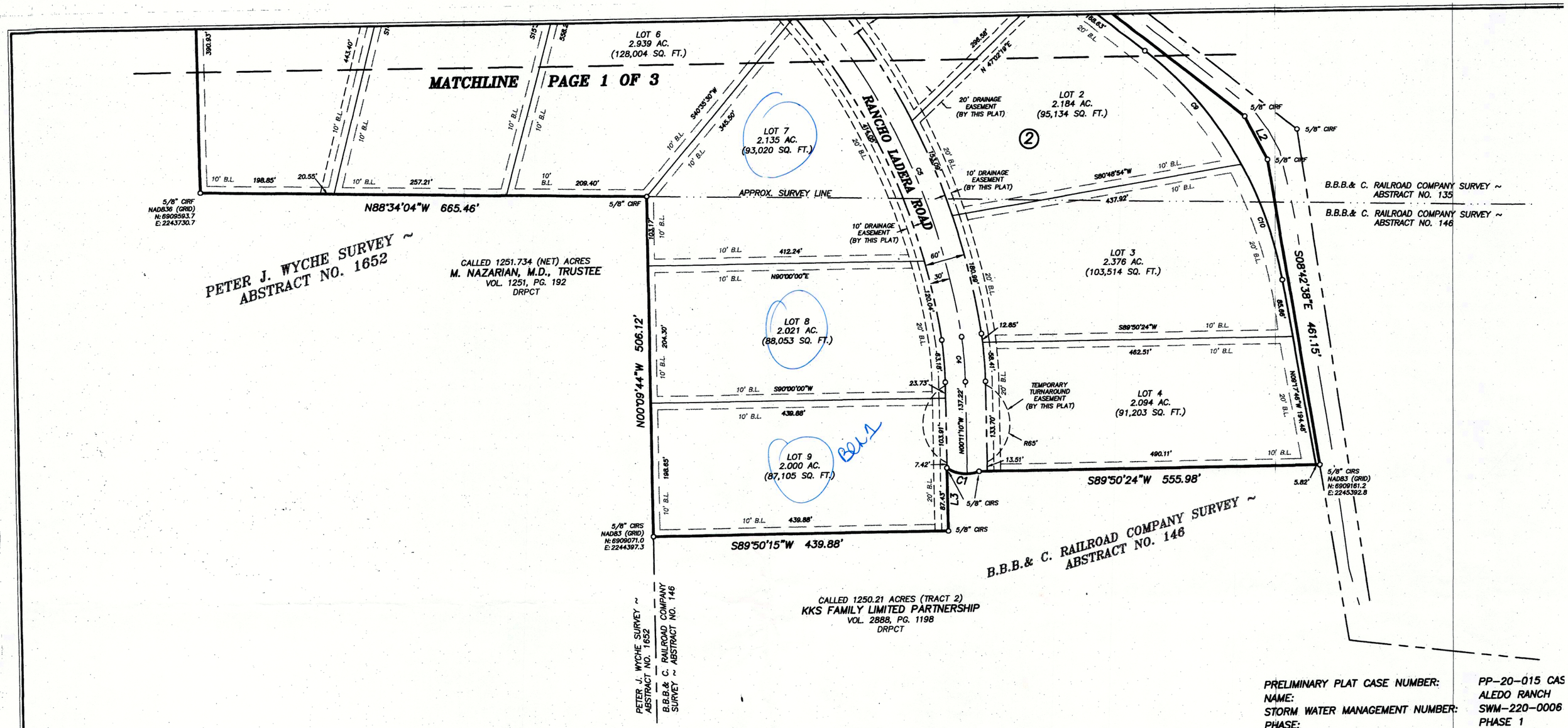

PETER J. WYCHE SURVEY ~ ABSTRACT NO. 1652

B.B.B.& C. RAILROAD COMPANY SURVEY ~ ABSTRACT NO. 146

PRELIMINARY PLAT CASE NUMBER: PP-20-015 CAS
NAME: ALEDO RANCH
STORM WATER MANAGEMENT NUMBER: SWM-220-0006
PHASE: PHASE 1
FINAL PLAT CASE NUMBER: FP-20-041

FINAL PLAT

ALEDO RANCH ADDITION

BLOCK 1, LOTS 1-9;
BLOCK 2, LOTS 1-4;
BLOCK 3, LOT 1 (PRIVATE ROAD);
BLOCK 4, LOT 1 (PRIVATE STREET/COURT);
A 36.014 ACRE ADDITION TO PARKER COUNTY, TEX
SITUATED IN THE BUFFALO BAYOU, BRAZOS AND
COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NOS. 135 & 146,
13 BUILDABLE LOTS

SEPTEMBER 2020

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BRASWELL DESIGN, LLC.**, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **ALEDO RANCH ADDITION, BLOCK 1, LOTS 1-9; BLOCK 2, LOTS 1-4, BLOCK 3, LOT 1, BLOCK 4, LOT 1,** AN ADDITION TO PARKER COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS FOR FILING AND RECORDING WITH THE PARKER COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 23 DAY OF SEPTEMBER, 2020.

BY: Bryan Braswell
BRYAN BRASWELL

TITLE: PRESIDENT
PRESIDENT

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRYAN BRASWELL, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11·13·2022

ERIN ALDRICH
Notary Public, State of Texas
Comm. Expires 11-13-2022
Notary ID 131794619

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: SEPTEMBER 23, 2020

STATE OF TEXAS REGISTERED MERLE W. MILLER 5438 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5·26·2023

KELLY WALKER
Notary Public, State of Texas
Comm. Expires 05-26-2023
Notary ID 130237732

FORT WORTH FIRE DEPARTMENT
Capt. Cesda
9-23-20

ACCT. NO.: 10091
SCH. DIST.: AL
CITY:
MAP NO.: M-21

SURVEYOR:
PERC ENGINEERING
4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com

ENGINEER:
CHARLES CROOK CONSULTING, INC.
2110 HIGHWAY 287 N, STE. 110
MANSFIELD, TX 76063
CONTACT: CHUCK CROOK
TEL: (817) 453-1200

20146.001.002.00

OWNER/DEVELOPER:
BRASWELL DESIGN, LLC
6387 CAMP BOWIE
FORT WORTH, TX, 76116
CONTACT: BRYAN BRASWELL, PRESIDENT
TEL: (817) 564-3101

E-592