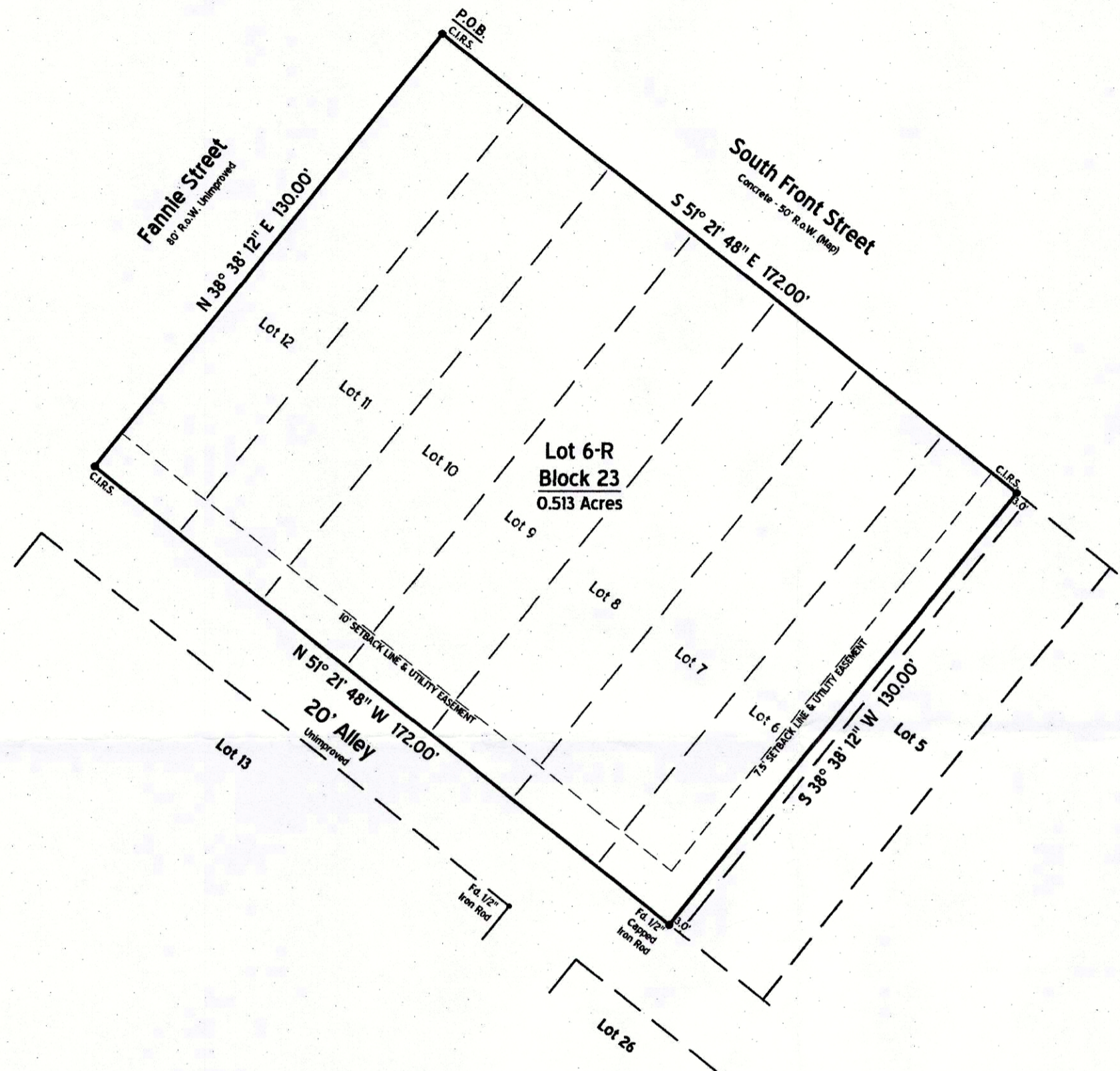


- NOTES:**
- 1) ON DATE OF SURVEY THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "X" ACCORDING TO THE FIRM, COMMUNITY PANEL 46367C0450E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (FEMA.GOV).
  - 2) ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC. & NOTED AS "C.I.R.S.") UNLESS OTHERWISE NOTED.
  - 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - 4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF ALEDO'S USE THEREOF. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
  - 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
  - 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) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
  - 8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. (GRID)
  - 9) WATER WILL BE PROVIDED BY PUBLIC SERVICES.
  - 10) SANITARY SEWER WILL BE PROVIDED BY PUBLIC SERVICES.
  - 11) CURRENT CITY OF ALEDO ZONING: "DOWNTOWN BUSINESS DISTRICT" (DB)



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, JP FRANK, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER(S) OF A 0.513 ACRES TRACT OF LAND, BEING THE WEST 22 FEET OF LOT 6, AND LOTS 7 THROUGH 12, BLOCK 23, ORIGINAL TOWN OF ALEDO, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 400, DEED RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE INTERSECTION OF THE SOUTH LINE OF S. FRONT STREET (CONCRETE SURFACE) AND THE EAST LINE OF FANNIE STREET (UNIMPROVED) FOR THE NORTHWEST CORNER OF THIS TRACT. SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 23, ORIGINAL TOWN OF ALEDO, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 400, DEED RECORDS, PARKER COUNTY, TEXAS.

THENCE S 51°21'48" E 172.00 FEET ALONG THE SOUTH LINE OF SAID S. FRONT STREET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 38°38'12" W 130.00 FEET TO A FOUND 1/2" CAPPED IRON ROD IN THE NORTH LINE OF A 20' ALLEY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 51°21'48" W 172.00 FEET ALONG THE NORTH LINE OF SAID 20' ALLEY TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE EAST LINE OF SAID FANNIE STREET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 38°38'12" E 130.00 FEET ALONG THE EAST LINE OF SAID FANNIE STREET TO THE POINT OF BEGINNING.

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)

KNOW ALL MEN BY THESE PRESENTS:

THAT, JP FRANK, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 6-R, BLOCK 23, ORIGINAL TOWN OF ALEDO, 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 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, TEXAS.

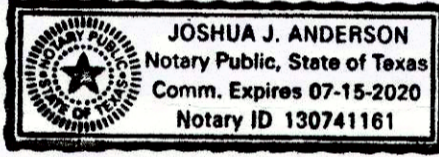
*JP Frank*  
JP FRANK - PRESIDENT

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 *JP Frank*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17 DAY OF NOVEMBER, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Joshua J. Anderson*

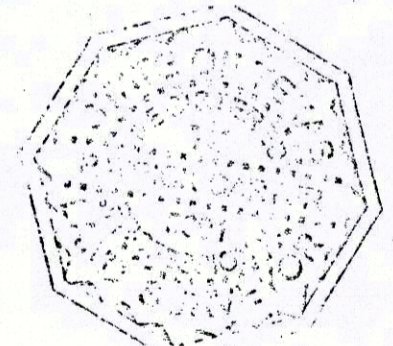


**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

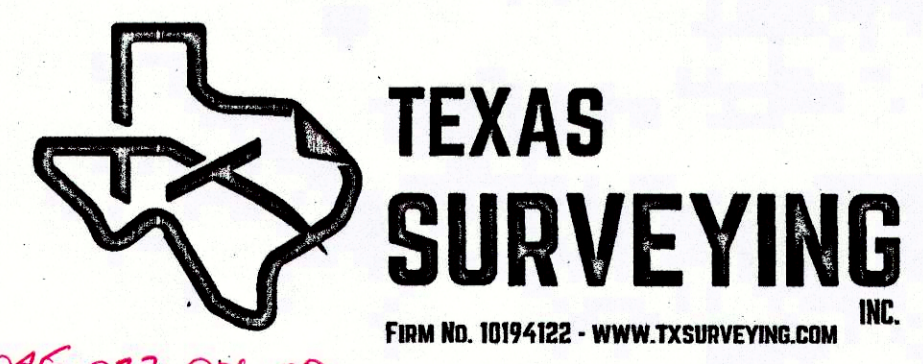
THAT I, PATRICK CARTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ALEDO.

*Patrick Carter*  
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691,  
TEXAS SURVEYING, INC., 208 S FRONT ST, ALEDO, TX 76008  
OCTOBER 2017 - AN02548P



ACCT. NO.: 10085  
SCH. DIST.: AL  
CITY: M-18  
MAP NO.:

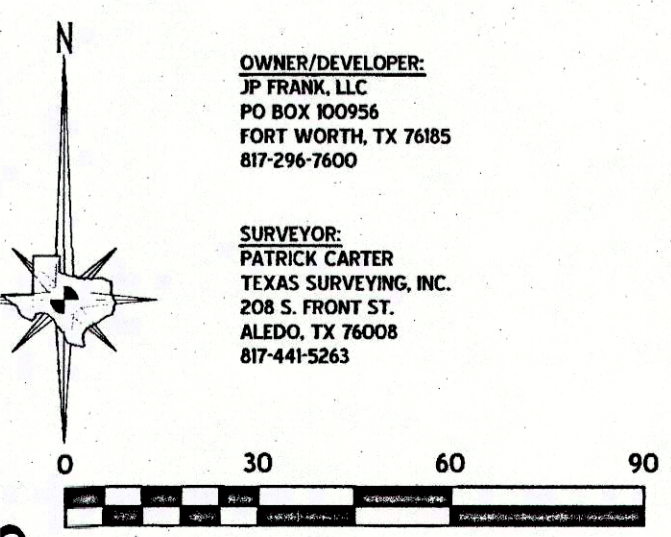
**REPLAT**  
**LOT 6-R, BLOCK 23**  
**ORIGINAL TOWN OF ALEDO**  
BEING A REPLAT OF THE WEST 22 FEET  
OF LOT 6, AND LOTS 7 THROUGH 12, BLOCK 23,  
ORIGINAL TOWN OF ALEDO, AN ADDITION TO THE CITY OF ALEDO,  
PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT  
AS RECORDED IN VOLUME 18, PAGE 400, DEED RECORDS,  
PARKER COUNTY, TEXAS  
OCTOBER 2017



THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS,  
ON THIS 16th DAY OF November, 2017, HAS  
APPROVED OF THIS PLAT FOR FILING OF RECORD.

*Kit Marshall*  
MAYOR, CITY OF ALEDO

ATTEST:  
*Wanda McMillan*  
CITY SECRETARY

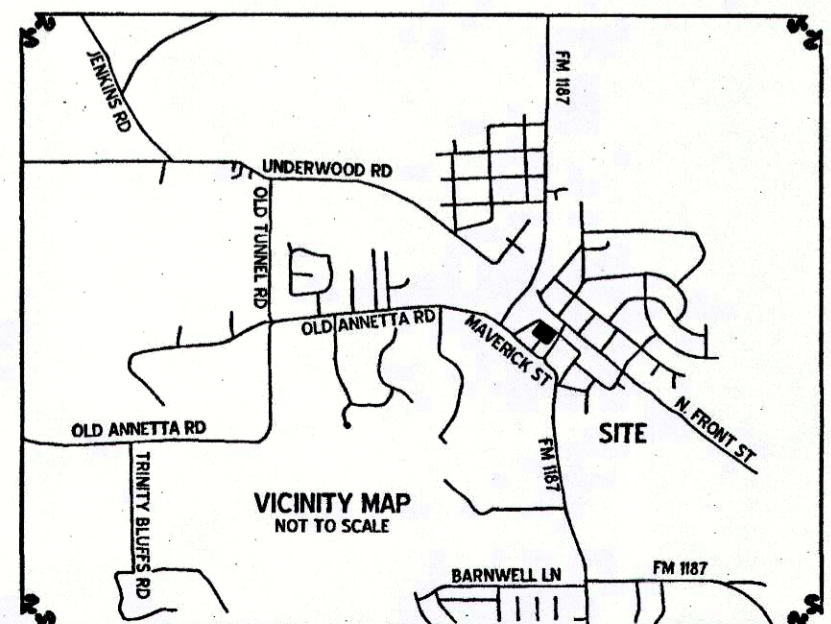


**OWNER/DEVELOPER:**  
JP FRANK, LLC  
PO BOX 100956  
FORT WORTH, TX 76185  
817-296-7600

**SURVEYOR:**  
PATRICK CARTER  
TEXAS SURVEYING, INC.  
208 S. FRONT ST.  
ALEDO, TX 76008  
817-441-5263

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeanne Brunson*  
201730683  
12/12/2017 11:21 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT



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10085.073.006.00