

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF PARKER §

202105655 PLAT Total Pages: 1

WHEREAS, Bright Living Aledo, LLC, is the owner of a tract of land situated in the J. Wray Survey, Abstract No. 1639, Parker County, Texas, and being a tract of land described in the deed to Bright Living Aledo, LLC, as recorded in Document Number 202104193, Official Public Records, Parker County, Texas, (OPR/PCT), said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod marked "BHB INC" set for the northeast corner of said Bright Living tract, same being the northwest corner of Lot 1, Block 1, Reading Friends Addition, an Addition to the City of Aledo, Parker County, Texas, according to the plat thereof, recorded in Cabinet E, Slide 248, Instrument Number 201905452, Plat Records, Parker County, Texas, (PR/PCT) and being on the South Right-of-Way line of Bailey Ranch Road (a variable width right-of-way);

THENCE South 01°00'45" East, with the west line of said Lot 1, a distance of 459.81 feet to a 5/8 inch capped iron rod marked "BHB INC" set for the southwest corner of said Lot 1 and being on the north line of Parks of Aledo, Point Vista, Phase One, an addition to the City of Aledo, according to the plat thereof, recorded in Cabinet D, Slide 689 (PR/PCT);

THENCE South 64°56'10" West, with the north line of said Parks of Aledo, Point Vista, Phase One, a distance of 17.66 feet to 5/8-inch capped iron rod marked "BHB INC" found;

THENCE South 64°05'52" West, with the north line of said Parks of Aledo, Point Vista, Phase One, a distance of 324.94 feet to 5/8-inch capped iron rod marked "BHB INC" found;

THENCE South 64°44'27" West, with the north line of said Parks of Aledo, Point Vista, Phase One, a distance of 147.13 feet to 5/8-inch capped iron rod marked "BHB INC" set for the southwest corner of the herein described tract;

THENCE departing the north line of said Parks of Aledo, Point Vista, Phase One, and with the west line of said Bright Living tract, same being the east line of a tract of land being a portion of Tract 2 described in the deed to Bailey Ranch, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas, (DR/PCT) and in the deed to Noel R. Bailey and wife, Elaine D. Bailey, as recorded in Volume 279, Page 416 (DR/PCT), the following courses and distances:

North 25°35'43" West, distance of 502.18 feet to a 5/8-inch capped iron rod marked "BHB INC" set;

North 64°24'17" East, distance of 20.00 feet to a 5/8-inch capped iron rod marked "BHB INC" set;

North 19°08'16" West, distance of 40.96 feet to a 5/8 inch capped iron rod marked "BHB INC" set and the beginning of a curve to the left having a radius of 62.00 feet, a chord which bears North 22°21'59" West, a distance of 6.98 feet;

With said curve to the left, having a central angle of 06°27'27", an arc length of 6.99 feet, to a 5/8-inch capped iron rod marked "BHB INC" set;

North 25°35'43" West, distance of 42.09 feet to a 5/8 inch capped iron rod marked "BHB INC" set for the common corner of Bright Living tract and said Bailey Ranch tract, being on the south Right-of-Way line of said Bailey Ranch Road, and the beginning of a curve to the right having a radius of 1167.34 feet, a chord which bears North 71°14'57" East, a distance of 379.08 feet;

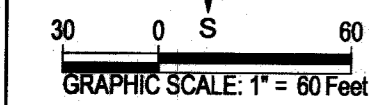
THENCE in a northeasterly direction with the north line of said Bright Living tract and the South Right-of-Way of said Bailey Ranch Road, having a central angle of 18°41'20", an arc length of 380.77 feet, to a 1/2-inch iron rod found for the end of said curve to the right;

THENCE North 88°59'15" East, with the north line of said Bright Living tract and the South Right-of-Way of said Bailey Ranch Road, a distance of 307.49 feet to the **POINT OF BEGINNING**, containing a gross area of 325,805 Square Feet or 7.479 acres of land, of which 40,310 Square Feet or 0.925 Acres is over Five (5) Pipeline Easements, leaving a Net area of 285,495 Square Feet or 6.554 Acres of Land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, **BRIGHT LIVING ALEDO, LLC**, owner, acting by and through its duly authorized agent, **JASON DUPONT**, does hereby adopt this plat designating the above describe property as **Lot 1, Block 1, Bright Living Aledo**, 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.

Given under my hand this 3rd day of February, 2021.



LEGEND

- AL.....Arc Length
- ▲CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- CIRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- D.E.....Drainage Easement
- E.....Electric Easement
- FA.U.E.....Fire Lane, Access and Utility Easement
- IRF.....Iron Rod Found
- NTS.....Not to Scale
- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records, Parker County, Texas
- PC.....Point of Curvature
- POB.....Point of Beginning
- W.E.....Water Easement

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	6°27'27"	62.00'	6.99'	N22°21'59"W	6.98'
C2	18°41'20"	1167.34'	380.77'	N71°14'57"E	379.08'
C3	26°43'34"	25.00'	11.66'	N12°13'55"W	11.56'
C4	90°00'00"	30.00'	47.12'	N70°35'43"W	42.43'
C5	24°34'57"	56.00'	24.03'	S76°41'46"W	23.84'
C6	85°34'55"	30.00'	44.81'	S46°25'52"W	40.76'
C7	22°43'06"	25.00'	9.91'	S17°28'07"E	9.85'
C8	28°02'39"	25.00'	12.24'	N13°00'34"E	12.11'
C9	12°50'01"	54.00'	12.10'	N5°24'15"E	12.07'
C10	12°50'01"	30.00'	6.72'	N5°24'15"E	6.71'
C11	65°25'03"	54.00'	61.65'	N31°41'46"E	58.36'
C12	90°00'00"	54.00'	84.82'	N70°35'43"W	76.37'
C13	6°27'27"	54.00'	6.09'	N22°21'59"W	6.08'
C14	6°27'27"	30.00'	3.38'	S22°21'59"E	3.38'
C15	32°30'38"	24.99'	14.18'	S41°50'35"E	13.99'
C16	90°00'00"	30.00'	47.12'	N19°24'17"E	42.43'
C17	90°00'00"	30.00'	47.12'	S70°35'42"E	42.43'
C18	114°34'57"	20.00'	40.00'	N31°41'46"E	33.66'
C19	90°00'00"	30.00'	47.12'	S46°00'45"E	42.43'
C20	12°50'01"	30.00'	6.72'	S5°24'15"W	6.71'
C21	12°50'01"	54.00'	12.10'	S5°24'15"W	12.07'
C22	65°25'03"	30.00'	34.25'	S31°41'46"W	32.42'
C23	90°00'00"	30.00'	47.12'	N70°35'43"W	42.43'
C24	17°12'38"	54.00'	16.22'	S30°56'57"W	16.16'

LAND SURVEYOR
BIB
BAIRD, HAMPTON & BROWN
 engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
 tstock@bhinc.com • 817.596.7575 • bhinc.com
 TBPELS Firm #44, #10011300, #10011302, #10194146

OWNER
 Bright Living Aledo, LLC
 5001 Spring Valley Rd
 Suite 680E
 Dallas, TX 75244

DEVELOPER
 Journey Capital
 5001 Spring Valley Rd
 Suite 680E
 Dallas, TX 75244

SURVEYOR'S CERTIFICATION
 I, Toby G. Stock, 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 procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

TOBY G. STOCK
 State of Texas Registered Professional Land Surveyor
 No. 6412
 Date: February 1, 2021

NOTARY PUBLIC
NIKI LYN BRAY
 Notary Public, State of Texas
 Comm. Expires 02-13-2023
 Notary ID 131850790

NOTARY PUBLIC
JEFFREY WALTON MARTIN
 Notary Public, State of Texas
 Comm. Expires 04-19-2022
 Notary ID 131535766

LINE DATA TABLE

NO.	BEARING	DIST
L1	S64°56'10"W	17.66'
L2	N64°24'17"E	20.00'
L3	N19°08'16"W	40.96'
L4	N25°35'43"W	42.09'
L5	N25°35'43"W	4.22'
L6	N11°49'15"E	8.19'
L7	S19°08'16"E	39.72'
L8	S25°35'43"E	28.98'
L9	S25°35'42"E	33.57'

LINE DATA TABLE

NO.	BEARING	DIST
L10	N64°24'18"E	24.00'
L11	N25°35'42"W	21.18'
L12	S11°49'15"W	8.19'
L13	N88°59'15"E	10.00'
L14	S1°00'45"E	10.00'
L15	S88°59'15"W	10.00'
L16	N1°00'45"W	10.00'
L17	S19°34'26"W	15.00'
L18	N70°25'34"W	63.05'

APPROVED by the Aledo City Council
 this 3rd day of May, 2020

Kirk Marshall
 Mayor - City of Aledo

Shana McMillan
 City Secretary - City of Aledo

FINAL PLAT
LOT 1, BLOCK 1
BRIGHT LIVING ALEDO
 Being a 7.479 acre tract of land situated within the
J. Wray Survey, Abstract No. 1639
City of Aledo, Parker County, Texas
FEBRUARY 2021
 This plat filed in Cabinet E, Slide 665

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202105655
 02/09/2021 04:25 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

By: **Jason Dupont**
 Title: Chief Financial Officer

STATE OF TEXAS §
 COUNTY OF DALLAS §

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

Witnessed under my hand and seal of office this 3rd day of FEBRUARY, 2021.

Jeffrey W. Martin
 Notary Public