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 13290.003.001.00
 13290.003.006.00
 13290.004.001.00

SCALE: 1"=100'

10077
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 M-18
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202239628 PLAT Total Pages: 3

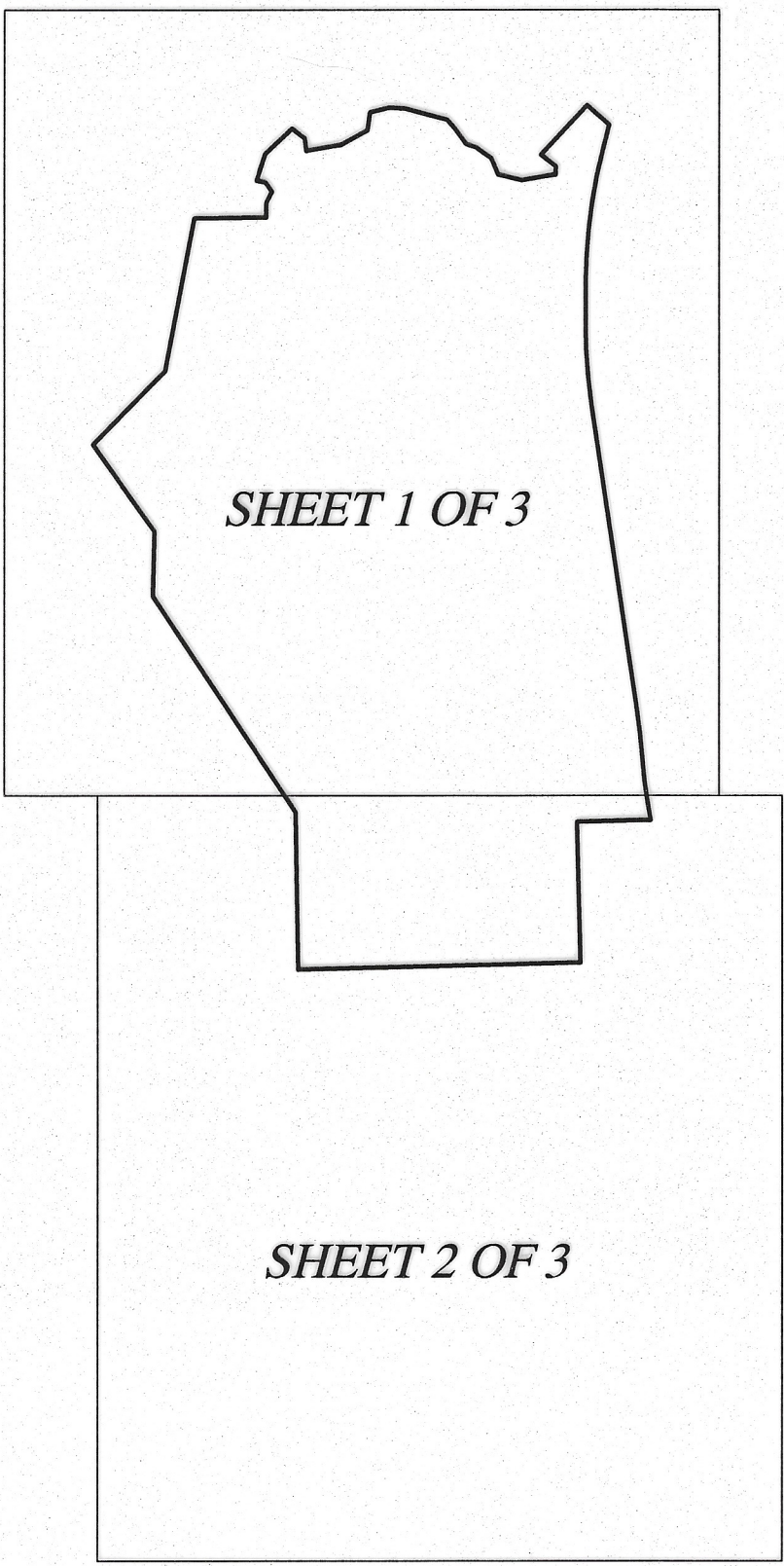
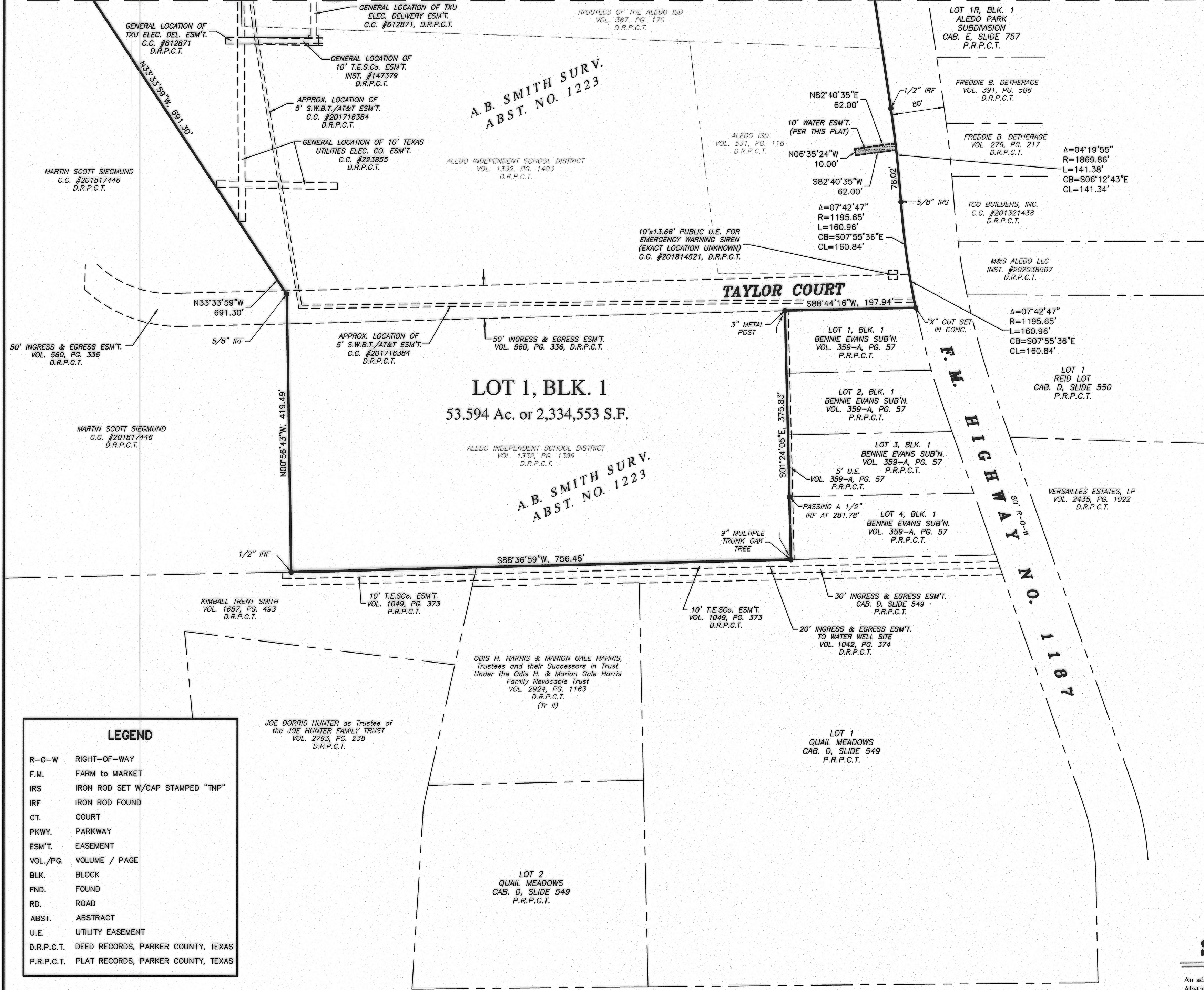
- NOTES:
- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
 - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48367C0450E for Parker County, Texas, as depicted from Community Map and Panel No. 481659 0450 E, Map Revised Sept. 26, 2008.
 - 3) Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or any of the easements shown on the plat. Any public utility, including the City, shall have the right at all times, of ingress and egress upon 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 of procuring the permission of anyone.
 - 4) Does not attempt to amend or remove any covenants or restrictions.
 - 5) Building setbacks to be obtained from the City of Aledo.
 - 6) See sheet 3 of 3 for additional information and dedication.

FINAL PLAT
 LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL ADDITION

An addition to the City of Aledo, Parker County, Texas, situated in the A.B. Smith Survey, Abstract No. 1223 and the R.C. Eddleman Survey, Abstract No. 438, City of Aledo, Parker County, Texas, and being a replat of a portion of Lot 20, Block 22, Original Town of Aledo, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 18, Page 398, Plat Records of Parker County, Texas; also being a replat of all of Lots 1 thru 7, and a portion of Lot 8 of Block 3, all of Lots 1 thru 4, Block 4, and Valley View Drive, Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 360-A, Page 67, Plat Records of Parker County, Texas.

teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Aledo, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPELS Registration No. 100116-00

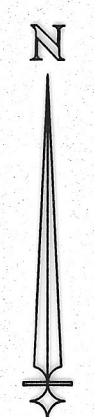
P:\Survey\AL020236\cad\survey\Final Plat\Lot 1, Blk. 1, Aledo Middle School Add'n - ALO 20236.dwg



SHEET 1 OF 3

SHEET 2 OF 3

KEY MAP
(NOT TO SCALE)



0 100' 200'
SCALE: 1"=100'

FINAL PLAT
LOT 1, BLOCK 1
**ALEDO MIDDLE
SCHOOL ADDITION**

An addition to the City of Aledo, Parker County, Texas, situated in the A.B. Smith Survey, Abstract No. 1223 and the R.C. Eddleman Survey, Abstract No. 438, City of Aledo, Parker County, Texas, and being a replat of a portion of Lot 20, Block 22, Original Town of Aledo, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 18, Page 398, Plat Records of Parker County, Texas; also being a replat of all of Lots 1 thru 7, and a portion of Lot 8 of Block 3, all of Lots 1 thru 4, Block 4, and Valley View Drive, Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 360-A, Page 67, Plat Records of Parker County, Texas.

DATE: 9/6/2022

LEGEND

R-O-W	RIGHT-OF-WAY
F.M.	FARM to MARKET
IRS	IRON ROD SET W/CAP STAMPED "TNP"
IRF	IRON ROD FOUND
CT.	COURT
PKWY.	PARKWAY
ESM'T.	EASEMENT
VOL./PG.	VOLUME / PAGE
BLK.	BLOCK
FND.	FOUND
RD.	ROAD
ABST.	ABSTRACT
U.E.	UTILITY EASEMENT
D.R.P.C.T.	DEED RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS, PARKER COUNTY, TEXAS

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BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.

BARNWELL LANE

SHEET NO. 2 OF 3

F365

WHEREAS Aledo Independent School District, is the sole owner of 53.594 acres of land situated in the A.B. Smith Survey, Abstract No. 1223 and the R.C. Eddleman Survey, Abstract No. 438, City of Aledo, Parker County, Texas, and containing a portion of Lot 20, Block 22, Original Town of Aledo, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 18, Page 398, Plat Records of Parker County, Texas (P.R.P.C.T.); also containing all of Lots 1 thru 7 and a portion of Lot 8 of Block 3, all of Lots 1 thru 4, Block 4, and Valley View Drive (being vacated by this plat), Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 360-A, Page 67, P.R.P.C.T.; and also containing all of those certain tracts of land described in deeds to Aledo Independence School District (and associated names), according to the deeds filed in Volume (Vol.) 76, Page (Pg.) 167, Vol. 107, Pg. 90, Vol. 140, Pg. 308, Vol. 187, Pg. 551, Vol. 231, Pg. 289, Vol. 277, Pg. 326, Vol. 329, Pg. 417, Vol. 358, Pg. 345, Vol. 367, Pg. 170, Vol. 531, Pg. 116, Vol. 569, Pg. 488, Vol. 1246, Pg. 30, Vol. 1288, Pg. 547, Vol. 1315, Pg. 503, Vol. 1332, Pg. 1399, Vol. 1332, Pg. 1403, Deed Records of Parker County, Texas (D.R.P.C.T.); additional deeds not found, but an overall description was found in a subsurface oil, gas and mineral lease, as filed in Vol. 2551, Pg. 209, D.R.P.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found at a northwest corner of said Aledo I.S.D. tract, also being the northwest corner of said Lot 1, also being the north corner of said Lot 2 of said Block 3, also being the northeast corner of Lot 18-R, Block 3, Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 361-A, Page 50, P.R.P.C.T., and also being in the south line of a tract of land described in deed to Rene Jacob Hernandez & Ann Jacqueline Arias, as filed in County Clerk's (C.C.) #201726713, D.R.P.C.T.;

THENCE N 89°18'59" E, passing along the north line of said Lot 1 of said Block 3, and along the south line of said Hernandez & Arias tract, a distance of 192.44 feet to a re-entrant corner of said Aledo I.S.D. tract, also being the southeast corner of said Hernandez & Arias tract;

THENCE along the east line of said Hernandez & Arias tract, and along a westerly line of said Aledo I.S.D. tract, the following courses and distances;

- N 00°23'42" W, a distance of 38.02 feet;
- N 27°59'07" E, a distance of 33.87 feet;
- N 35°41'04" W, a distance of 29.57 feet;
- N 77°46'30" W, a distance of 24.59 feet;

N 18°06'10" E, a distance of 73.51 feet to a northeast corner of said Hernandez & Arias tract, also being the most westerly southwest corner of a tract of land described in deed to St. Paul Lutheran Church, Fort Worth, Texas, as filed in Volume 2896, Page 290, D.R.P.C.T., and being in the northerly line of said Aledo I.S.D. tract;

THENCE along the south line of said St. Paul Lutheran Church tract, and along the northerly line of said Aledo I.S.D. tract, the following courses and distances;

- N 46°59'16" E, a distance of 97.76 feet;
- S 53°11'45" E, a distance of 43.18 feet;
- S 06°39'58" E, a distance of 32.46 feet;
- N 80°31'58" E, a distance of 94.66 feet;
- N 61°03'12" E, a distance of 80.17 feet;

N 08°32'08" E, a distance of 48.01 feet to an east corner of said St. Paul Lutheran Church tract, also being the southwest corner of a tract of land described in deed to Doughtie Wayne Law etux Victoria Law, as filed in Volume 1277, Page 968, D.R.P.C.T., and being in the northerly line of said Aledo I.S.D. tract;

THENCE along the south line of said Law tract, and along the northerly line of said Aledo I.S.D. tract, the following courses and distances;

- N 76°13'51" E, a distance of 53.01 feet;
- S 86°50'06" E, a distance of 43.52 feet;

THENCE S 75°01'40" E, continuing along the south line of said Law tract and along the northerly line of said Aledo I.S.D. tract, passing along the south line of a tract of land described in deed to Aledo Church of Christ, as filed in Volume 388, Page 676, D.R.P.C.T., also passing along the southwesterly line of a tract of land described in deed to James A. Barron, P.A., as filed in C.C. #201710378, D.R.P.C.T., a distance of 116.14 feet;

THENCE continuing along the southerly line of said Barron tract, and along the northerly line of said Aledo I.S.D. tract, the following courses and distances;

- S 41°04'25" E, a distance of 30.60 feet;
- S 36°39'54" E, a distance of 51.91 feet;
- S 70°53'48" E, a distance of 27.60 feet;
- S 55°16'01" E, a distance of 49.97 feet;
- S 23°31'58" E, a distance of 46.13 feet;
- S 76°35'04" E, a distance of 65.29 feet;
- N 80°29'06" E, a distance of 92.10 feet to a concrete monument found at the most southeast corner of said Barron tract, also being a re-entrant corner of said Aledo I.S.D. tract;

THENCE continuing along the easterly line of said Barron tract, and along the northerly line of said Aledo I.S.D. tract, the following courses and distances;

- N 00°57'26" E, a distance of 20.95 feet to a 1/2 inch iron rod found in a concrete monument;
- N 51°46'38" W, a distance of 49.97 feet to a 1 inch iron rod found at a re-entrant of said Barron tract, and said Aledo I.S.D. tract;

THENCE N 43°15'53" E, continuing along the east line said Barron tract, and along the northerly line of said Aledo I.S.D. tract, at a distance of 64.10 feet passing a 1/2 inch iron rod found at the east corner of said Barron tract, also being the south corner of a tract of land described in deed to Marsha Kubena, as filed in Instrument #201916146, D.R.P.C.T., and continuing along the east line of said Kubena tract and along the northerly line of said Aledo I.S.D. tract, passing over and across aforementioned Lot 20 of said Block 22, Original Town of Aledo, in all, a distance of 179.11 feet to a 1/2 inch iron rod found in the southwesterly Right-of-Way (R-O-W) line of Maverick Street (variable width), also being the east corner of said Kubena tract, and also being the most northerly corner of said Aledo I.S.D. tract;

THENCE S 49°03'23" E, continuing along the north line of said Aledo I.S.D. tract, and along the southwest R-O-W line of said Maverick Street, a distance of 78.24 feet to an "X" cut set in concrete, at the most northeast corner of said Aledo I.S.D. tract, also being the intersection of the west R-O-W line of FM 1187 (80 feet in width);

THENCE along the east line of said Aledo I.S.D. tract, and along the west R-O-W line of said FM 1187, the following courses and distances;

- S 14°21'46" W, a distance of 64.00 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the beginning of a curve to the left whose radius is 1472.39 feet, and whose long chord bears S 07°25'16" W, a distance of 355.90 feet;
- Along said curve in a southwesterly direction through a central angle of 13°53'00", an arc length of 356.78 feet to an "X" cut set in concrete at the end of said curve;
- S 00°28'46" W, a distance of 98.44 feet to a mag nail set at the beginning of a curve to the left whose radius is 1472.39 feet, and whose long chord bears S 04°02'44" E, a distance of 232.33 feet;
- Along said curve in a southeasterly direction through a central angle of 09°03'00", an arc length of 232.57 feet to an "X" cut set in concrete at the end of said curve;
- S 08°34'14" E, a distance of 812.16 feet to a 1/2 inch iron rod found at the beginning of a curve to the right whose radius is 1869.86 feet, and whose long chord bears S 06°12'43" E, a distance of 141.34 feet;
- Along said curve in a southeasterly direction through a central angle of 04°19'55", an arc length of 141.38 feet to a 5/8 inch iron rod set at the beginning of a reverse curve to the left whose radius is 1195.65 feet, and whose long chord bears S 07°55'36" E, a distance of 160.84 feet;
- Along said curve in a southeasterly direction through a central angle of 07°42'47", an arc length of 160.96 feet to an "X" cut set in concrete in the west R-O-W line of said FM 1187, at the most easterly southeast corner of said Aledo I.S.D. tract, also being the northeast corner of Lot 1, Block 1, Bennie Evans Subdivision, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 359-A, Page 57, P.R.P.C.T.;

THENCE S 88°44'16" W, along the most easterly south line of said Aledo I.S.D. tract, and along the north line of said Lot 1, Block 1, a distance of 197.94 feet to a 3" metal post found at the northwest corner of said Lot 1, Block 1, also being a re-entrant corner of said Aledo I.S.D. tract;

THENCE S 01°24'05" E, along the most southerly east line of said Aledo I.S.D. tract, passing along the west line of said Lot 1, and Lots 2 thru 4 of said Block 1, at a distance of 281.78 feet passing a 1/2 inch iron rod found at the southwest corner of said Lot 3, also being the northwest corner of said Lot 4, Block 1, and continuing in all, a distance of 375.83 feet to a 9" oak tree with multiple trunks, found at the southwest corner of said Lot 4, Block 1, also being the most southeast corner of said Aledo I.S.D. tract, and also being in the north line of Lot 1, Quail Meadows, an addition to the City of Aledo, Parker County, Texas, as filed in Cabinet D, Slide 549, P.R.P.C.T.;

THENCE S 88°36'59" W, along the south line of said Aledo I.S.D. tract, passing along the north line of said Lot 1, Quail Meadow, and also passing along the north line of a tract of land described in deed to Kimball Trent Smith, as filed in Volume 1657, Page 493, D.R.P.C.T., a distance of 756.48 feet to a 1/2 inch iron rod found at the southwest corner of said Aledo I.S.D. tract, also being the southeast corner of a tract of land described in deed to Martin Scott Siegmund, as filed in C.C. #201817446, D.R.P.C.T.;

THENCE along the west line of said Aledo I.S.D. tract, and along the east line of said Siegmund tract, the following courses and distances;

- N 00°56'43" W, a distance of 419.49 feet to a 5/8 inch iron rod found;

N 33°33'59" W, a distance of 691.30 feet to a 1/2 inch iron rod found in said line, also being in the south line of aforementioned Hidden Valley Estates, Section 2, also being in the south R-O-W line of a 50' wide R-O-W (Shady Valley Drive along the west side and Valley View Drive along the east side), also being the east corner of Lot 1, Block 5 of said Hidden Valley Estates, Section 2;

THENCE N 01°15'02" E, passing over and across said 50' wide R-O-W, also passing over and across said Lot 8 of said Block 3, Hidden Valley Estates, Section 2, along the west line of said Aledo I.S.D. tract, and along the east line of said Siegmund tract, a distance of 172.29 feet to a 1/2 inch iron rod found at a northeast corner of said Siegmund tract, also being the north corner of said Lot 8, the southwest corner of said Lot 7 and the east corner of Lot 9 of said Block 3;

THENCE N 35°30'44" W, along the westerly line of said Aledo I.S.D. tract, passing along the west line of said Lots 6 and 7, also passing along the east line of said Lot 9, and Lots 10 & 11 of said Block 3, in all, a distance of 283.85 feet to a 1/2 inch iron rod found at the most westerly corner of said Aledo I.S.D. tract, also being the west corner of said Lot 6, the north corner of said Lot 1, and also being in the southeast line of Lot 13 of said Block 3;

BASIS OF BEARINGS:
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THENCE N 44°39'06" E, continuing along the westerly line of said Aledo I.S.D. tract, passing along the west line of said Lots 4 thru 6 and along the southeast line of said Lots 13, 14 and 15 of said Block 3, in all, a distance of 274.39 feet to a 1/2 inch iron rod found at the north corner of said Lot 5, the southwest corner of said Lot 4, the east corner of said Lot 15, and the south corner of Lot 16 of said Block 3;

THENCE N 11°00'31" E, continuing along the westerly line of said Aledo I.S.D. tract, passing along the west line of said Lots 2 & 3 and along the east line of said Lot 16, Lot 17 and aforementioned Lot 18-R of said Block 3, in all, a distance of 413.45 feet to the POINT OF BEGINNING and containing 2,334,553 square feet or 53.594 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Aledo Independent School District, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat as:

LOT 1, BLOCK 1 ALEDO MIDDLE SCHOOL ADDITION

An addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the public for public use; the streets, alleys, rights-of-way, parks, school site and any other public areas shown on the plat.

WITNESS my hand on this the 20 day of Oct, 2022.

By: Earl Husfeld
Earl Husfeld
Chief Financial Officer

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Earl Husfeld, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, on this 20 day of Oct, 2022.

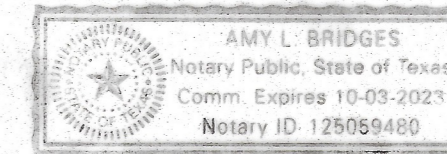
Cynthia Poole
Notary Public, in and for the State of Texas
11-22-25
My Commission expires:



NOTES:

- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
- 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48367C0450E for Parker County, Texas, as depicted from Community Map and Panel No. 481659 0450 E, Map Revised Sept. 26, 2008.
- 3) Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or any of the easements shown on the plat. Any public utility, including the City, shall have the right at all times, of ingress and egress upon 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 of procuring the permission of anyone.
- 4) Does not attempt to amend or remove any covenants or restrictions.
- 5) Building setbacks to be obtained from the City of Aledo.

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, on this 27 day of October, 2022.
[Signature]
Mayor
[Signature]
City Secretary



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202239628
11/04/2022 10:21 AM
Fee: 84.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, 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, August 24, 2022.

[Signature] September 6, 2022
Theron W. Sims, R.P.L.S., No. 5887



FINAL PLAT LOT 1, BLOCK 1 ALEDO MIDDLE SCHOOL ADDITION

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DATE: 9/6/2022

OWNER:
Aledo I.S.D.
1008 Bailey Ranch Road
Aledo, Texas 76008
(817) 441-8327

F365