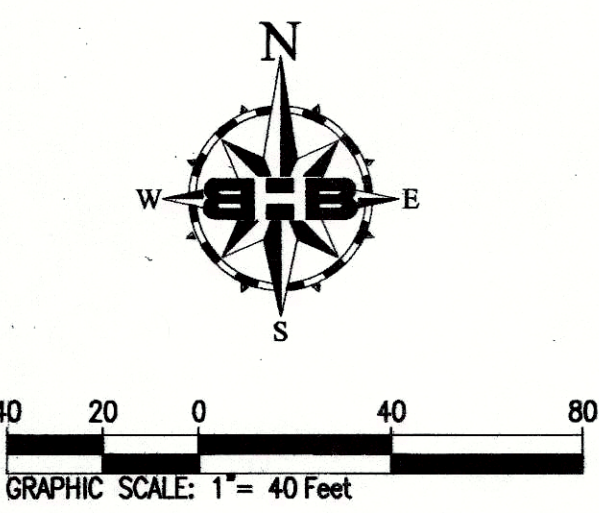
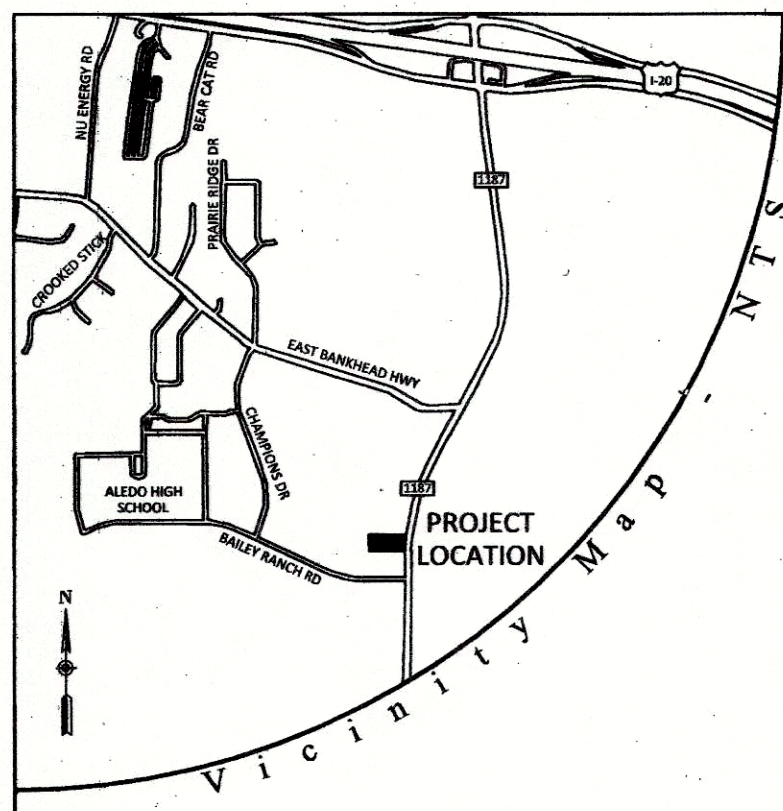


Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	2°27'30"	2914.86'	125.06'	S1°34'59"W	125.05'
C2	0°30'05"	2914.86'	25.51'	S0°06'12"W	25.51'
C3	30°31'39"	14.50'	7.73'	S15°21'53"E	7.63'
C4	90°57'44"	25.51'	40.50'	S45°35'23"E	36.38'
C5	90°40'23"	25.00'	39.56'	N44°45'52"W	35.56'
C6	30°00'00"	52.00'	27.23'	N75°06'04"W	26.92'
C7	111°26'31"	25.00'	48.63'	S64°10'41"W	41.32'
C8	33°26'08"	35.00'	20.42'	N74°15'01"E	20.14'
C9	91°08'46"	25.00'	39.77'	S44°31'41"E	35.71'
C10	89°26'38"	25.00'	39.03'	N45°10'38"E	35.18'

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89°53'56"E	12.43	L7	N59°53'56"E	20.46
L2	N0°07'02"W	12.77	L8	S0°06'04"E	34.51
L3	N89°52'58"E	10.00	L9	S0°05'30"E	4.83
L4	N0°07'02"W	55.95	L10	N60°06'04"W	10.58
L5	N59°51'05"E	20.25	L11	N89°53'56"E	31.39
L6	S30°06'04"E	19.50	L12	N0°06'04"W	0.74



**LEGEND**

- CIRF.....5/8 Inch Capped Iron Rod Stamped "BHB INC" Found
- DRPCT.....Deed Records, Parker County, Texas
- IR.....Iron Rod
- IRS.....5/8 Inch Capped Iron Rod Stamped "BHB INC" Set
- POB.....Point of Beginning
- PRPCT.....Plat Records, Parker County, Texas
- PUE.....Public Utility Easement

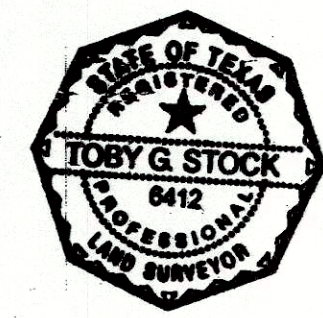
**SURVEYOR'S NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
3. By scaled location of FEMA FIRM Number 48367C0450K, revised date of September 26, 2008, this lot is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.

**SURVEYOR'S CERTIFICATION**

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I prepared this plat is from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

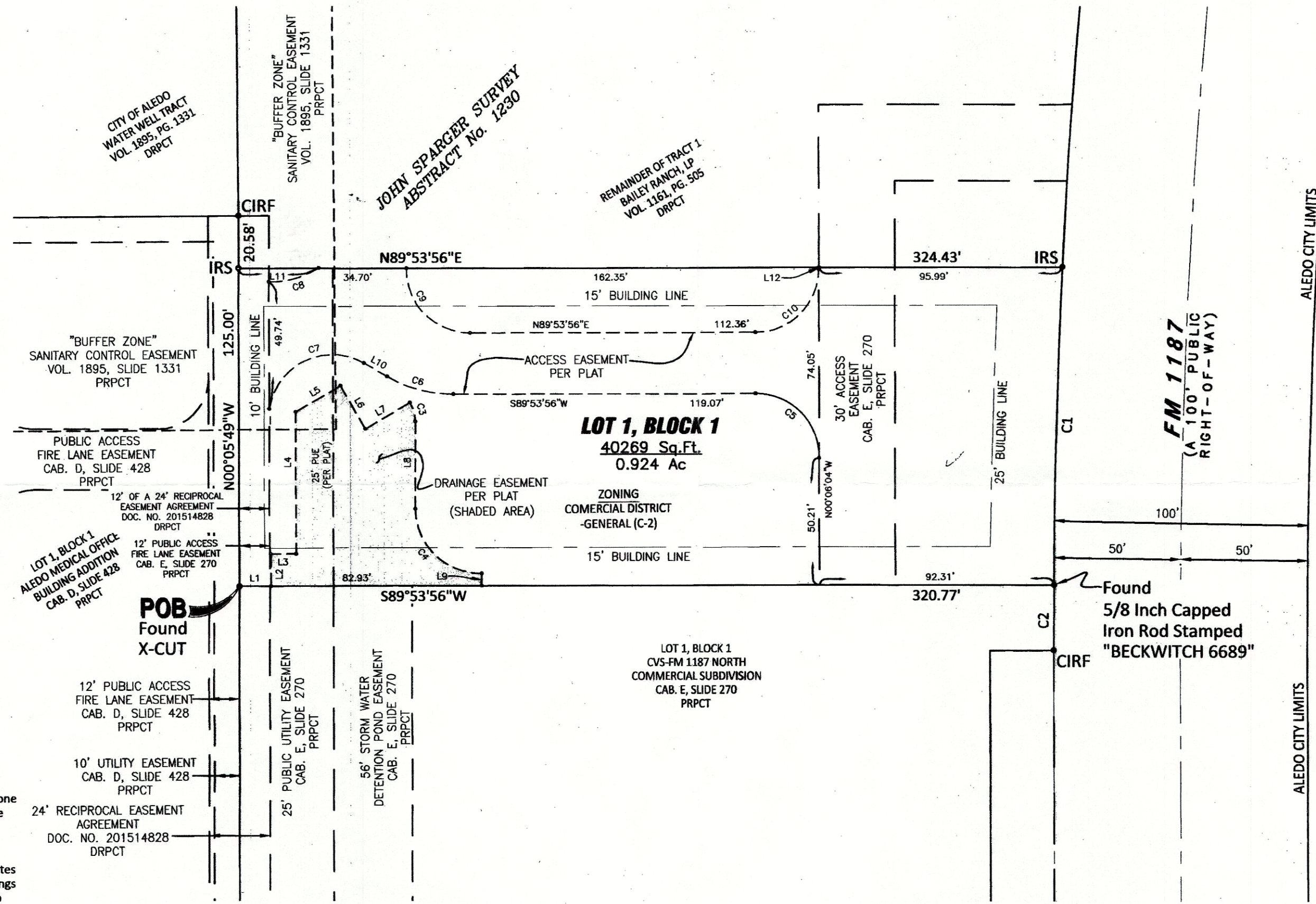
*Toby G. Stock*  
Toby G. Stock, RPLS No. 6412  
Date: July 13, 2020



APPROVED by the Aledo City Council by operation of law effective July 11, 2020.  
*Phil Heald*  
Mayor - City of Aledo  
*Christina Miller*  
City Secretary - City of Aledo

**SURVEYOR**  
**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying  
949 Hilltop Dr., Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPE Firm #44 • TBPLS FIRM #10194146

**DEVELOPER**  
ETX Bell Properties, LLC  
101 East Cherokee  
Jacksonville, TX 75766  
Phone: 903-589-1671



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

WHEREAS, Bailey Ranch, LP, is the owner of a tract of land situated in the John Sparger Survey, Abstract No 1230, City of Aledo, Parker County, Texas, same being a portion of a remainder of a tract of land described in deed to Bailey Ranch, LP as recorded in Volume 1161, Page 505 of the Deed Records, Parker County, Texas (DRPCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey displayed in surface values).

BEGINNING at an "X" cut found for the northwest corner of Lot 1, Block 1, CVS-FM 1187 North Commercial Subdivision, an addition to the City of Aledo, Parker County, Texas as recorded in Cabinet E, Slide 270 of the Records, Parker County, Texas (PRPCT), and being in the east line of Lot 1, Block 1, Aledo Medical Office Building Addition, an addition to the City of Aledo, Parker County, Texas as recorded in Cabinet D, Slide 428, PRPCT;

THENCE North 00°05'49" West, with the east line of the said Aledo Medical Office Addition, a distance of 12 feet to a 5/8-inch capped iron rod stamped "BHB INC" set (IRS), from which a 5/8-inch capped iron rod stamped "BHB INC" found (CIRF) for the northeast corner of the said Aledo Medical Office Building Addition bears Nc 00°05'49" West, a distance of 20.58 feet;

THENCE North 89°53'56" East, over and across the aforementioned Bailey Ranch, LP remainder tract, a distance of 324.43 feet to an IRS in the west right-of-way line of FM 1187 (a 100 foot width public right-of-way);

THENCE with the said west right-of-way line and along a curve to the left having a central angle of 02°27'30" radius of 2914.86 feet, an arc length of 125.06 feet, and a chord which bears South 01°34'59" West, a distance of 125.05 feet to a 5/8-inch capped iron rod stamped "Beckwith 6689" found for the northeast corner of the aforementioned CVS-FM 1187 North Commercial Subdivision from which a CIRF for an ell corner in the said CVS-FM 1187 North Commercial Subdivision bears along a curve to the left having central angle of 00°30'00" radius of 2914.86 feet, an arc length of 25.51 feet, and a chord which bears South 00°06'12" West, a distance of 25.51 feet;

THENCE South 89°53'56" West, with the north line of the said CVS-FM 1187 North Commercial Subdivision, a distance of 320.77 feet to the POINT OF BEGINNING and containing 40,269 square feet or 0.924 acre of land more or less;

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Bailey Ranch, LP a Texas Limited Liability Corporation, owner, acting by and through its duly authorized representative, Fred Disney, does hereby adopt this plat designating the above describe property as Lot 1, Block 1, ETX Bell Addition, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate with reservation to the City of Aledo for public use; the streets, rights-of-way, easements and any other public or shown on the plat.

Given under my hand this the 13<sup>th</sup> day of July, 2020

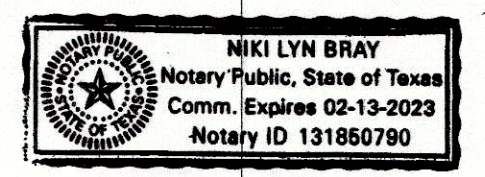
*Fred Disney*  
Fred Disney  
Authorized Representative

STATE OF TEXAS §  
COUNTY OF Parker §

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

Witnessed under my hand and seal of office this the 17<sup>th</sup> day of July, 2020

*Niki Lyn Bray*  
Niki Lyn Bray  
Notary Public



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakie*

202023789  
08/04/2020 11:54 AM  
Fee: 75.00  
Lila Deakie, County Clerk  
Parker County, Texas  
PLAT

ACCT. NO.: 11890  
SCH. DIST.: PE  
CITY: M-17  
MAP NO.: South

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**ETX BELL ADDITION**  
Being a 0.924 acre tract of land situated within the  
John Sparger Survey, Abstract No. 1230  
City of Aledo, Parker County, Texas  
21230.001.000.50 July 2020

This plat filed in Cabinet **E**, Slide **565**