

Owners Dedication

State of Texas  
County of Parker:

Whereas, Snowmor Adams Properties, LLC is the owner of a certain tract or parcel of land situated in the John Sparger Survey, Abstract Number 1230 in the City of Aledo, County of Parker, State of Texas, and being all of a called 0.996 acre tract as described in Deed to Snowmor Adams Properties, LLC, filed 01 March 2012, and recorded in volume 2898 page 1575 of the Official Records of the County of Parker, State of Texas, and being more fully described by metes and bounds as follows:

BEGINNING for the southeast corner of the tract being described herein at a set 1/2 inch rebar with a plastic cap marked J & M 5560, said rebar being the southeast corner of said Snowmor tract, and said rebar being the northeast corner of the Lasater Addition, filed 21 September 1955, and recorded in Cabinet A Slide 44 of the Plat Records of said Parker County, Texas, said rebar also being on the west right of way line of Farm to Market Road Number 1187 as described in deed to the State of Texas, and recorded in volume 190 page 13 of the Deed Records of said Parker County, Texas;

Thence: South 87 degrees 41 minutes 46 seconds West, with the north line of said addition, same being the north line of a platted alley, a distance of 208.29 feet to a found 1 inch pipe for the southwest corner of said Snowmor tract, same being the southeast corner of the First Tract, a called 158 acre tract as described in deed to Bailey Ranch, filed 01 October 1982, and recorded in volume 1161 page 505 of said deed records;

Thence: North 02 degrees 17 minutes 52 seconds East, with the west line of said Snowmor tract, and with the east line of said First Tract, and with an old barbed wire fence, a distance of 208.77 feet to a set 1/2 inch rebar with a plastic cap marked J & M 5560 for the northwest corner of said Snowmor tract;

Thence: North 88 degrees 41 minutes 22 seconds East, with the north line of said Snowmor tract, a distance of 211.66 feet to a set 1/2 inch rebar with a plastic cap marked J & M 5560 for the northeast corner of said Snowmor tract, said rebar being on the west line of said road;

Thence: South 03 degrees 18 minutes 26 seconds West, with the west line of said road, a distance of 205.42 feet to the Point of Beginning and containing 0.995 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Snowmor Adams Properties, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property, located in the John Sparger Survey, Abstract Number 1230, as Lot 1, Block A of the El Presidente Addition, an Addition to the City of Aledo, County of Parker, State of Texas.

Witness my hand at Aledo City Hall, Parker County, Texas  
this 9th day of April, 2012.

Daniel Morgan  
Daniel Morgan, President

State of Texas:  
County of Parker:

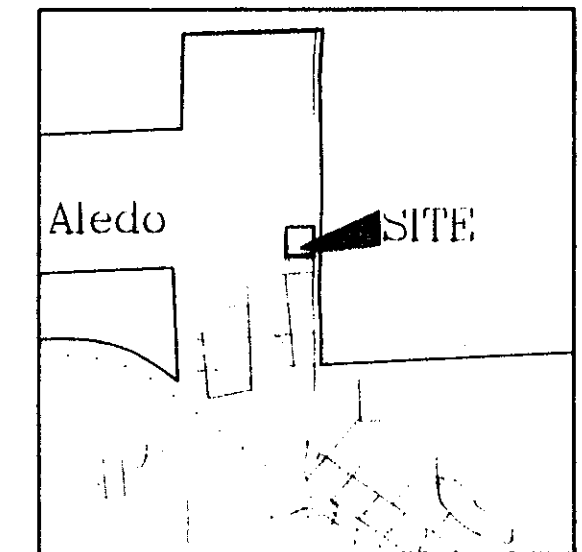
BEFORE ME, the undersigned authority, on this day personally appeared Daniel Morgan, President of Snowmor Adams Properties, LLC, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 9th day of April, 2012

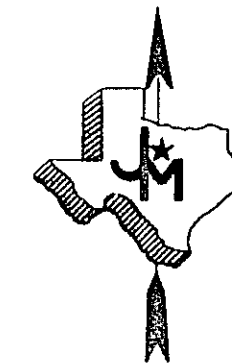
Deana McMullen  
Notary Public in and for the State of Texas  
7-25-2015  
My Commission Expires On:



ACCT. NO.: 12050  
SCH. DIST.: AL  
CITY: CAL  
MAP NO.: M-17



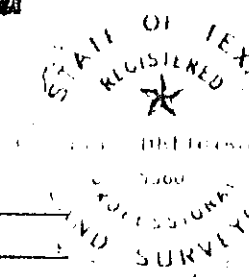
Location Map



Scale  
1" = 40'



That I, Eric Brennan, a Registered Professional Land Surveyor by the State of Texas, do hereby state that this plat was prepared from an actual survey performed on the ground by me, and that the corner monuments were set as shown.



Eric Brennan, Texas Registered Professional Land Surveyor  
Number 5560  
dated 09 April 2012

Final Plat of Lot 1, Block A  
of El Presidente Addition  
an Addition to the City of Aledo  
Parker County, Texas

Owner:  
Snowmor Adams Properties, LLC  
Daniel Morgan, President  
824 Tye Crossing Ct.  
Burleson, Texas 76028  
817-680-9556

J&M Jacob & Martin, Ltd.  
Consulting Engineers  
3465 CURRY LANE ARLINE, TEXAS 79808 325-685-1070  
1508 SANTA FE DR, SUITE 203 WEATHERFORD, TEXAS 76086 817-594-8880  
FIRM# F-2448

Recorded in Cabinet D, Slide 186 P.C.P.R.

APPROVED:  
BY THE PLANNING & ZONING COMMISSION OF ALEDO, TEXAS,  
on this 10th day of April, 2012.  
Jim B. [Signature]  
Planning and Zoning Chairman

State of Texas:  
County of Parker:  
BEFORE ME, the undersigned authority, on this day personally appeared Jim Witherow, Planning and Zoning Chairman and Deana McMullen, City Secretary known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of MAY, 2012

Paula Rae Nielsen  
Notary Public, State of Texas  
My Comm. Expires 11-14-2012  
11-14-12  
My Commission Expires On:

Notice: Selling a portion of this Subdivision by Metes and Bounds is a violation of City regulations and state law, and is subject to fines or penalties.

Basis of Bearings:  
The bearings shown hereon are determined from gps survey data and referenced to the Texas State Plane coordinate system, North Central Texas Zone, NAD83.

Owner Deed Information:  
Snowmor Adams Properties, LLC  
01 March 2012  
Vol.2898 Pg.1575 O.R.  
(0.996 Acres)

LEGEND  
FIP = Found 1/2" Rebar  
SIP = Set 1/2" Rebar  
RDW = Right-of-Way  
-X- = Fence Line  
UE = Utility Easement  
BL = Building Line  
WFCP = Wood Fence Corner Post  
PFCP = Pipe Fence Corner Post  
CRDW = Concrete Right of Way Monument