

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

Of a 0.478 acres tract of land out of Block 21-R, ORIGINAL TOWN OF ALEDO, Parker County, Texas; being a portion of Lot 1, Block 21-R, ORIGINAL TOWN OF ALEDO, according to the plat as recorded in Plat Cabinet A, Slide 593, Plat Records, Parker County, Texas; being all of that certain tract of land conveyed to BGC Land Management LP, in Clerk File No. 201725657, Official Public Records, Parker County, Texas, being further described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod at the intersection of the north right of way line of South Front Street & the east right of way line of Crockett Street, at the southwest corner of said Block 21-R, for the southwest and beginning corner of this tract.

THENCE N 38°36'50" E 150.00 feet along the east right of way line of said Crockett Street, to a found 1/2" iron rod with plastic cap in the south line of the Union Pacific Railroad Company Railroad right of way, for the northwest corner of this tract.

THENCE S 51°23'10" E 138.75 feet along the south line of said Union Pacific Railroad Company Railroad right of way, to a found 1/2" iron rod with plastic cap at the northwest corner of that called 0.478 acre tract of land conveyed to S.T. White Trucking Company in Volume 2022, Page 1024, O.P.R.P.C.T., for the northeast corner of this tract.

THENCE S 38°36'50" W 150.00 feet along the west line of said called 0.478 acre tract, to a found 5/8" iron rod, in the north right of way line of said South Front Street, for the southeast corner of this tract.

THENCE N 51°23'10" W 138.75 feet along the north right of way line of said South Front Street to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

Know All By These Presents:

That, BGC Land Management LP, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1R, Block 21-R, 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.

WITNESS, my hand this the 6th day of Nov, 2019

Josh Campbell, BGC Land Management LP.

State of Texas
County of Parker

Before me, the undersigned authority, on this day personally appeared Josh Campbell, Manager of BGC Land Management LP, known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledge to me that they each executed the same for the purposes and considerations therein expressed

Given under my hand and seal of office, this 6th day of November, of 2019.

COURTNEY D. BOWENS
Notary Public, State of Texas
Comm. Expires 03-13-2021
Notary ID 131045233

WITNESS, my hand this the 6th day of November, 2019

Josh Campbell, BGC Land Management LP.

Surveyors Certificate

I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual 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(s) of the City of Aledo.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966.
Texas Surveying, Inc. - Aledo Branch
208 South Front Street, Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263
AN0107-P - October 31, 2019



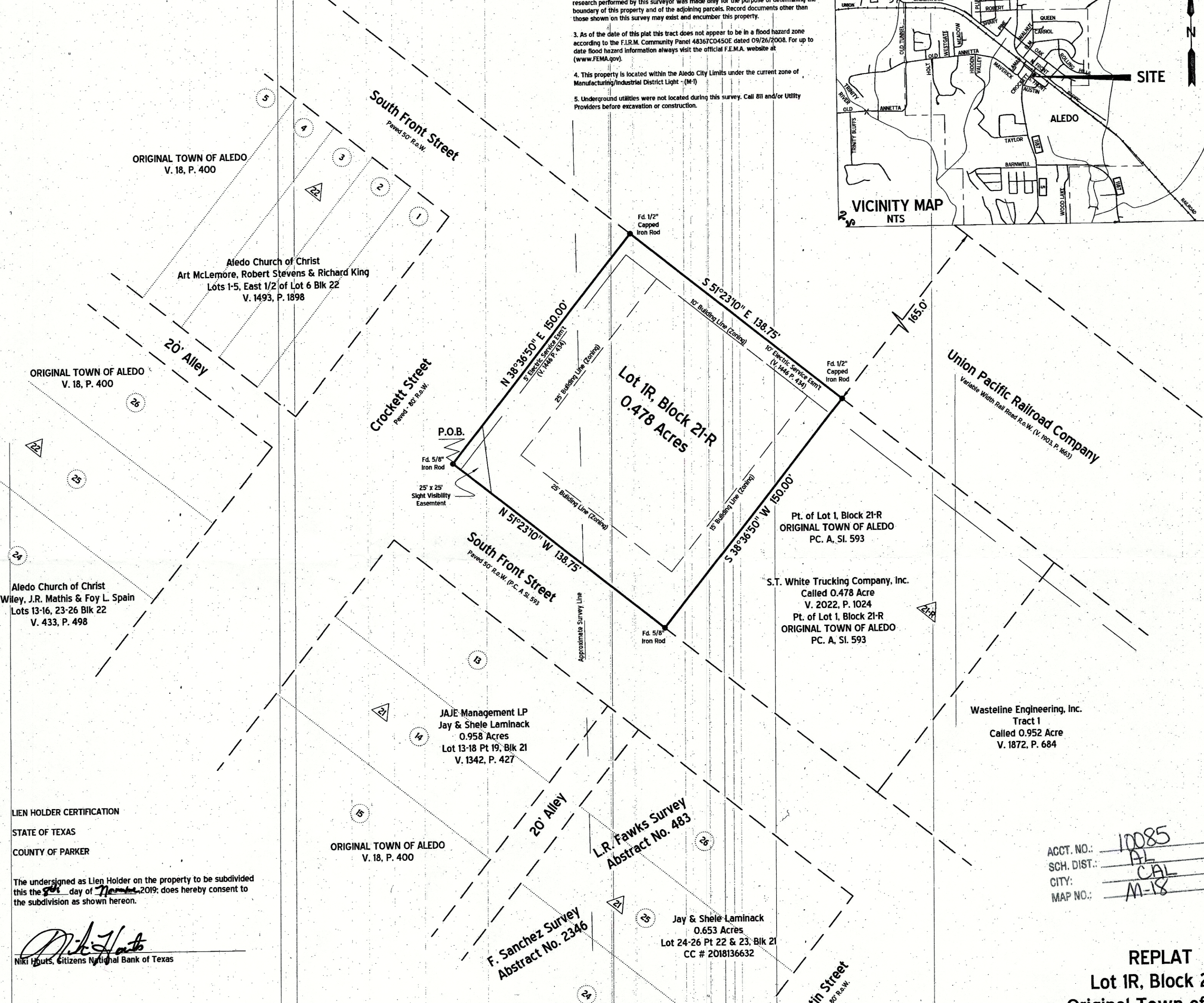
This is to certify that this plat is a minor replat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the Subdivision Regulations Chapter 66 of the Subdivision Regulations of the City of Aledo. The City of Aledo has approved and authorizes the recording of this plat this 6th day of November, 2019, by the City of Aledo, and may be filed for record in the Plat Records of Parker County, Texas by the County Clerk.

Bill Funderburk
Bill Funderburk, City Administrator

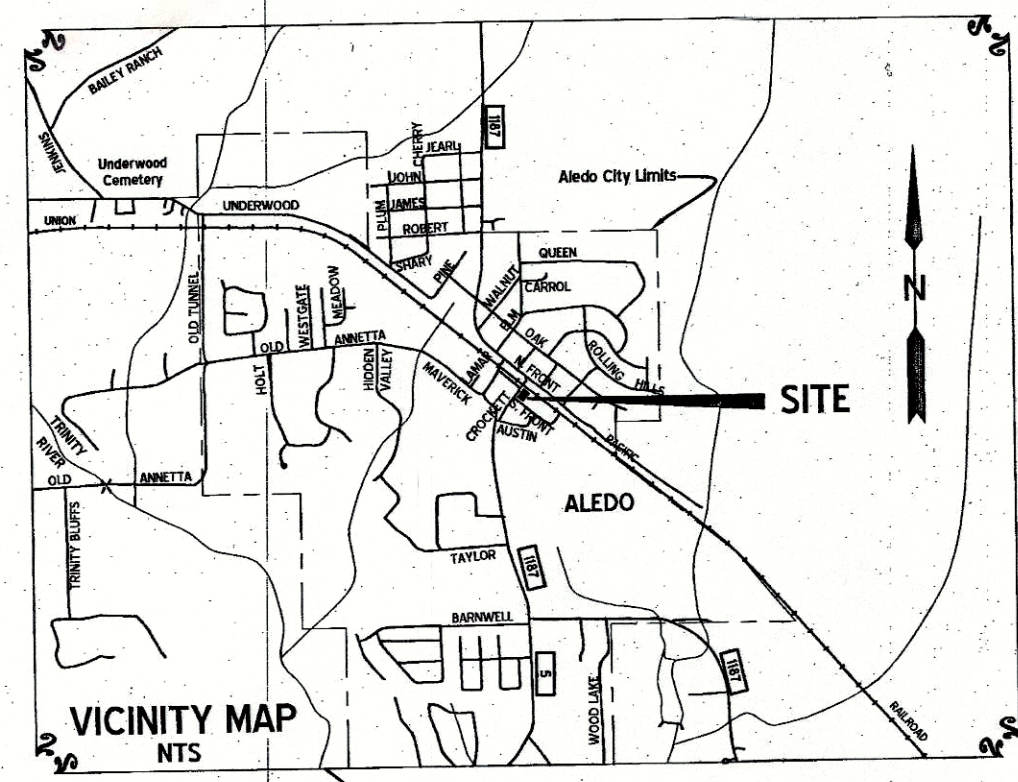
Deana McMullen
Deana McMullen, City Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
Lila Deakle, County Clerk
Parker County, Texas
PLAT
201931259
11/19/2019 02:35 PM
Fee: 76.00

THE CITY OF ALEDO, TEXAS, ON THIS 6th DAY OF November, 2019, HAS APPROVED OF THIS PLAT FOR FILING OF RECORD.
Bill Funderburk
BILL FUNDERBURK, CITY ADMINISTRATOR
ATTEST:
Deana McMullen
DEANA MCMULLEN, CITY SECRETARY



- NOTES:**
- All Bearings and Distances, and/or Areas are derived from GNSS observations performed by Texas Surveying, Inc. reflect N.A.D.(1983) Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
 - No abstract of title or title commitment was provided to this surveyor. Record research performed 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.
 - As of the date of this plat this tract does not appear to be in a flood hazard zone according to the F.I.R.M. Community Panel 48367C0450E dated 09/26/2008. For up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).
 - This property is located within the Aledo City Limits under the current zone of Manufacturing/Industrial District Light - (M-1)
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.



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

REPLAT
Lot 1R, Block 21-R
Original Town of Aledo
Being a Replat of a Portion of
LOT 1, BLOCK 21-R, ORIGINAL TOWN OF ALEDO
as recorded in P.C. A. S.I. 593
CITY OF ALEDO
PARKER COUNTY, TEXAS
OCTOBER 2019

TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FORM NO. 10194122 - ALEDO@TXSURVEYING.COM

10085.031.001.00

E-423

