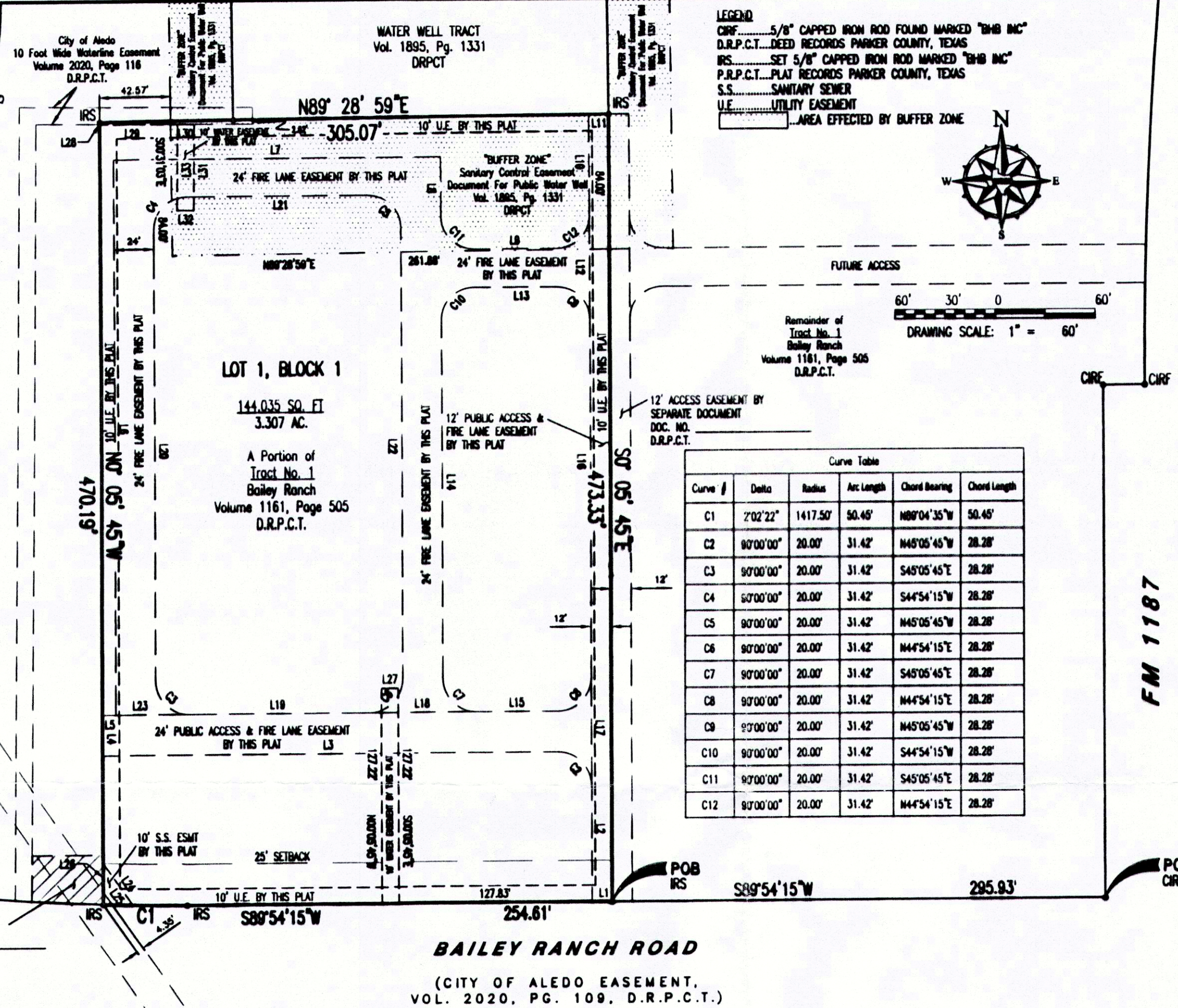


Line Data Table

Number	Bearing	Distance
L1	N89°54'15"E	12.00'
L2	S07°05'45"E	69.36'
L3	N89°54'15"E	273.06'
L4	S07°05'45"E	24.00'
L5	S89°54'15"W	8.00'
L6	S07°05'45"E	334.50'
L7	N89°54'15"E	196.06'
L8	S07°05'45"E	38.00'
L9	N89°54'15"E	49.00'
L10	N07°05'45"W	63.38'
L11	N89°28'59"E	12.00'
L12	N07°05'45"W	64.00'
L13	N89°54'15"E	49.00'
L14	S07°05'45"E	212.50'
L15	N89°54'15"E	49.00'
L16	S07°05'45"E	212.50'
L17	S07°05'45"E	64.00'
L18	N89°54'15"E	64.00'
L19	N89°54'15"E	108.06'
L20	N07°05'45"W	270.50'
L21	N89°54'15"E	108.06'
L22	S07°05'45"E	270.50'
L23	N89°54'15"E	44.00'
L24	S34°50'56"E	31.28'
L25	N34°50'56"W	9.52'
L26	N07°05'45"W	17.54'
L27	N89°54'15"E	10.00'
L28	S07°05'45"E	1.25'
L29	S89°31'56"E	46.71'
L30	S89°31'56"E	10.00'
L31	N07°28'04"E	53.94'
L32	S89°31'56"E	10.00'
L33	N07°28'04"E	53.94'



STATE OF TEXAS
COUNTY OF PARKER:

201514810 PLAT Total Pages: 1

WHEREAS Bailey Ranch, a Texas limited partnership, being the owner of a tract of land situated in the City of Aledo, Parker County, Texas to wit:

BEING a tract of land situated in the John Sparger Survey, Abstract No. 1230, the City of Aledo, Parker County, Texas, same being a portion of a tract of land described by deed as Tract No. 1 Bailey Ranch as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows. (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground).

COMMENCING at a found 5/8 inch iron rod with yellow cap marked "BHB INC" for the southeast corner of the said Bailey tract, same being for the northwest corner of the intersection of Bailey Ranch Road (a variable width right-of-way) as described by deed recorded in Volume 2020, Page 109, D.R.P.C.T. and F.M. 1187 (a variable width right-of-way);

THENCE South 89°54'15" West with the north right-of-way line of the said Bailey Ranch Road, a distance of 295.93 feet to a set 5/8 inch iron rod with Yellow cap marked "BHB INC" for the southeast corner of the hereon described tract and being the POINT OF BEGINNING;

THENCE South 89°54'15" West continuing with the said north right-of-way line of the said Bailey Ranch Road, a distance of 254.61 feet to a set 5/8 inch iron rod with Yellow cap marked "BHB INC" (IRS);

THENCE continuing with the said north right-of-way line of said Bailey Ranch Road and along a curve to the right having a central angle of 02°02'22", a radius of 1417.50 feet, an arc length of 50.45 feet and a chord which bears North 89°04'35" West, a distance of 50.45 feet to an IRS for the southwest corner of the hereon described tract;

THENCE North 07°05'45" West departing the said north right-of-way line of said Bailey Ranch Road, a distance of 470.19 feet to an IRS for the northwest corner of the hereon described tract;

THENCE North 89°28'59" East, at a distance of 80.07 feet passing a found 1/2 inch capped iron rod for the southwest corner of a tract of land described as the Water Well Tract to the City of Aledo and recorded in Volume 1895, Page 1331, D.R.P.C.T., continuing on the same bearing and with the south line of the said Water Well Tract a total distance of 305.07 feet to an IRS for the southeast corner of the said Water Well Tract, same being the northeast corner of the hereon described tract;

THENCE South 07°05'45" East, a distance of 473.33 feet to the POINT OF BEGINNING and containing 144,035 Square feet or 3.307 Acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Bailey Ranch, a Texas limited partnership, owner do hereby adopt this final plat designating the above describe property as LOT 1, BLOCK 1, ALEDO MEDICAL OFFICE BUILDING ADDITION, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the City of Aledo for public use; the streets, rights-of-way, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS 29 day of JUNE 2015.

Bailey Ranch, a Texas limited partnership
By: *[Signature]*
Authorized Representative



STATE OF TEXAS:
COUNTY OF: Tarrant

Before me, the undersigned, a Notary Public for the State of Texas, appeared Fred Disney known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29 day of June 2015.

[Signature]
Notary Public

ACCT. NO.: 10084
SCH. DIST.: AL
CITY: AL
MAP NO.: M-17

FINAL PLAT
LOT 1, BLOCK 1
ALEDO MEDICAL OFFICE
BUILDING ADDITION
Being a 3.307 acre tract of land situated in the
City of Aledo, Parker County, Texas and being within the
John Sparger Survey, Abstract No. 1230
City of Aledo, Parker County, Texas
JUNE 2015

NOTES:
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2011.0000.
2. All distances shown are at ground.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. By scaled location of FEMA FIRM #48367C0450E, effective date 09/26/2008, this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

Owner:
Bailey Ranch, a Texas limited partnership
1320 South University Drive
Suite 1014
Ft Worth, TX 76107

Land Surveyor:
BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridgela Place, Ste. 700, Ft. Worth, TX 76116
mbil@bhinc.com 817-338-1277 www.bhinc.com
BHB Project # 2014.174.000 TBPE Firm F-44 TBPLS Firm 10011300

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
201514810
07/21/2015 11:39 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

APPROVED by the Aledo City Council
this 28 day of MAY 2015.

[Signature]
Mayor - City of Aledo
[Signature]
City Secretary - City of Aledo

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedure and practices of the most current Professional Land Surveying Practices Act.

[Signature]
John G. Margotta
Registered Professional Land Surveyor
No. 5956
Date: 6-24-15



This plat filed in Cabinet D Slide 428 Date _____

21230.001.000.50