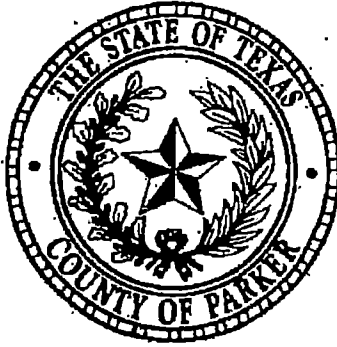




PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Twitch Athletics Addition

Description Lot 1 Block 1

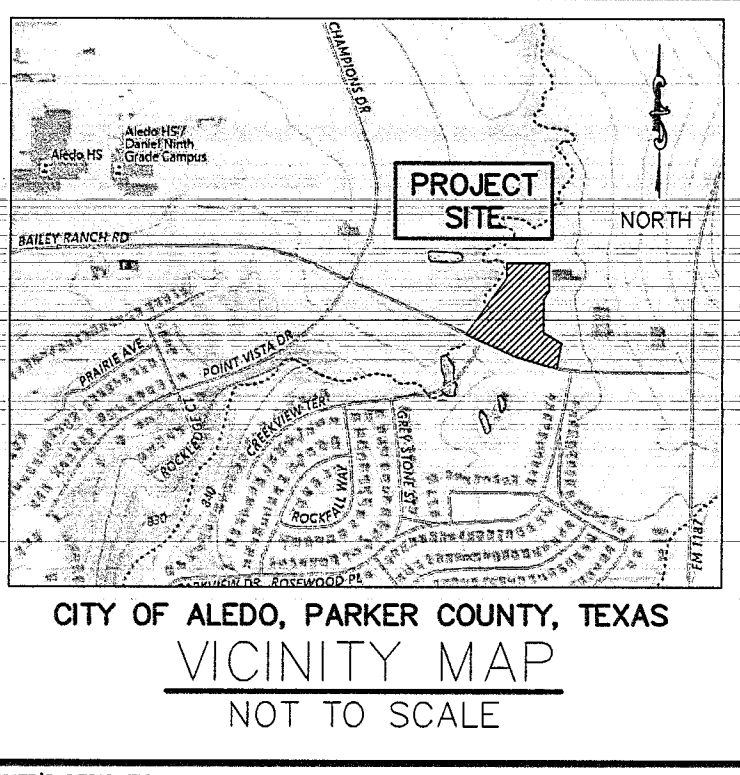
Filed in Plat Cabinet G slide # 295

File Date 7/9/26 Instrument Date 7/7/26

of pages 1

Official Public Record Filed
Recorded on: 07/09/2026 11:34:36 AM
Doc # 202619721
Lila Deakle, County Clerk
Parker County Texas





SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: **7/7/26**

Eric Scott Walsh
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

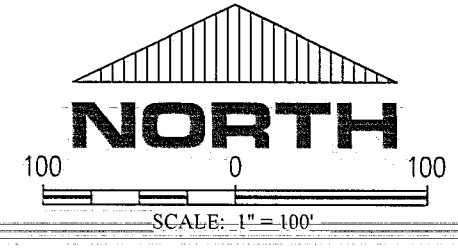
STATE OF TEXAS
COUNTY OF **TARRANT**
CITY OF **FORT WORTH**

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **Mark Peeples**, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS **7** DAY OF **July**, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: **10/10/26**



TITLE COMMITMENT NOTES
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED, MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S NOTES:
BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000120.
2. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

Line Data Table		
Line #	Bearing	Distance
L1	N00°31'01"W	103.90'
L2	S16°43'09"W	94.83'
L3	S00°31'01"E	186.19'
L4	S40°23'50"E	17.95'
L5	S00°31'01"E	41.09'
L6	N29°50'42"W	10.61'
L7	S14°45'38"W	7.57'
L8	N15°44'01"E	7.86'
L9	S62°03'35"W	11.35'
L10	S15°35'30"W	17.36'
L11	S00°31'01"E	25.93'
L12	S89°29'13"W	94.55'
L13	S00°31'01"E	41.09'
L14	S40°23'50"E	7.46'
L15	N89°28'59"E	95.55'
L16	S00°31'01"E	189.10'
L17	S89°28'59"W	48.55'
L18	S16°43'09"W	25.13'
L19	N89°28'59"E	60.00'
L20	N00°31'01"W	210.71'
L21	N01°45'02"W	2.15'
L22	N02°59'03"W	21.08'
L23	N00°31'19"W	69.10'
L24	N15°35'30"E	16.17'
L25	N21°50'04"E	29.93'
L26	N44°13'01"E	38.88'
L28	N00°46'59"W	319.57'
L29	N34°47'58"W	50.87'
L30	N00°26'50"W	177.35'
L31	S89°28'57"W	10.00'
L32	S00°26'50"E	180.43'
L33	S34°47'58"E	45.69'
L34	S89°13'01"W	2.09'
L35	S00°46'59"E	15.00'
L36	N89°13'01"E	5.00'
L37	S00°46'59"E	197.84'
L38	S89°19'44"W	6.38'
L39	S00°39'56"E	10.00'
L40	N89°19'42"E	6.40'
L41	S00°46'59"E	93.85'
L42	S44°13'01"W	36.72'
L43	S21°50'04"W	32.80'
L44	N72°28'16"E	2.83'
L45	N36°38'28"E	82.99'
L46	N29°54'15"E	74.83'
L47	N00°20'14"W	51.93'
L48	N27°49'34"W	22.25'
L49	N25°19'25"E	106.53'
L50	N24°22'15"E	54.14'
L51	N01°55'26"E	45.67'
L52	N20°19'06"E	56.35'
L53	N04°14'27"W	24.81'
L54	N44°20'07"E	17.94'
L55	N02°37'46"E	20.32'
L56	N10°28'27"E	6.09'

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF **TARRANT** §
CITY OF **ALEDO** §

THAT, ELMORE INVESTMENTS HOLDING COMPANY, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 1, BLOCK 1, TWITCH ATHLETICS ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS **7** DAY OF **July**, 2026.

BY: ELMORE INVESTMENTS HOLDING COMPANY, LLC

Signature of Stephen McCune, Jr.
NAME AND TITLE

STATE OF TEXAS §
COUNTY OF **TARRANT** §
CITY OF **FORT WORTH** §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **Stephen McCune, Jr.**, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS **7** DAY OF **July**, 2026.

Signature of Eric Scott Walsh
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: **10/10/26**

FLOOD STATEMENT:

ACCORDING TO COMMUNITY PANEL NO. 4818590450E, LOCATED IN PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE "AE", WHICH IS A SPECIAL FLOOD HAZARD AREA.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY DESCRIPTION:

BEING A 5.401 ACRE TRACT OF LAND SITUATED IN THE JOHN SPARGER SURVEY, ABSTRACT NO. 1230, IN THE CITY OF ALEDO, PARKER COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO ELMORE INVESTMENTS HOLDING COMPANY, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) 202525981, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ELMORE INVESTMENTS TRACT, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF BAILEY RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 24 DEGREES 11 MINUTES 21 SECONDS EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BAILEY RANCH ROAD, WITH THE NORTHWEST LINE OF SAID ELMORE INVESTMENTS TRACT, A DISTANCE OF 431.55 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID ELMORE INVESTMENTS TRACT;

THENCE NORTH 00 DEGREES 31 MINUTES 01 SECONDS WEST, WITH THE WEST LINE OF SAID ELMORE INVESTMENTS TRACT, A DISTANCE OF 103.90 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ELMORE INVESTMENTS TRACT, SAID POINT LYING ON THE SOUTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO BOSWELL INTERESTS, LTD. IN DEED WITHOUT WARRANTY RECORDED IN VOLUME (VOL.) 1976, PAGE (PG.) 331, O.P.R.P.C.T.;

THENCE NORTH 89 DEGREES 28 MINUTES 59 SECONDS EAST, WITH THE SOUTH LINE OF SAID BOSWELL INTERESTS TRACT, A DISTANCE OF 300.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB INC" FOUND FOR THE NORTHEAST CORNER OF SAID ELMORE INVESTMENTS TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, GROVES OF ALEDO, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET (CAB.) F, SLIDE 580, O.P.R.P.C.T.;

THENCE SOUTH 00 DEGREES 31 MINUTES 01 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID BOSWELL INTERESTS TRACT, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE 209.48 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERMOST NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID GROVES OF ALEDO ADDITION;

THENCE SOUTH 16 DEGREES 43 MINUTES 09 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 94.83 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID ELMORE INVESTMENTS TRACT, SAID POINT BEING THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 31 MINUTES 01 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 186.19 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID ELMORE INVESTMENTS TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 3, BLOCK 1 OF SAID GROVES OF ALEDO ADDITION, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1242.50 FEET, A CENTRAL ANGLE OF 03 DEGREES 26 MINUTES 28 SECONDS, AND A CHORD BEARING & DISTANCE OF SOUTH 78 DEGREES 33 MINUTES 26 SECONDS EAST, 74.61 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE CURVING SOUTH LINE OF SAID LOT 3, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 74.62 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID ELMORE INVESTMENTS TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 3;

THENCE SOUTH 40 DEGREES 23 MINUTES 50 SECONDS EAST, WITH A SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 17.95 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID ELMORE INVESTMENTS TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 31 MINUTES 01 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 41.09 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID ELMORE INVESTMENTS TRACT, SAME BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 3, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 852.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 04 SECONDS, AND A CHORD BEARING & DISTANCE OF SOUTH 03 DEGREES 38 MINUTES 02 SECONDS WEST, 123.33 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE CURVING WEST LINE OF SAID LOT 3, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 123.44 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID ELMORE INVESTMENTS TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAILEY RANCH ROAD, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1417.50 FEET, A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 01 SECONDS, AND A CHORD BEARING & DISTANCE OF NORTH 73 DEGREES 44 MINUTES 01 SECONDS WEST, 390.89 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, WITH THE CURVING NORTH RIGHT-OF-WAY LINE OF SAID BAILEY RANCH ROAD, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 392.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BHB INC" FOUND FOR CORNER;

THENCE NORTH 65 DEGREES 48 MINUTES 39 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BAILEY RANCH ROAD, A DISTANCE OF 169.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 235,268 SQUARE FEET OR 5.401 ACRES OF LAND, MORE OR LESS.

ZONING: M-1

5.401 AC
(235,268 SQ. FT.)

LOT 1
BLOCK 1
ELMORE INVESTMENTS
HOLDING COMPANY, LLC
DOC. NO. 202525981
O.P.R.P.C.T.

ZONING: C-2

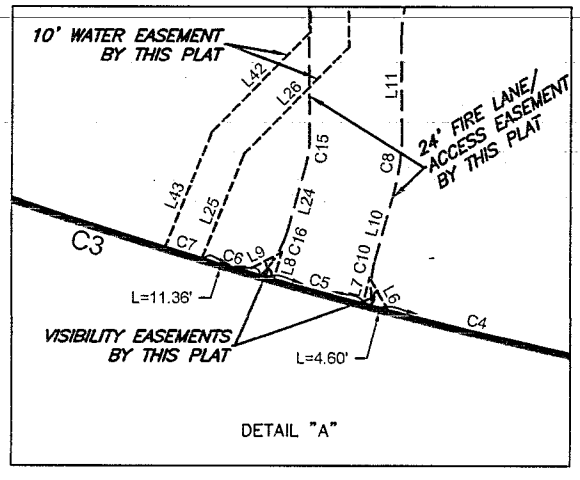
LEGEND OF ABBREVIATIONS:

- D.R.P.C.T. DEED RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. PLAT RECORDS, PARKER COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN 6443" SET
- C.M. CONTROLLING MONUMENT

LEGEND

- UG - UNDERGROUND
- FND - FOUND
- MNF - MAG NAIL FOUND
- IRF - IRON ROD FOUND
- XF - "X" CUT FOUND
- DOC. - DOCUMENT
- INST. - INSTRUMENT
- NO. - NUMBER
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- B.T.P. - BY THIS PLAT
- APPROX. - APPROXIMATE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	74.62'	1242.50'	003°26'28"	S78°33'26"E	74.61'
C2	123.44'	852.00'	008°18'04"	S03°38'02"W	123.33'
C3	392.14'	1417.50'	015°51'01"	N73°44'01"W	390.89'
C4	155.97'	1417.50'	006°18'16"	N78°30'23"W	155.89'
C5	30.61'	1417.51'	001°14'14"	N74°44'09"W	30.61'
C6	15.87'	1417.52'	000°38'29"	S73°47'47"E	15.87'
C7	10.04'	1417.50'	000°24'21"	S73°16'22"E	10.04'
C8	15.18'	54.00'	016°06'31"	S07°32'15"W	15.13'
C9	47.12'	30.00'	090°00'00"	S44°28'59"W	42.43'
C10	13.43'	30.00'	025°38'40"	S02°46'10"W	13.32'
C10	39.63'	30.00'	075°41'11"	N52°40'26"W	36.81'
C11	28.44'	30.00'	054°19'11"	N62°19'23"E	27.39'
C12	47.12'	30.00'	090°00'00"	S45°31'01"E	42.43'
C13	47.12'	30.00'	090°00'00"	S44°28'59"W	42.43'
C14	78.54'	50.00'	090°00'00"	N44°28'59"E	70.71'
C15	8.43'	30.00'	016°06'31"	N07°32'15"E	8.41'
C16	14.96'	30.00'	028°34'11"	N29°52'36"E	14.80'
C17	12.28'	852.00'	000°49'32"	S00°06'14"E	12.28'



APPROVED BY THE CITY OF ALEDO, TEXAS, ON THIS **7** DAY OF **July**, 2026

Signature of Candice Edmonds
CITY MANAGER - CITY OF ALEDO

Signature of Eric Scott Walsh
CITY SECRETARY

18562
AL

M-17
SAL

FLANAGAN
SURVEYING

Fort Worth, Texas | P: 817.704.0480 | flanagan-is.com | TPBELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

21230.001.001.00

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-704-0480
306 W 7TH ST., STE. 303
FORT WORTH, TEXAS 76102

OWNER/DEVELOPER:
ELMORE INVESTMENTS HOLDING
COMPANY, LLC
504 PRAIRIE RUN
ALEDO, TEXAS 76008

MINOR PLAT OF
TWITCH ATHLETICS ADDITION
LOT 1, BLOCK 1
A 5.401 ACRE ADDITION TO THE CITY OF ALEDO, TEXAS
SITUATED IN THE
JOHN SPARGER SURVEY
ABSTRACT NO. 1230
PARKER COUNTY, TEXAS

FIELD BY: MW	CHECKED BY: MNP	JOB NO. 6091
DRAWN BY: NCR	DATE: 07/02/2026	SHEET NO. 1 OF 1