

VICINITY MAP - N.T.S.



GRAPHIC SCALE: 1" = 60'

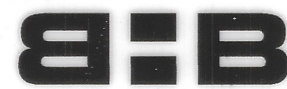
**SURVEYOR'S NOTES**

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. All property corners are set 5/8 inch capped iron rod stamped "BHB INC" unless otherwise noted.
3. 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.
4. 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).
5. The Home Owners Association (HOA) reserves the right to utilize the 10' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).
6. 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).
7. 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.
8. Retaining walls on residential lots will be owned and maintained by the lot owner.
9. No driveways will be permitted onto Creekview Terrace.
10. Entry features, sidewalk, sign, lighting, and landscape areas are to be maintained by the HOA within the 10' LWD & FME.
11. 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.
12. Although not shown graphically, Lots 1-21, Blk 2 shall have 5' side yard setbacks.
13. Lot drainage swales are located along lot line. No accessory buildings or structures will be allowed within side yard setbacks.

202149525 PLAT Total Pages: 1



**SURVEYOR**



**BAIRD, HAMPTON & BROWN**  
engineering and surveying

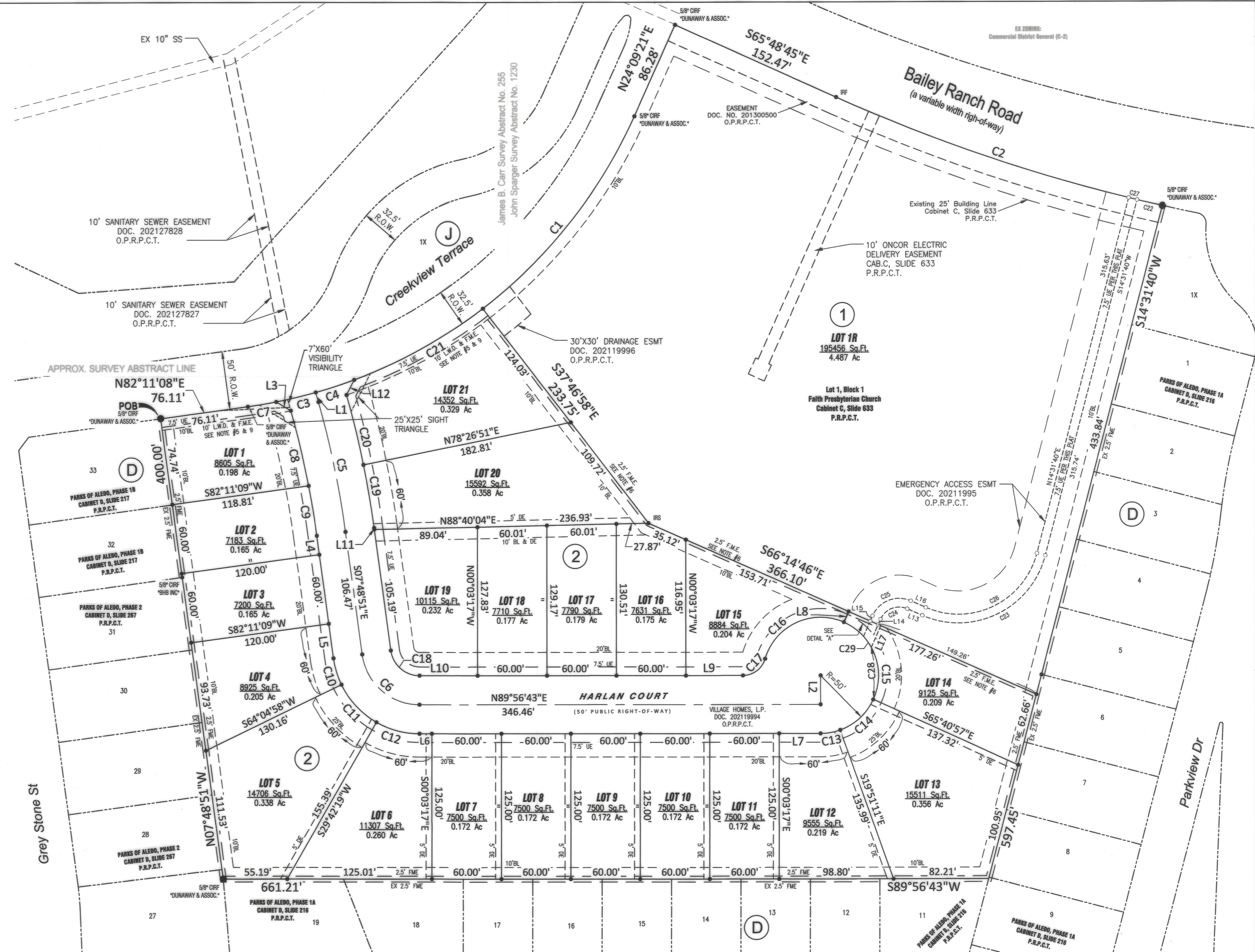
949 Hilltop Drive, Weatherford, TX 76086  
tstock@bhinc.com • 817.596.7575 • bhinc.com  
TBPELS Firm #44, #10011300, #10011302, #10194146

**OWNER(S):**

FAITH PRESBYTERIAN CHURCH OF  
EAST PARKER COUNTY  
301 Bailey Ranch Road  
Aledo, Texas 76008  
817-319-5824

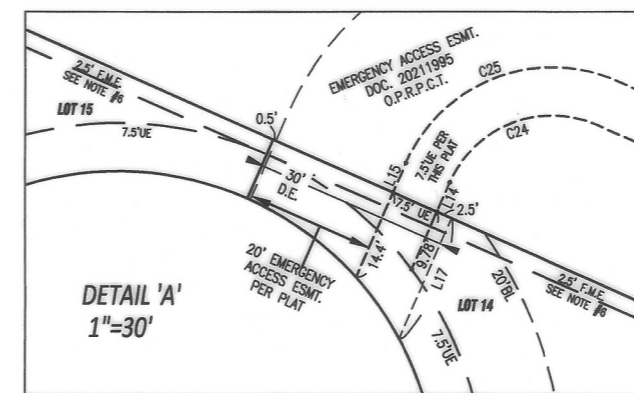
**DEVELOPER:**

Village Homes, L.P.  
2817 W. 5th Street, Suite B  
Fort Worth, TX 76107  
817-737-3377



**LEGEND**

- CIRF.....5/8 Inch Capped Iron Rod Stamped "BHB INC" Found
- BL.....Building Line
- DRPCT.....Deed Records, Parker County, Texas
- FME.....Fence Maintenance Easement
- IRF.....Iron Rod Found
- IRS.....5/8 Inch Capped Iron Rod Stamped "BHB INC" Set
- 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
- DE.....Drainage Easement



This plat filed in Cabinet **F**, Slide **113**

**FINAL PLAT**

**FAITH PRESBYTERIAN CHURCH**

**LOT 1R, BLOCK 1 & LOTS 1 THRU 21, BLOCK 2**

Being a 10.00 acre tract situated within the James B. Carr Survey, Abstract Number 255 & the John Sparger Survey, Abstract Number 1230 and being a Replat of Lot 1, Block 1, of Faith Presbyterian Church, as shown on Plat Slide C-633, P.R.P.C.T.

an addition to the City of Aledo, Parker County, Texas

DECEMBER 2021



STATE OF TEXAS  
COUNTY OF PARKER:

WHEREAS, FIRST PRESBYTERIAN CHURCH OF EAST PARKER COUNTY & VILLAGE HOMES, L.P., being the owner(s) of a tract of land situated in the City of Aledo, Parker County, Texas to wit:

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, said tract being a portion of Lot 1, Block 1 of Faith Presbyterian Church, an addition to the City of Aledo, Parker County, Texas, as shown on plat recorded in Cabinet C, Slide 633, Plat Records, Parker County, Texas (PRPCT), and a tract of land described in deed to Village Homes, L.P., as recorded in Document Number 202119994, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) 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 Village Homes tract, 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 Village Homes tract, 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, having a radius of 430.00 feet and a chord which bears North 53°10'14" East, a distance of 417.13 feet;

With said curve to the left, through a central angle of 58°01'46", passing the common corner of said Village Homes tract and portion of said Lot 1, Block 1 at an arc distance of 222.23 feet, and continuing with said curve for a total arc distance of 435.51 feet to a 5/8 inch iron rod capped "Dunaway & Assoc." found;

North 24°09'21" East, a distance of 86.28 feet to a 5/8 inch iron rod capped "Dunaway & Assoc." found, being the northernmost corner of said Lot 1, Block 1 and on the south right of way line of Bailey Ranch Road (variable width R.O.W.);

THENCE South 65°48'45" East, with the common line of said Lot 1, Block 1 and said south right-of-way of Bailey Ranch Road, a distance of 152.47 feet to a 5/8-inch iron rod found and the beginning of a curve to the left, having a radius of 1482.79 feet and a chord which bears South 71°33'42" East, a distance of 297.04 feet;

With said curve to the left, through a central angle of 11°29'49", an arc distance of 297.54 feet to a 5/8 inch iron rod capped "Dunaway & Assoc." found for the northeast corner of said Lot 1, Block 1, and being the northernmost corner of Parks of Aledo, Phase 1A, an addition to the City of Aledo, Parker County, Texas, as shown on plat recorded in Cabinet D, Slide 216, (PRPCT);

THENCE South 14°31'40" West, with the common line of said Lot 1, Block 1 and said Parks of Aledo, Phase 1A, passing the common corner of said Lot 1, Block 1 and aforementioned Village Homes tract at a distance of 433.84 feet, and continuing with the common line of said Village Homes tract and said Parks of Aledo, Phase 1A, a total distance of 597.45 feet for the southeast corner of said Village Homes tract, same being the northeast corner of Lot 11, Block D, of said Parks of Aledo, Phase 1A;

THENCE South 89°56'43" West with the common line of said Village Homes tract and said Parks of Aledo, Phase 1A, a distance of 661.21 feet to a 5/8-inch iron rod capped "Dunaway & Assoc." found for the southwest corner of said Village Homes tract, the northwest corner of Lot 19, Block D, of Parks of Aledo, Phase 1A, and being on the east line of Parks of Aledo, Phase 2, an addition to the City of Aledo, Parker County, Texas, as shown on plat recorded in Cabinet D, Slide 267, (PRPCT);

THENCE North 07°48'51" West, with the common line of said Village Homes tract and said Parks of Aledo, Phase 2, passing at a distance of 262.00 feet a 5/8-inch iron rod capped "BHB INC" found for the northeast corner of Lot 31, Block D, of said Parks of Aledo, Phase 2, same being the southeast corner of Lot 32, Block D, of said Parks of Aledo Phase 1B, and continuing for a total distance of 400.00 feet, to the POINT OF BEGINNING and containing 435,579 square feet or 10.00 acres of land.

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S15°48'05"E	8.56'
L2	N0°03'17"W	25.00'
L3	S58°57'10"E	14.66'
L4	S7°48'51"E	16.49'
L5	S7°48'51"E	29.98'
L6	N89°56'43"E	10.66'
L7	N89°56'43"E	35.80'
L8	N23°45'14"E	10.00'
L9	S89°56'43"W	49.33'
L10	S89°56'43"W	50.05'
L11	N7°48'51"W	1.29'
L12	N27°03'28"E	14.59'
L13	N66°14'46"W	14.21'
L14	N23°45'14"E	5.00'
L15	N23°45'14"E	5.00'
L16	N66°14'46"W	14.21'
L17	N23°45'14"E	20.38'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	58°01'46"	430.00'	435.51'	N53°10'14"E	417.13'
C2	11°29'49"	1482.79'	297.54'	S71°33'42"E	297.04'
C3	4°40'22"	430.00'	35.07'	N76°32'06"E	35.06'
C4	4°39'31"	430.00'	34.96'	N71°52'09"E	34.95'
C5	7°59'14"	820.00'	114.31'	S11°48'28"E	114.22'
C6	82°14'26"	50.00'	71.77'	S48°56'04"E	65.76'
C7	3°18'50"	430.00'	24.87'	N80°31'42"E	24.87'
C8	4°47'56"	795.00'	66.59'	S13°21'03"E	66.57'
C9	3°08'14"	795.00'	43.53'	S9°22'58"E	43.53'
C10	18°06'11"	75.00'	23.70'	S16°51'57"E	23.60'
C11	34°22'39"	75.00'	45.00'	S43°06'22"E	44.33'
C12	29°45'36"	75.00'	38.96'	S75°10'29"E	38.52'
C13	19°47'54"	50.00'	17.28'	N80°02'46"E	17.19'
C14	45°49'46"	50.00'	39.99'	N47°13'56"E	38.94'
C15	90°33'49"	50.00'	79.03'	N20°57'52"W	71.06'
C16	97°12'26"	50.00'	84.83'	S65°09'01"W	75.02'
C17	73°23'54"	20.00'	25.62'	S53°14'46"W	23.90'
C18	82°14'26"	25.00'	35.88'	N48°56'04"W	32.88'
C19	3°44'18"	845.00'	55.13'	N9°41'00"W	55.12'
C20	4°12'02"	845.00'	61.95'	N13°39'10"W	61.94'
C21	16°58'45"	430.00'	127.43'	N61°03'01"E	126.96'
C22	0°52'11"	1482.79'	22.51'	N76°52'31"W	22.51'
C23	99°13'34"	77.50'	134.22'	S64°08'27"W	118.06'
C24	90°00'00"	17.50'	27.49'	S68°45'14"W	24.75'
C25	90°00'00"	25.00'	39.27'	N68°45'14"E	35.36'
C26	99°13'34"	70.00'	121.23'	N64°08'27"E	106.64'
C27	0°17'23"	1482.79'	7.50'	S76°17'44"E	7.50'
C28	52°58'27"	50.00'	46.23'	N2°10'10"W	44.60'
C29	13°23'05"	50.00'	11.68'	N35°20'56"W	11.65'

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, FAITH PRESBYTERIAN CHURCH OF EAST PARKER COUNTY and VILLAGE HOMES, L.P., owner(s), do hereby adopt this final plat designating the above described property as **LOT 1R, BLOCK 1 AND LOTS 1 THRU 21, BLOCK 2, FAITH PRESBYTERIAN CHURCH**, an addition to the City of Aledo, Parker County, Texas 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 13 day of December 2021.

OWNER OF LOT 1R, BLOCK 1:  
FAITH PRESBYTERIAN CHURCH OF EAST PARKER COUNTY

BY: Lori Coughlin  
Lori Coughlin, Elder

BY: Rick Baumeister  
Rick Baumeister, Elder

OWNER OF LOTS 1 THRU 21, BLOCK 2:  
VILLAGE HOMES, L.P. a Texas limited partnership  
BY: DH MANAGEMENT, INC., a Texas Corporation, its General Partner

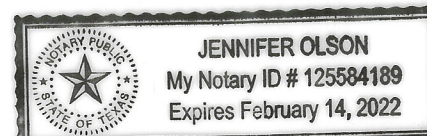
By: Michael Dike  
Michael Dike, President

STATE OF TEXAS: §  
COUNTY OF: Tarrant §

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

Given under my hand and seal of office this the 13 day of December 2021.

Jennifer Olson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

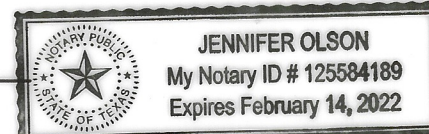


STATE OF TEXAS: §  
COUNTY OF: Tarrant §

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

Given under my hand and seal of office this the 13 day of December 2021.

Jennifer Olson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

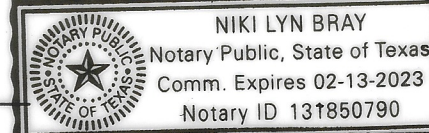


STATE OF TEXAS: §  
COUNTY OF: Parker §

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 10 day of December 2021.

Niki Lyn Bray  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

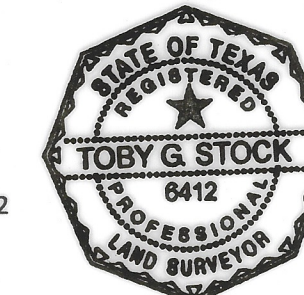
Lila Deakle

202149525  
12/20/2021 03:05 PM  
Fee: 80.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

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.

Toby G. Stock Date: December 9, 2021  
State of Texas Registered Professional Land Surveyor No. 6412

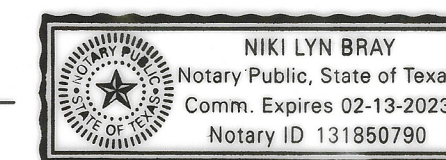


STATE OF TEXAS §  
COUNTY OF PARKER §

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 09 day of December 2021.

Niki Lyn Bray  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED by the Aledo City Council  
this 25th day of March, 2021

Lisa Marshall  
Mayor - City of Aledo  
Deana McMiller  
City Secretary - City of Aledo

FINAL PLAT  
FAITH PRESBYTERIAN CHURCH

LOT 1R, BLOCK 1 & LOTS 1 THRU 21, BLOCK 2

Being a 10.00 acre tract situated within the James B. Carr Survey, Abstract Number 255 & the John Sparger Survey, Abstract Number 1230 and being a Replat of Lot 1, Block 1, of Faith Presbyterian Church, as shown on Plat Slide C-633, P.R.P.C.T. an addition to the City of Aledo, Parker County, Texas  
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TBPELS Firm #44, #10011300, #10011302, #10194146

OWNER(S):  
FAITH PRESBYTERIAN CHURCH OF EAST PARKER COUNTY  
301 Bailey Ranch Road  
Aledo, Texas 76008  
817-319-5824

DEVELOPER:  
Village Homes, L.P.  
2817 W. 5th Street, Suite B  
Fort Worth, TX 76107  
817-737-3377