

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bearcat Development, L.L.C., acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LOTS 1-12, 12A, 13-53, BLOCK A; LOTS 1-77, BLOCK B; & LOT 1, BLOCK C; BROOKHOLLOW, an addition to the City of Aledo, Texas, and does hereby dedicate, in fee simple without reservation, to the public use forever, the streets, rights-of-way, easements and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, 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 21st day of October, 2014.

BY:

[Signature]
Name

[Signature]
Title

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Peter Paulsen, Owner, 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 purpose and intentions therein expressed. Given under my hand and seal of office, this 21st day of October, 2014.

[Signature]
Christine P. Reagan
Notary Public in and for the State of Texas
My Commission Expires On: 4/14/17



STATE OF TEXAS
COUNTY OF PARKER

The undersigned as Lien Holder on the property to be subdivided and does hereby consent to the subdivision as shown hereon.

[Signature]
Name, Title, & Date
12/14/14

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Jeane Brunson
201424324
12/04/2014 03 11 PM
Fee 80.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

GENERAL PLAT NOTES:

Property Corners:

All interior corners are set 1/2" iron rods with plastic caps stamped "CSM 5416", unless otherwise noted. Lots 2-12, Block A, Lots 23-39, Block A, Lot 74, Block B, & Lot 1, Block C are affected by the 3" Screen Wall Easement, therefore witness monuments to the property corner may be set at the intersection of the lot line & said 3" Screen Wall Easement.

* HOA Property:

Lot 12, Block A, Lot 77, Block B, & Lot 1, Block C, are designated as common property to be owned & maintained by the developer and/or the Home Owners Association and are planned for Storm Water Drainage Easements, utilities in designated locations, Sidewalks, Irrigation, Landscaping, Benches, Monuments, Screening Walls, & Open Space.

Utility Easements:

Any franchised Public Utility including the City of Aledo shall have the right to move and keep moved, all or part of any Building, Fences, Trees, Shrubs, Other Growths or Improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the Easements shown on the Plat. Any franchised Public Utility including the City of Aledo, shall have the right at all times of ingress & egress to & from said Easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Owner Easement Requirements - A ten foot (10') utility easement shall be provided along all front lot lines of each lot. A five foot (5') utility easement shall be provided along all side and rear lot lines of each lot.

Surveyor's Notes:

Bearings derived from G.P.S. Observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202.

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 hereon, may exist & encumber this property.

Elevation Datum:

Elevation data shown hereon represents North American Vertical Datum of 1988, as computed using the National Geodetic Survey Geoid Model (GEOID08).

Flood Hazard:

This tract appears to be located within Special Flood Hazard Zone "A" - No Base Flood Determined and Other Areas, Zone "X" - areas determined to be located outside the 0.2% annual chance flood plain. According to the F.I.R.M. Community Panel 483700450E, dated September 26, 2008 (Existing flood plain not shown due to Post Development 100-year Floodplain Study performed by Morrison Hydrology, dated November 11, 2013 - Shown Hereon).

Portions of the Flood Hazard Areas are to be revised by the future submittal of a Letter of Map Revision (L.O.M.R.), upon acceptance by F.E.M.A. This tract will appear to be located in Special Flood Hazard Zone "AE" - Base Flood Determined and Other Areas, Zone "X" - areas determined to be located outside the 0.2% annual chance flood plain.

Special Notice:

Setting a portion of this addition by metes and bounds is a violation of Local and State law, and is subject to fines, withholding of utilities and/or building permits.

Before Construction:

Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

* Commercial Property:

Lot 1, Block A (Commercial) shall be subject to the City of Aledo site plan standards and requirements for commercial Zoned Property & off-street parking requirements, per City of Aledo, Zoning Ordinance Section 27.

Right of Ways & Lot Access:

All streets shown hereon are to be dedicated public right of ways. Lots 2 - 11, Block A shall not have access to Old Aledo-Bear Creek Road.

* City Property:

Lot 12A, Block A, is designated as a separate lot and shall be dedicated and conveyed to the City of Aledo, for the purpose of a Sanitary Sewer Lift Station and/or other Municipal Utility Appearances.

SUBDIVISION DESCRIPTION:

Of a 42.781 acres tract of land out of the A.B. SMITH SURVEY, ABSTRACT No. 1223 and the J.G. WARREN SURVEY, ABSTRACT No. 2182, Parker County, Texas, being all of a certain 6.604 acres tract of land in Doc. 201304407, Official Public Records, Parker County, Texas, all of a certain 15.711 acres tract of land in Doc. 201302841, O.P.R.P.C.T., and all of a certain 20.466 acres tract of land in Doc. 201302841, O.P.R.P.C.T.; being further described by metes and bounds as follows:

BEGINNING at a found 5/8" iron pipe in the north right of way line of Old Aledo-Bear Creek Road, as referenced by Texas Department of Transportation in Volume 403, Pages 503 & 508, O.P.R.P.C.T., at the southerly common corner of said 15.711 acres tract & said 20.466 acres tract, for the beginning corner of this tract; WHENCE the southeast corner of said SMITH SURVEY, ABSTRACT No. 1223 is calculated to bear EAST 298 feet and SOUTH 42 feet.

THENCE N 87°09'47" W 50.17 feet along the north right of way line of said Old Aledo-Bear Creek Road, to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691", in the north right of way line of F.M. Highway 1187, formerly known as F.M. Highway 2376, for a corner of this tract.

THENCE westerly along the north right of way line of said F.M. Highway 1187 as follows:
Northwesterly along the arc of a curve to the left at 145.39 feet pass the southerly common corner of said 6.604 acres tract & said 15.711 acres tract, for a total arc length of 240.51 feet, said curve having a radius of 1196.28 feet, and whose chord bears N 84°26'31" W 240.10 feet, to a found 1/2" iron rod;

S 89°47'54" W 169.81 feet to a found 1/2" iron rod, at the southerly common corner of that certain tract of land conveyed to Lasater in Volume 718, Page 663, O.P.R.P.C.T., & said 6.604 acres tract, for the southwest corner of this tract.

THENCE northerly & easterly along the common lines of said Lasater tract, said 6.604 acres tract, & said 15.711 acres tract as follows:

N 01°54'31" E 1090.91 feet to a found 1/2" iron rod, for the northwest corner of this tract.

S 88°05'14" E at 264.79 feet pass the northerly common corner of said 6.604 acres tract & said 15.711 acres tract, for a total distance of 399.31 feet to a found 1/2" iron rod.

N 55°38'33" E 383.97 feet to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691", in the southwest right of way line of T. & P. R.R. Co. Railroad right of way, for the most northerly corner of this tract.

THENCE along said T. & P. R.R. Co. Railroad right of way the following: (Offset & Alignment to centerline of Railroad right of way)

S 51°22'12" E 224.29 feet (100' southwest of & parallel), to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691";

Southeasterly along a 120' curve to the right (100' southwest of & concentric), 472.33 feet, said curve having a radius of 5629.58 feet, and whose chord bears S 48°57'59" E 472.19 feet, to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691";

N 43°26'14" E 50.00 feet (radial), to a set capped 1/2" iron rod;

Southeasterly along a 120' curve to the right (50' southwest of & concentric), at 431.74 feet pass the easterly common corner of said 15.711 tract & said 20.466 acres tract, for a total arc length of 581.53 feet, said curve having a radius of 5679.58 feet, and whose chord bears S 43°52'54" E 531.34 feet, to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691";

S 41°2'02" E 709.38 feet (50' southwest & parallel), to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691" in the north line of that certain tract of land conveyed to Zambrano in Volume 2142, Page 1823, Real Records, Parker County, Texas, for the southeast corner of this tract. WHENCE a found 1/2" iron rod bears N 89°13'10" E 0.9 feet.

THENCE S 89°13'10" W at 1044.00 feet pass a found 1/2" iron rod at the northerly northwest corner of said Zambrano tract, for a total distance of 1066.38 feet to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691", in the apparent north right of way line of said Old Aledo-Bear Creek Road, for the a corner of this tract.

THENCE along the apparent north right of way line of said Old Aledo-Bear Creek Road the following:
N 69°25'21" W 13.39 feet to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691";

Northwesterly along the arc of a curve to the left 72.53 feet, said curve having a radius of 200.00 feet, and whose chord bears N 79°48'43" W 72.14 feet, to a set 1/2" iron rod with orange plastic cap stamped "CARTER 5691";

S 89°47'54" W 345.40 feet to a found 5/8" iron pipe at a corner of said 20.466 acres tract;

N 87°09'47" W 199.88 feet to the POINT OF BEGINNING.

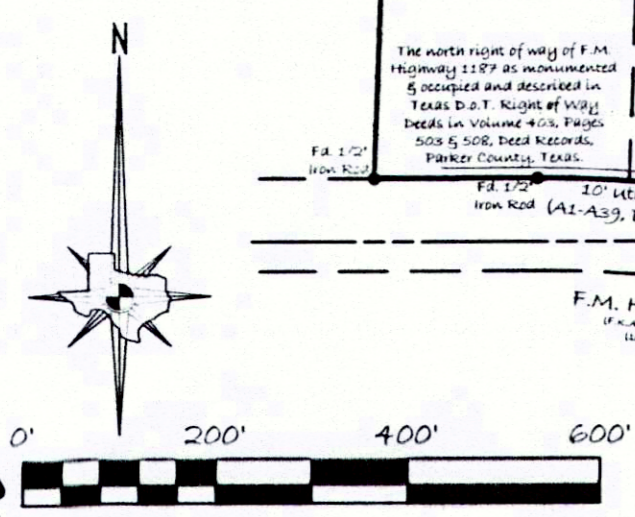
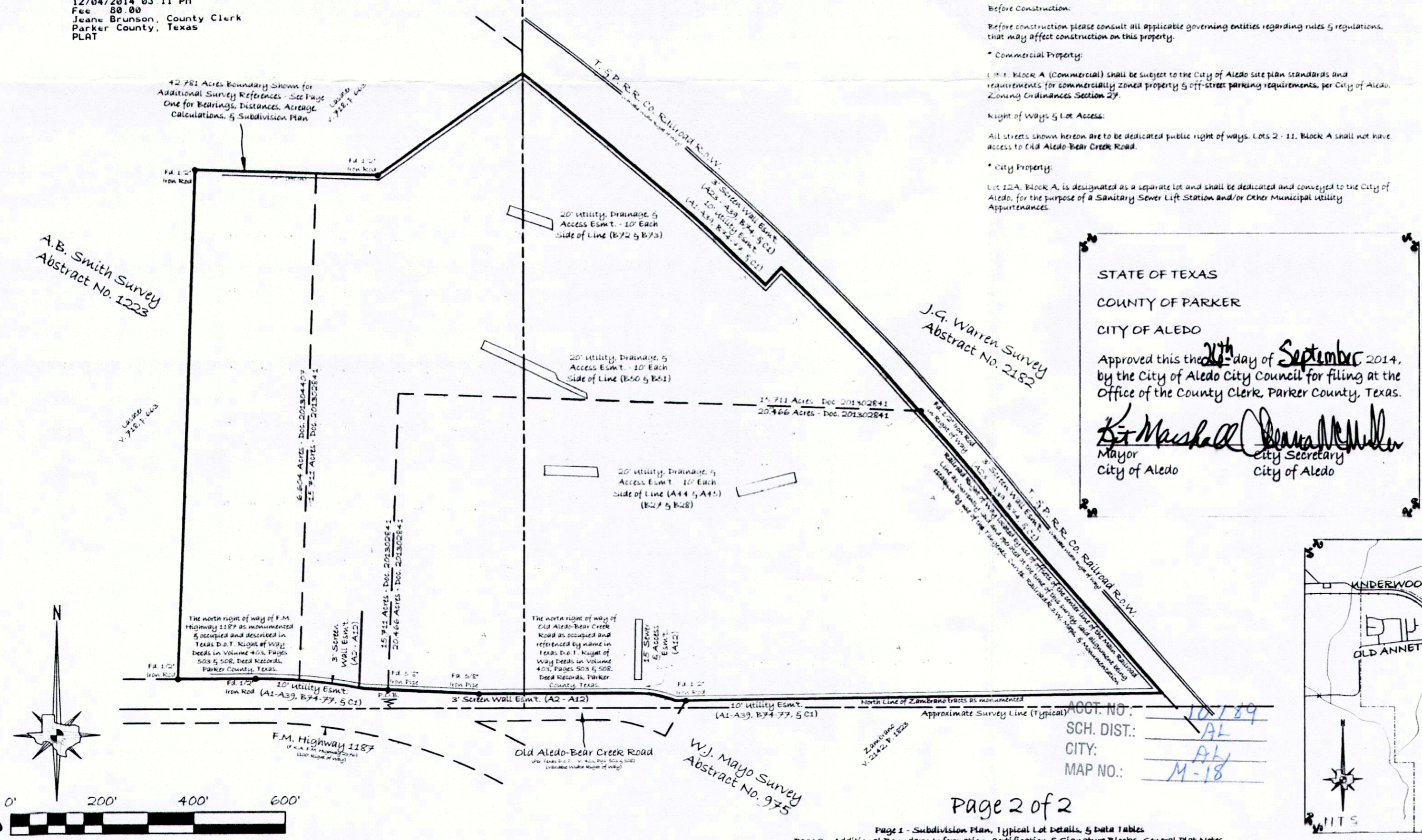
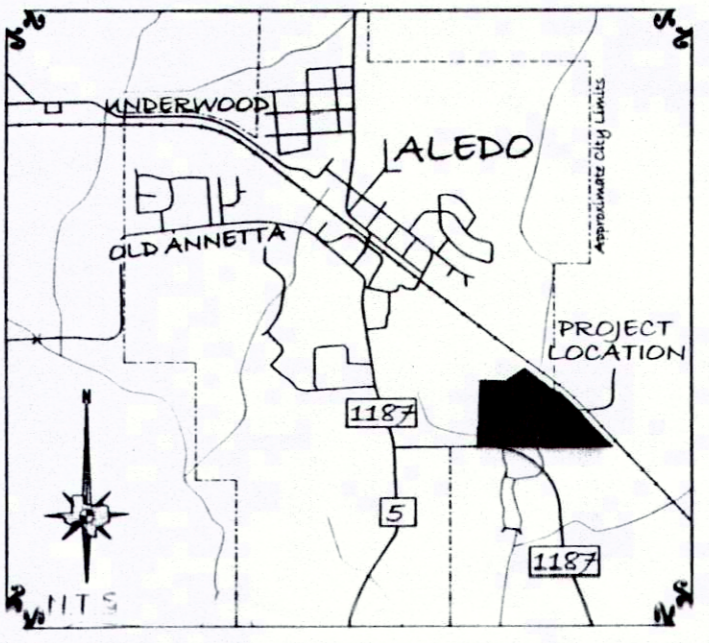
SURVEYOR'S CERTIFICATION:

That I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5691, 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, upon or before completion of subdivision construction activities.

[Signature]
Patrick Carter, R.P.L.S. No. 5691
Carter Surveying & Mapping, Inc.
208 S. Front Street - Aledo, Texas 76008
AN00541 - October 2012
AN00621 - February 2013
AN00686 - May 2013 - October 2014



STATE OF TEXAS
COUNTY OF PARKER
CITY OF ALEDO
Approved this the 21st day of September, 2014,
by the City of Aledo City Council for filing at the
Office of the County Clerk, Parker County, Texas.
[Signatures]
Mayor City Secretary
City of Aledo City of Aledo



FINAL PLAT
BROOKHOLLOW
AN ADDITION TO THE CITY OF ALEDO,
PARKER COUNTY, TEXAS
LOTS 1-12, 12A, 13-53, BLOCK A; LOTS
1-77, BLOCK B; & LOT 1, BLOCK C
42.781 ACRES - 132 LOTS
Being a 42.781 acres subdivision out of the A.B. SMITH SURVEY,
ABSTRACT No. 1223, and the J.G. WARREN SURVEY, ABSTRACT No.
2182, Parker County, Texas
February 2014
CARTER SURVEYING
& MAPPING
208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008
(P) 817-441-LAND (5263) - (F) 817-441-1033