

C-525

STATE OF TEXAS
COUNTY OF PARKER

KNOW ALL MEN BY THESE PRESENTS, That Aledo Retail Properties, Ltd. General Partner-Serca Farms Inc., being in severalty the owners of the following described real property, to wit:

Description for a 2.719 acre tract of land, said tract being all of Lot 3R, Block 3, EL CHICO SOUTH, an Addition to the City of Willow Park, Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet C, Slide 188, Plat Records, Parker County, Texas;

BEGINNING at a 1/2" iron found, said iron being for the Southwest corner of said Lot 3R, Block 3, and being for the Northwest corner of Lot 5R-1, Block 3 of said EL CHICO SOUTH, said iron also being in the East line of that certain tract of land described in deed to Walter T. Jarvis and wife Julie Jones Jarvis, recorded in Volume 1832, Page 420, Real Records, Parker County, Texas;

THENCE N 32°57'57" E, with the common line of said Lot 3R, Block 3, and said Jarvis Tract, 272.45 feet to a 1/2" iron found, said iron being for the beginning of a curve to the left whose radius is 3835.91 feet;

THENCE with the common line of said Lot 3R, Block 3, and said Jarvis Tract, and with said curve to the left, through a central angle of 04°41'24", and whose chord bears N 31°19'09" E, 313.90 feet and being an arc length of 313.99 feet to a capped iron found, said iron being for the Northwest corner of said Lot 3R, Block 3, and being for the Southwest corner of Lot 1R, Block 3, EL CHICO SOUTH, according to the Plat thereof recorded in Cabinet B, Slide 390, Plat Records, Parker County, Texas;

THENCE S 61°28'18" E, with the common line of said Lot 3R, Block 3, and said Lot 1R, Block 3, 197.57 feet to a capped iron found in the West line of Ranch House Road, said iron being for the Northeast corner of said Lot 3R, Block 3, and for the Southeast corner of said Lot 1R, Block 3, said iron also being for the beginning of a curve to the right whose radius is 4030.38 feet;

THENCE with the East line of said Lot 3R, Block 3, and with the West line of said Ranch House Road, and with said curve to the right, through a central angle of 04°41'23", and whose chord bears S 30°52'24" W, 329.89 feet, and being an arc length of 329.89 feet to a 1/2" iron found;

THENCE S 32°57'57" W, with the East line of said Lot 3R, Block 3, and with the West line of said Ranch House Road, 271.93 feet to a 1/2" iron found, said iron being for the Southeast corner of said Lot 3R, Block 3, and for the Northeast corner of said Lot 5R-1, Block 3;

THENCE N 57°02'03" W, with the common line of said Lot 3R, Block 3, and said Lot 5R-1, Block 3, 200.00 feet to the POINT OF BEGINNING and containing 2.719 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT Aledo Retail Properties, Ltd. General Partner-Serca Farms Inc. (owner) acting by and through the undersigned, Their duly authorized agents, do hereby adopt this plat of the herein above described real property to be designated as...

Lots 3R-1 and 3R-2, Block 3
EL CHICO SOUTH
City of Willow Park
Parker County, Texas

and does hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown.

EXECUTED this the 16th day of JAN., 2007

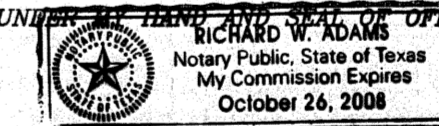
Aledo Retail Properties, Ltd.
General Partner-Serca Farms Inc.

James A. Sammons, President

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared James A. Sammons, President of Aledo Retail Properties, Ltd. General Partner-Serca Farms Inc., known to me to be the person whose name is subscribed to the above and forgoing instrument and acknowledged to me that he executes the same for the purposes and consideration therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of Jan., 2007



Richard W. Adams
Notary Public, Parker County, Texas
My Commission Expires 10-26-2008

EXECUTED this the 16th day of Jan., 2007

Doc# 827929
Book 2510 Page 232

Doc# 827929 Fees: \$66.00
02/08/2007 1:37PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEGONE BOUNDRUM COUNTY CLERK

OWNER/DEVELOPER
ALEDO RETAIL PROPERTIES, LTD.
GENERAL PARTNER-SERCA FARMS INC.
4800 S. HULEN #630
FT. WORTH, TEXAS 76109
817-737-1201

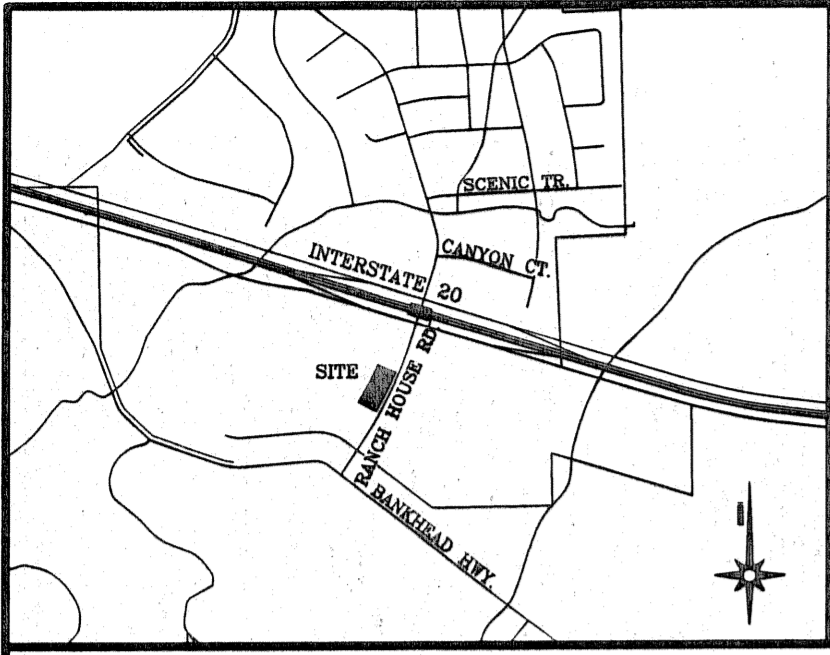
Re-Plat
Lot 3R-1 & 3R-2, Block 3
EL CHICO SOUTH
City of Willow Park,
Parker County, Texas

ACCT. NO.: 12070
SCH. DIST.: AL
CITY: WP
MAP NO.: L-16

Being A Replat of Lot 3R, Block 3
EL CHICO SOUTH
An Addition To The City Of Willow Park,
Parker County, Texas
According To Plats Recorded In Plat Cabinet B, Slide 97,
and Plat Cabinet C, Slide 188
Plat Records, Parker County, Texas.

THIS PLAT FILED IN PLAT CABINET _____ SIDE _____ DATE _____

04016V R59/V6



VICINITY MAP
(NOT TO SCALE)

APPROVED by the City of Willow Park,
Parker County, Texas, this the
16th day of January, 2007

[Signature]
Mayor, City of Willow Park
[Signature]
City Secretary
[Signature]
Chairman, Planning and Zoning
Commission
[Signature]
Fire Marshal
[Signature]
City Engineer, City of Willow Park

Δ=04°41'24"
R=3835.91'
L=313.99'
L.C.=N 31°19'09" E
313.90'

Δ=04°41'23"
R=4030.38'
L=329.89'
L.C.=S 30°52'24" W
329.80'

WALTER T. JARVIS AND
WIFE JULIE JONES JARVIS
VOL. 1832, PG. 420

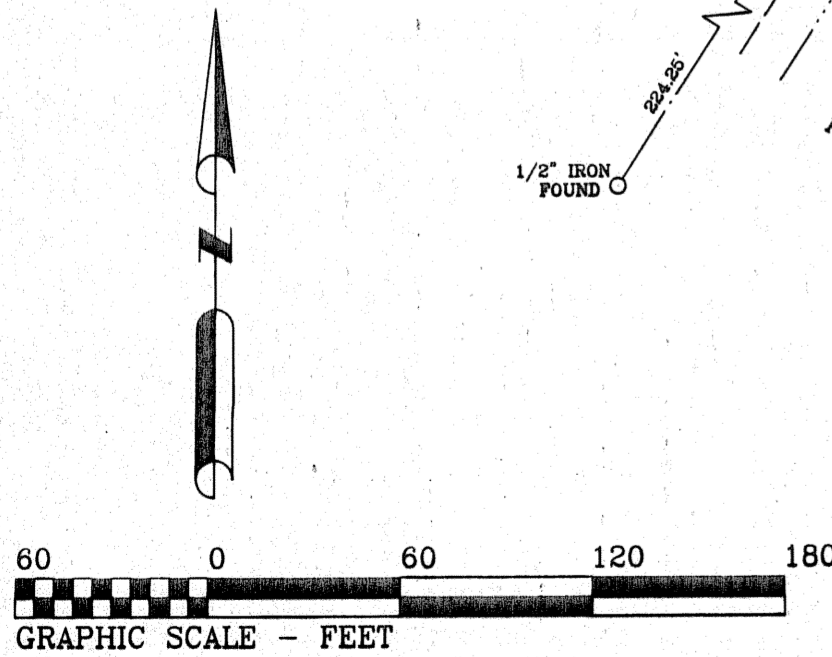
LOT 3R-2
1.300 ACRES
56,634 SQ. FEET

LOT 3R-1
1.419 ACRES
61,801 SQ. FEET

POINT OF
BEGINNING
1/2" IRON FOUND

RANCH HOUSE ROAD
(60' RIGHT-OF-WAY - ASPHALT PAVING)

- NOTES:
1. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480620226-B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
 2. BEARINGS CORRELATED TO PLAT CALL N 32°57'57" E ALONG WEST LINE OF LOTS 5R-1 AND 3R.
 3. ALL CORNERS ARE 1/2" IRONS SET UNLESS OTHERWISE NOTED.
 4. SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY LANDAMERICA AMERICAN TITLE CO., IN TITLE COMMITMENT G.P. NO. 2019001000, DATED DECEMBER 06, 2006.
 5. NO STRUCTURE OF ANY TYPE SHALL BE CONSTRUCTED WITHIN ANY PIPELINE EASEMENT WITHOUT WRITTEN CONSENT OF THE CURRENT OWNER OF SAID PIPELINE EASEMENT.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON
[Signature]
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8083
DECEMBER 19, 2006

TEXAS GEOSPATIAL
117 JOHN STREET
ALEDO, TEXAS 76008
(817)441-6199 FAX: (817)441-6805