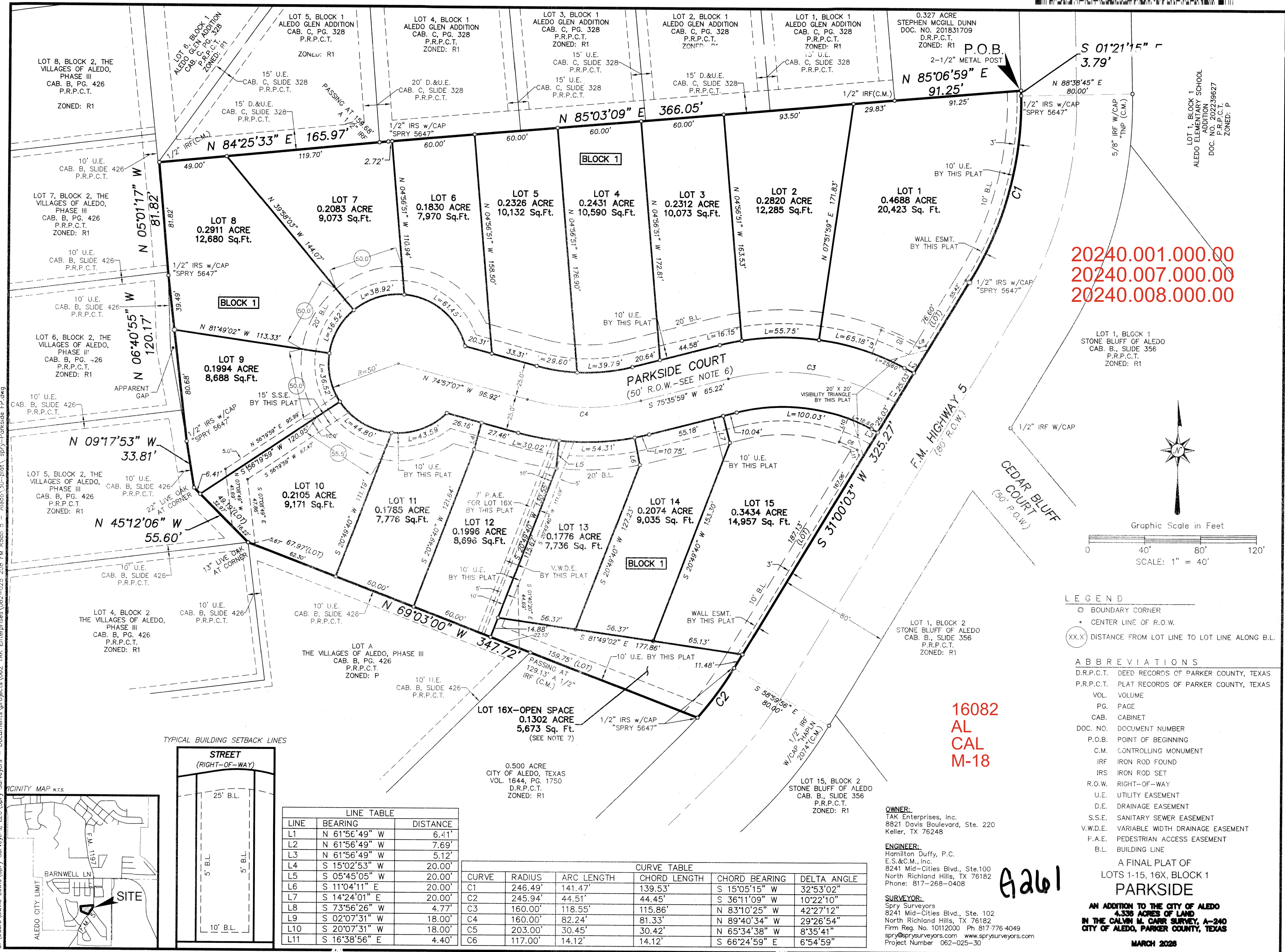
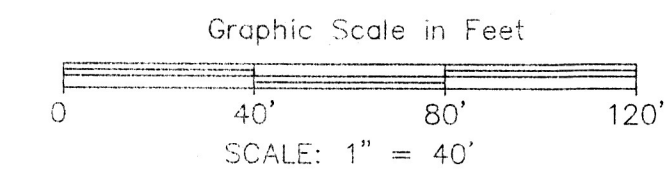


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20240.007.000.00
20240.008.000.00



- LEGEND
- BOUNDARY CORNER
 - CENTER LINE OF R.O.W.
 - (XX.X) DISTANCE FROM LOT LINE TO LOT LINE ALONG B.L.

- ABBREVIATIONS
- D.R.P.C.T. DEED RECORDS OF PARKER COUNTY, TEXAS
 - P.R.P.C.T. PLAT RECORDS OF PARKER COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - F.A.E. PEDESTRIAN ACCESS EASEMENT
 - B.L. BUILDING LINE

A FINAL PLAT OF
LOTS 1-15, 16X, BLOCK 1
PARKSIDE

AN ADDITION TO THE CITY OF ALEDO
4.338 ACRES OF LAND
IN THE CALVIN M. CARR SURVEY, A-240
CITY OF ALEDO, PARKER COUNTY, TEXAS
MARCH 2026

OWNER:
TAK Enterprises, Inc.
8821 Davis Boulevard, Ste. 220
Keller, TX 76248

ENGINEER:
Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

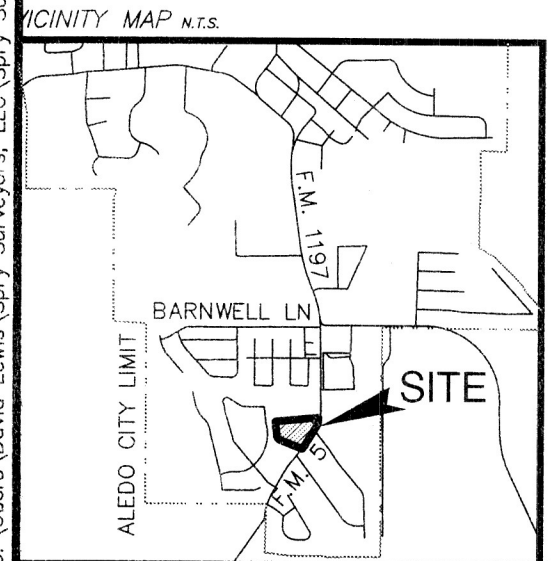
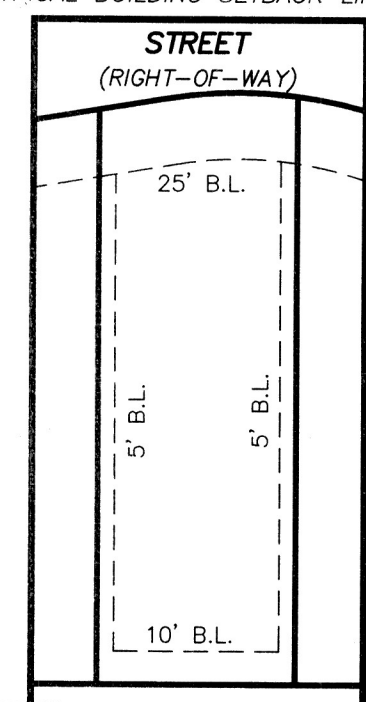
SURVEYOR:
Spry Surveyors
8241 Mid-Cities Blvd., Ste. 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
sprysurveyors.com www.sprysurveyors.com
Project Number 062-025-30

A261

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 61°56'49" W	6.41'
L2	N 61°56'49" W	7.69'
L3	N 61°56'49" W	5.12'
L4	S 15°02'53" W	20.00'
L5	S 05°45'05" W	20.00'
L6	S 11°04'11" E	20.00'
L7	S 14°24'01" E	20.00'
L8	S 73°56'26" W	4.77'
L9	S 02°07'31" W	18.00'
L10	S 20°07'31" W	18.00'
L11	S 16°38'56" E	4.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	246.49'	141.47'	139.53'	S 15°05'15" W	32°53'02"
C2	245.94'	44.51'	44.45'	S 36°11'09" W	10°22'10"
C3	160.00'	118.55'	115.86'	N 83°10'25" W	42°27'12"
C4	160.00'	82.24'	81.33'	N 89°40'34" W	29°26'54"
C5	203.00'	30.45'	30.42'	N 65°34'38" W	8°35'41"
C6	117.00'	14.12'	14.12'	S 66°24'59" E	6°54'59"

TYPICAL BUILDING SETBACK LINES



Mar 24, 2026 - 12:18pm
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**OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT**

Whereas TAK Enterprises, Inc., is the owner of all that certain 4.336 acres of land, by virtue of the deed recorded in Document Number 202534933 in the Deed Records of Parker County, Texas (D.R.P.C.T.), in the Calvin M. Carr Survey, A-240, City of Aledo, Parker County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 2-1/2" metal post found for the northeast corner of the herein described tract, common to the northeast corner of said 1.470 acre tract, and common to the southeast corner of the 0.327 acre tract described in the deed to Stephen McGill Dunn, recorded in Document Number 201831709, D.R.P.C.T., and in the west right-of-way line of F.M. Highway 5 (80' R.O.W.);

THENCE South 01° 21' 15" East - 3.79' along the west right-of-way line of said F.M. Highway 5, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the Point of Curvature of a curve to the right, having a central angle of 32° 53' 02", a radius of 246.49', and a chord bearing and distance of South 15° 05' 15" West - 139.53';

THENCE along said curve to the right, continuing along the west right-of-way line of said F.M. Highway 5, an arc distance of 141.47', to a 1/2" iron rod with a camp stamped "SPRY 5647" set for the end of curve;

THENCE South 31° 00' 03" West - 325.27' continuing along the west right-of-way line of said F.M. Highway 5, to a 1/2" iron rod with a camp stamped "SPRY 5647" set for the Point of Curvature of a curve to the right, having a central angle of 10° 22' 10", a radius of 245.94', and a chord bearing and distance of South 36° 11' 09" West - 44.45';

THENCE along said curve to the right, continuing along the west right-of-way line of said F.M. Highway 5, an arc distance of 44.51', to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the east corner of the 0.500 acre tract of land described in the deed to the City of Aledo, recorded in Volume 1644, Page 1750, D.R.P.C.T.;

THENCE North 69° 03' 00" West, along the south line of the herein described tract, passing at a distance of 129.13' a 1/2" iron rod found for the northerly corner of said 0.500 acre tract, common to the northerly northeast corner of Lot A, The Villages of Aledo, Phase III, recorded in Cabinet B, Slide 426, Plat Records of Parker County, Texas (P.R.P.C.T.), and continuing for a total distance of 347.72 to a 13" live oak tree found at the most southerly southwest corner of the herein described tract, common to the common corner of said Lot A, and Lot 4 and 5, of said The Villages of Aledo, Phase III;

THENCE along the west lines of said 1.36 acre tract, said 1.50 acre tract, and the 1.470 acre tract the following courses and distances:

North 45° 12' 06" West - 55.60' to a 22" live oak found at a point corner of the herein described tract;

North 09° 17' 53" West - 33.81' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract'

North 06° 40' 55" West - 120.17' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point corner of the herein described tract;

North 05° 01' 17" West - 81.82' to a 1/2" iron rod found for the northwest corner of said 1.470 acre tract, in the south line of Block 1, Aledo Glen Addition, recorded in Cabinet C, Page 328, P.R.P.C.T.;

THENCE North 84° 25' 33" East 165.97' along the south line of said Block 1, Aledo Glen Addition to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point corner of the herein described tract;

THENCE North 85° 03' 09" East - 366.05' continuing along the south line of Block 1, Aledo Glen Addition, to a 1/2" iron rod found for the southeast corner of said Block 1, of said Aledo Glen Addition, common to the southwest corner of said 0.327 acre tract;

THENCE North 85° 06' 59" East - 91.25' to the POINT OF BEGINNING and containing 4.336 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That TAK ENTERPRISES, INC., the Owner, does hereby adopt this plat designating the herein before described property as LOTS 1-15, 16X, BLOCK 1, PARKSIDE, an addition to the City of Aledo, Parker County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Aledo, Texas.

OWNER'S DEDICATION, CONTINUE

Witness our hands this 24th day of March, 2026.

Paul Moss

Paul Moss, TAK Enterprises, Inc.

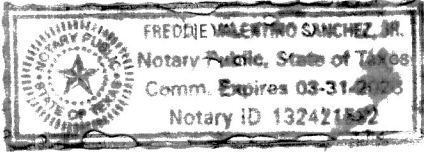
**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Paul Moss**, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this 24th day of March, 2026.

Fredie Valentino Sanchez, Jr.
Notary Signature

Notary Stamp:



SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, 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.

David Carlton Lewis
3/24/26
David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



16082
AL
CAL
M-18

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202608515
03/27/2026 04:04 PM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

G261

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. According to the Flood Insurance Rate Map No. 48367C0450E, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
5. On the issue date of this survey the surveyed property shown hereon is zoned R-1 (Single Family Residential) according to the City of Aledo zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
6. City requires sidewalks along all public roadway, sidewalks should be within right-of-way, or if needed a pedestrian easement.
7. Lot 16X will be maintained by the Home Owners Association.

20240.001.000.00
20240.007.000.00
20240.008.000.00

CITY COUNCIL APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, ON THIS	
DAY OF <u>10</u>	OF <u>December</u> , 20 <u>25</u>
<i>[Signature]</i>	
Mayor, City of Aledo	
<i>[Signature]</i>	
City Secretary	

OWNER:
TAK Enterprises, Inc.
8821 Davis Boulevard, Ste. 220
Keller, TX 76248

ENGINEER:
Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
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Firm Reg. No. 10112000 Ph 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 062-025-30

A FINAL PLAT OF
LOTS 1-15, 16X BLOCK 1
PARKSIDE

AN ADDITION TO THE CITY OF ALEDO
4.336 ACRES OF LAND
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CITY OF ALEDO, PARKER COUNTY, TEXAS

MARCH 2025