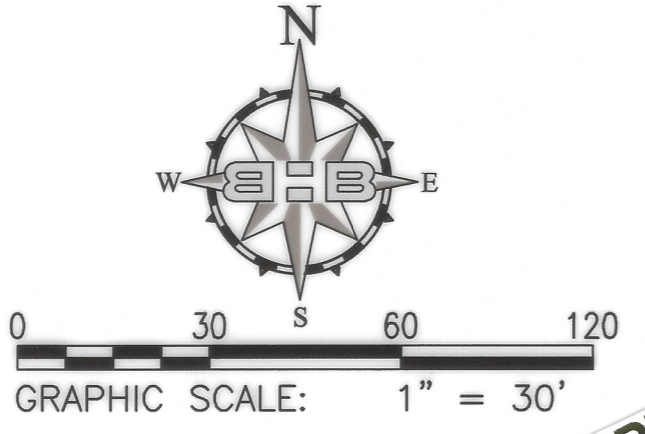
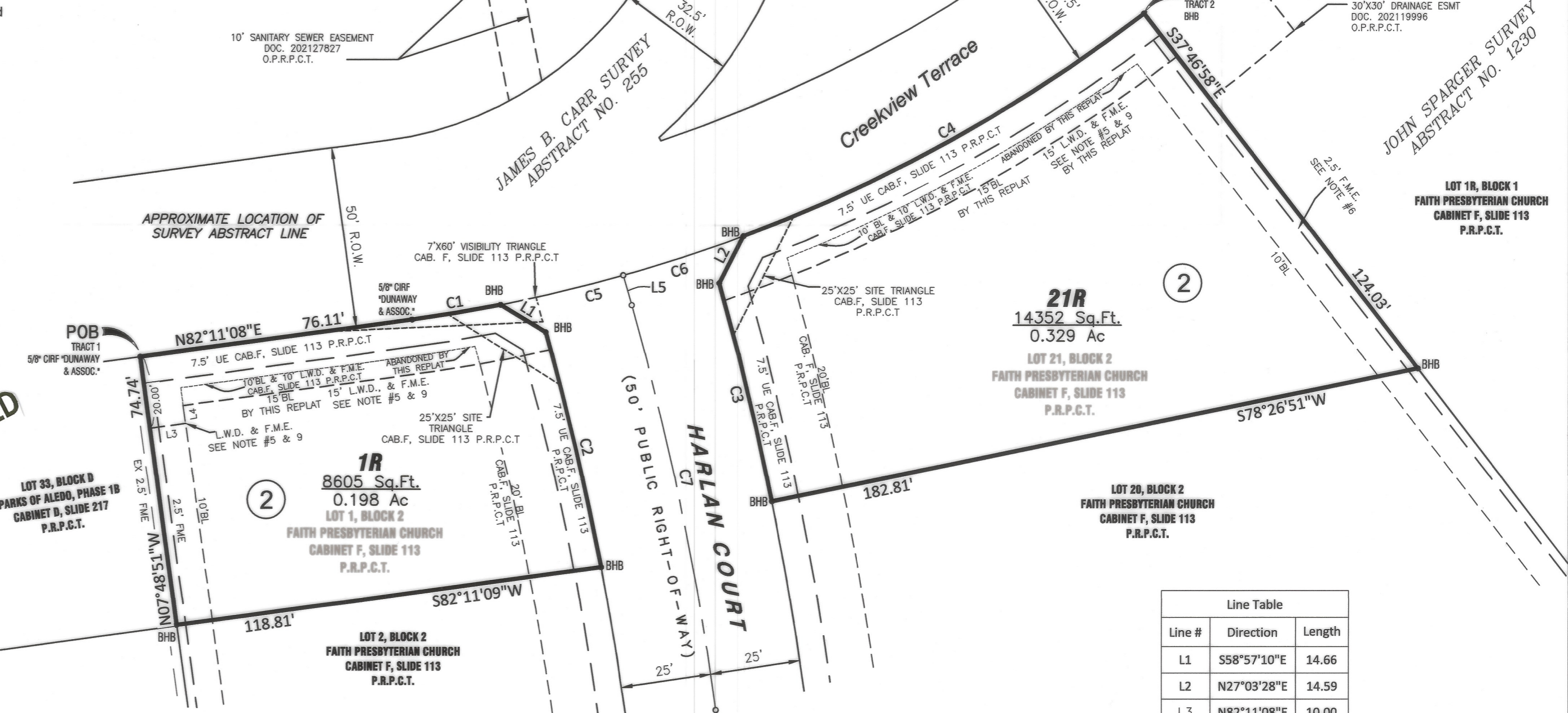


LEGEND

- BL.....Building Line
- BHB.....5/8 Inch Capped Iron Rod Marked "BHB INC" Found
- DE.....Drainage Easement
- DRPCT.....Deed Records, Parker County, Texas
- FME.....Fence Maintenance Easement
- IRF.....Iron Rod Found
- LWD, & FME.....Landscape, Walk, Drainage & Fence Maintenance Easement
- OPRPCT.....Official Public Records, Parker County, Texas
- PRPCT.....Plat Records, Parker County, Texas
- U.E.....Utility Easement



202227904 PLAT Total Pages: 1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202227904
07/22/2022 02:23 PM
Lila Deakle, County Clerk
Parker County, Texas
PLAT

STATE OF TEXAS §
COUNTY OF PARKER §

KNOWN ALL PERSONS BY THESE PRESENTS

WHEREAS, VILLAGE HOMES, L.P., being the owner of Lot 1 and 21, Block 2, Faith Presbyterian Church, an addition to the City of Aledo, as shown on plat thereof recorded in Cabinet F, Slide 113, Plat Records, Parker County, Texas (P.R.P.C.T.) and hereon described property to wit:

BEING all of Lot 1 and 21, Block 2, Faith Presbyterian Church, an addition to the City of Aledo, as shown on plat thereof recorded in Cabinet, F, Slide 113, Plat Records, Parker County, Texas.

TRACT 1 - LOT 1, BLOCK 2
BEING a tract of land situated in the John Sparger Survey, Abstract Number 1230, Parker County, Texas, same being all of Lot 1, Block 2, Faith Presbyterian Church, an addition to the City of Aledo, as shown on plat thereof recorded in Cabinet F, Slide 113, 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 GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a 5/8-inch iron rod capped "Dunaway & Assoc." found for the northwest corner of said Lot 1, Block 2, same being the northeast corner of Lot 33, Block D, of Parks of Aledo, Phase 1B, an addition to the City of Aledo, Parker County, Texas, as shown on plat recorded in Cabinet D, Slide 217, (PRPCT), and being in the south right-of-way line of Creekview Terrace (a 50 feet public right-of-way);

THENCE with the common line of said Lot 1, Block 2 and the south right-of-way line of said Creekview Terrace, the following courses and distances:

North 82°11'08" East, a distance of 76.11 feet to a 5/8-inch iron rod capped "Dunaway & Assoc." found for corner and the beginning of a curve to the left;

With said curve to the left, having a radius of 430.00 feet, a central angle of 03°18'50", an arc distance of 24.87 feet, and a chord which bears North 80°31'42" East, a distance of 24.87 feet to a 5/8-inch capped iron rod marked "BHB INC" (BHB) found for the northern corner of a corner clip located at the southwest corner of the intersection of said Creekview Terrace and Harlan Court (a variable width corner clip);

THENCE South 58°57'10" East, departing the south right-of-way line of said Creekview Terrace and with the west right-of-way line of said Harlan Court, a distance of 14.66 feet to a (BHB) for the southern corner of said corner clip and the beginning of a curve to the right;

With said curve to the right and the west right-of-way line of said Harlan Court (a 50 foot public right-of-way at this point), having a radius of 795.00 feet, a central angle of 04°47'56", an arc distance of 66.59 feet, and a chord which bears South 13°21'03" East, a distance of 66.57 feet to a (BHB) found for the common corner of said Lot 1 and Lot 2, Block 2, of aforementioned Faith Presbyterian Church;

THENCE South 82°11'09" West, with the common line of said Lot 1 and Lot 2, a distance of 118.81 feet to a BHB, being the common corner of said Lot 1 and Lot 2, same being on the east line of aforementioned Lot 33;

THENCE North 07°48'51" West, with the common line of said Lot 1 and said Lot 33, a distance of 74.74 feet, to the POINT OF BEGINNING and containing 8,605 square feet or 0.198 acre of land.

TRACT 2 - LOT 21, BLOCK 2
BEING a tract of land situated in the James B. Carr Survey, Abstract Number 255 and the John Sparger Survey, Abstract Number 1230, Parker County, Texas, same being all of Lot 21, Block 2, Faith Presbyterian Church, an addition to the City of Aledo, as shown on plat thereof recorded in Cabinet F, Slide 113, 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 GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a 5/8 inch capped iron rod marked "BHB INC" (BHB) found for the northwest corner of said Lot 21, same being the northwest corner of Lot 1R, Block 1, of said Faith Presbyterian Church, and being in the south right-of-way line of Creekview Terrace (a 32.5 feet public right-of-way);

THENCE South 37°46'58" East, departing the south right-of-way line of said Creekview Terrace and with the common line of said Lot 21 and Lot 1R, Block 1, a distance of 124.03 feet to a (BHB) for the common corner of said Lot 21 and Lot 20, Block 2, of said Faith Presbyterian Church;

THENCE South 78°26'51" West, with the common line of said Lot 21 and Lot 20, a distance of 182.81 feet to a (BHB) for the common corner of said Lot 21 and Lot 20, being on the east right-of-way line of Harlan Court (a 50 foot public right-of-way at this point), same being the beginning of a curve to the left;

With said curve to the left, having a radius of 845.00 feet, a central angle of 04°12'02", an arc distance of 61.95 feet, and a chord which bears North 13°39'10" West, a distance of 61.94 feet to a (BHB) found for the southern corner of a corner clip of said Harlan Court;

THENCE South 27°03'28" East, with said corner clip of Harlan Court (a variable width corner clip at this point), a distance of 14.59 feet to a (BHB) for the northern corner of said corner clip, being at the southeast corner of the intersection of aforementioned Creekview Terrace and said Harlan Court, same being the beginning of a curve to the left;

With said curve to the left, having a radius of 430.00 feet, a central angle of 16°58'45", an arc distance of 127.43 feet, and a chord which bears North 61°03'01" East, a distance of 126.96 feet to the POINT OF BEGINNING and containing 14,352 square feet or 0.329 acre of land.

GENERAL NOTES

- OWNER(S):**
Village Homes, L.P.
2817 W. 5th Street, Suite B
Fort Worth, TX 76107
817-737-3377
- DEVELOPER:**
Village Homes, L.P.
2817 W. 5th Street, Suite B
Fort Worth, TX 76107
817-737-3377
- SURVEYOR**
- 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.
 - All property corners are set 5/8 inch capped iron rod stamped "BHB INC" unless otherwise noted.
 - 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.
 - By scaled location of FEMA FIRM Number 48367C0450E, revised date of September 26, 2008, these lots are within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
 - The Home Owners Association (HOA) reserves the right to utilize the 15' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).
 - The Home Owners Association (HOA) reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).

- The Parks of Aledo Home Owners Association (HOA) shall be responsible for maintenance, replacement and removal of the fence located along the west, south, and east property lines of the subject property. Refer to Parks of Aledo Phase 1A Final Plat, note #5 and Parks of Aledo Phase 2, note #5.
- Retaining walls on residential lots will be owned and maintained by the lot owner.
- No driveways will be permitted onto Creekview Terrace.
- Entry features, sidewalk, sign, lighting, and landscape areas are to be maintained by the HOA within the 10' LWD & FME.
- Replacement of trees in Creekview Terrace and Harlan Ct parkways will be the responsibility of the HOA in the event future maintenance or replacement of water and sewer lines is necessary.
- Although not shown graphically, Lots 1-21, Blk 2 shall have 5' side yard setbacks.
- Lot drainage swales are located along lot line. No accessory buildings or structures will be allowed within side yard setbacks.



949 Hilltop Drive, Weatherford, TX 76086
tstock@bhbc.com • 817.596.7575 • bhbc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
THAT, VILLAGE HOMES, L.P., owner, do hereby adopt this replat designating the above described property as **LOT 1R & LOT 21R, BLOCK 2, FAITH PRESBYTERIAN CHURCH**, an addition to the City of Aledo, Parker County, and does hereby dedicate without reservation to the City of Aledo for public use; the streets, rights-of-way, parks, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS the 18 day of July 2022.

VILLAGE HOMES, L.P., a Texas limited partnership
By: DH MANAGEMENT, INC., a Texas Corporation, its General Partner

By: *Michael Dike*
Michael Dike, President

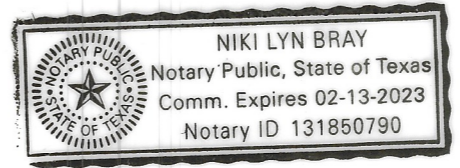
STATE OF TEXAS: §
COUNTY OF: Tarrant §

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

Given under my hand and seal of office this the 18 day of July 2022.

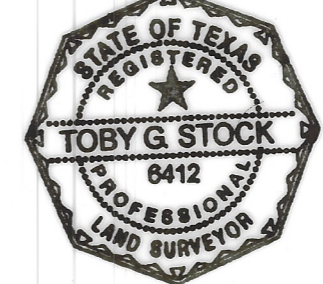
12222
AL
CAL
M-17

By: *Niki Lyn Bray*
NIKI LYN BRAY
Notary Public, State of Texas
Comm. Expires 02-13-2023
Notary ID 131850790



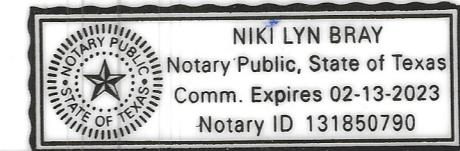
SURVEYOR'S CERTIFICATION
I, Toby G. Stock, do hereby certify that this plat is prepared from an actual on the ground survey of the land, and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

By: *Toby G. Stock*
Toby G. Stock Date: July 14, 2022
State of Texas Registered Professional Land Surveyor No. 6412



STATE OF TEXAS §
COUNTY OF PARKER §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 14 day of July 2022.

By: *Niki Lyn Bray*
NIKI LYN BRAY
Notary Public, State of Texas
Comm. Expires 02-13-2023
Notary ID 131850790



Line Table

Line #	Direction	Length
L1	S58°57'10"E	14.66
L2	N27°03'28"E	14.59
L3	N82°11'08"E	10.00
L4	N7°48'51"W	5.00
L5	S15°48'05"E	9.34

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	3°18'50"	430.00'	24.87'	N80°31'42"E	24.87'
C2	4°47'56"	795.00'	66.59'	S13°21'03"E	66.57'
C3	4°12'02"	845.00'	61.95'	N13°39'10"W	61.94'
C4	16°58'45"	430.00'	127.43'	N61°03'01"E	126.96'
C5	4°40'22"	430.00'	35.07'	N76°32'06"E	35.06'
C6	4°39'31"	430.00'	34.96'	N71°52'09"E	34.95'
C7	7°59'14"	820.00'	114.31'	S11°48'28"E	114.22'

APPROVED BY THE CITY MANAGER OF ALEDO, TEXAS, on this 10th day of July, 2022

By: *Erica Haney*
ERICA HANEY
Notary Public, State of Texas
Comm. Expires 01-05-2026
Notary ID 129130812

By: *Erica Haney*
Erica Haney
July 22nd 2022

The sole purpose of this replat is to revise the Landscape, Walk, Drainage & Fence Maintenance Easement and the building line for Lots 1 and 21, Block 2.

REPLAT
FAITH PRESBYTERIAN CHURCH
LOT 1R, BLOCK 2 & LOT 21R, BLOCK 2
Situated within
the James B. Carr Survey, Abstract Number 255 &
the John Sparger Survey, Abstract Number 1230 and
being a Replat of Lot 1 & Lot 21 Block 2, of Faith Presbyterian Church,
an addition to the City of Aledo, Parker County, Texas,
as shown on Plat Slide F-113, Plat Records, Parker County, Texas
JULY 2022