

T. & D. Real Estate Limited, LLC  
Called L394 Acres  
V. 2389, P. 1835  
Current Zoning - (C-9)

T. & D. Real Estate Limited, LLC  
Called 0.199 Acre  
V. 2655, P. 143  
Current Zoning - (C-9)

Lot 1, Block 1  
0.108 Acre  
-4,721 Sq. Ft.  
Current Zoning - (P)

Lot 2, Block 1  
ALEDO CENTRAL PARK  
P.C. C. SL 639  
Current Zoning - (DB)

Lot 2, Block 1  
ALEDO TOWN VILLAGE  
P.C. C. SL 696  
Current Zoning - (DB)

Lot 1, Block 1  
ALEDO TOWN VILLAGE  
P.C. C. SL 696  
Current Zoning - (DB)

**GENERAL PLAT NOTES:**

**Property Corners:**

All corners are points, unless otherwise noted.

**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 & upon 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.

**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.

The 20' public lane as referenced in the Quitclaim Deed to the City of Aledo in Volume 2539, Page 549, O.P.R.P.C.T., appears to be abandoned and not in use by the public. Therefore, no further research was performed by this surveyor to determine how the aforementioned public lane may service, abut, benefit, encumber and/or impact the property as surveyed. The aforementioned public lane is not shown. This area appears to be consumed by the property conveyed to T. & D. Real Estate in Volume 2655, Page 143, O.P.R.P.C.T.

**Flood Hazard:**

This tract at the time of this survey appears to be located within 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 48367C0450E, dated September 26, 2008. For up to date flood hazard information please visit the official F.E.M.A. website at (www.fema.gov).

**Special Notice:**

Selling 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.

**SUBDIVISION DESCRIPTION:**

Of a 0.108 acre tract of land out of the L.R. FAWKS SURVEY, ABSTRACT No. 483, Parker County, Texas; being all of that certain tract of land conveyed to the City of Aledo in the Quitclaim Deed as recorded in Volume 2539, Page 549, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

**BEGINNING** at a set 1/2" Iron rod with plastic cap stamped "Carter Aledo", in the west line of Lot 2, Block 1, ALEDO CENTRAL PARK, according to the plat as recorded in Plat Cabinet C, Slide 639, Plat Records, Parker County, Texas, at the northeast corner of Lot 2, Block 1, ALEDO TOWN VILLAGE, according to the plat as recorded in Plat Cabinet C, Slide 696, P.R.P.C.T., for the southeast and beginning corner of this tract. **WHENCE** a found 1/2" Iron rod at the southeast corner of said ALEDO TOWN VILLAGE bears S 32°19'49" W 240.35 feet.

**THENCE** N 68°36'15" W 142.67 feet along the north line of said Lot 2, Block 1, ALEDO TOWN VILLAGE, to a found 1/2" Iron rod, for the westerly corner of this tract.

**THENCE** N 88°20'14" E 168.96 feet along the called south line of a 20' public lane as referenced in Volume 2539, Page 549, O.P.R.P.C.T., to a found 3/8" Iron rod in the west line of said Lot 2, Block 1, ALEDO CENTRAL PARK, for the northeast corner of this tract. **WHENCE** a cut off fence corner post at the northwest corner of said ALEDO CENTRAL PARK bears N 32°19'49" E 6.65 feet.

**THENCE** S 32°19'49" W 67.40 feet along the west line of said Lot 2, Block 1, ALEDO CENTRAL PARK to the **POINT OF BEGINNING**.

**SURVEYOR'S CERTIFICATION:**

I, Kyle Rucker, Texas Registered Professional Land Surveyor No. 6444, 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.

*Kyle Rucker*  
Kyle Rucker, R.P.L.S. No. 6444  
Carter Surveying & Mapping, Inc.  
208 S. Front Street - Aledo, Texas 76008  
AHO245-11 - November 17, 2014

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, The City of Aledo, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **Lot 1, Block 1, ELM STREET PARK**, 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 16th day of March, 2015.

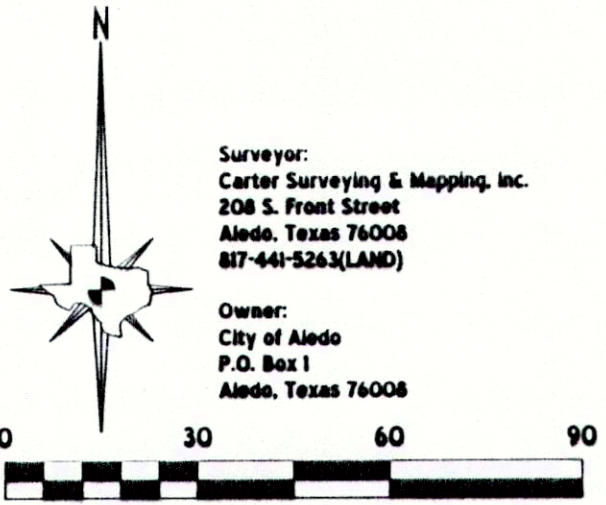
BY: *[Signature]*  
Name: \_\_\_\_\_  
Title: City Administrator

ACCT. NO.: 12107  
SCH. DIST.: AL  
CITY: AL  
MAP NO.: M-18

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ken Schuler 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 considerations therein expressed.

Given under my hand and seal of office, this 16th day of March, 2015.

*Deana McMullen*  
Notary Public in and for the State of Texas  
My Commission Expires On:



Surveyor:  
Carter Surveying & Mapping, Inc.  
208 S. Front Street  
Aledo, Texas 76008  
817-441-5263(LAND)

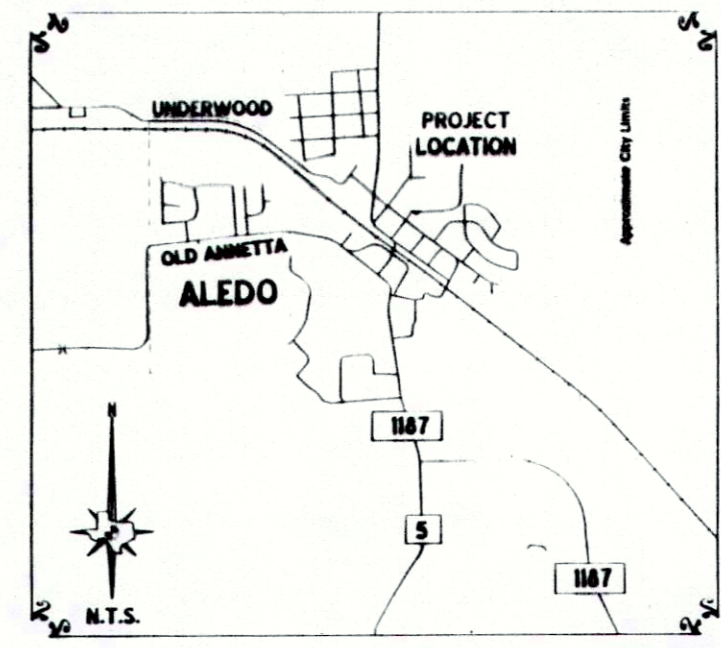
Owner:  
City of Aledo  
P.O. Box 1  
Aledo, Texas 76008

STATE OF TEXAS  
COUNTY OF PARKER  
CITY OF ALEDO  
Approved this the 16th day of March, 2015, by the City of Aledo City Council for filing at the Office of the County Clerk, Parker County, Texas.  
*Ken Marshall* Mayor  
*Deana McMullen* City Secretary

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jeane Brunson*  
201506845  
04/09/2015 04:13 PM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

D402



**SHORT FORM PLAT**  
**ELM STREET PARK**  
AN ADDITION TO THE CITY OF ALEDO,  
PARKER COUNTY, TEXAS  
LOT 1, BLOCK 1  
0.108 ACRE - 1 LOT  
Being a 0.108 acre subdivision out of the  
L.R. FAWKS SURVEY, ABSTRACT No. 483, Parker County, Texas  
November 2014  
**CARTER SURVEYING**  
& MAPPING  
208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008  
(P) 817-441-LAND (5263) - (F) 817-441-1033

20483.012.000.00