

DEDICATION

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, is the sole owner of 2.39 acres situated in the R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438, City of Aledo, Parker County, Texas being all of that certain tract of land described in deed to Morris E. Hatway and wife, Ann P. Hatway, recorded in Volume 1089, Page 1009 Real Records, Parker County, Texas, said 2.39 acres being more particularly described as follows:

2.39 acres situated in the R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438, City of Aledo, Parker County, Texas, being all of that certain tract of land described in deed to Morris E. Hatway and wife, Ann P. Hatway, recorded in Volume 1089, Page 1009, Real Records, Parker County, Texas, said 2.39 acres being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found in the east line of Westgate Drive (a 50' Right-of-Way) at the southwest corner of Lot 32, Block 2, COUNTRY ACRES, an Addition to the City of Aledo, Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 193, Plat Records, Parker County, Texas;

THENCE along the south line of said COUNTRY ACRES, as follows:
 N 83°34'33" W, a distance of 176.17 feet to a point;
 N 83°38'46" W, a distance of 81.21 feet to a 1/2" capped iron rod set stamped C.F. Stark RPLS 5084" in the west line of Feed Lot Road (a 60' Right-of-Way), at the northeast corner of said Hatway tract the POINT OF BEGINNING of the herein described 2.39 acre tract;

THENCE S 03°24'36" E, along the west line of said Feed Lot Road, a distance of 208.50 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southeast corner of said Hatway tract and being the easterly northeast corner of that certain tract of land described in deed to Yes Companies EXP2 Key, LLC, recorded in Instrument Number 2016-18406, Official Public Records, Parker County, Texas, from which a 1/2" capped iron rod found in the east line of said Feed Lot Road, being the southwest corner of Lot 8, Block 1, WESTGATE ADDITION, an Addition to the City of Aledo, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 60, Plat Records, Parker County, Texas, bears S 42°29'37" E, a distance of 95.17 feet, for reference;

THENCE S 84°14'18" W, along the common line of said Hatway tract and said Yes Companies tract, a distance of 419.09 feet to a wood fence corner post found at the southwest corner of said Hatway tract and being an ell corner of said Yes Companies tract;

THENCE N 00°50'46" W, continuing along the common line of said Hatway tract and said Yes Companies tract, a distance of 295.77 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northwest corner of said Hatway tract, the most northerly northeast corner of said Yes Companies tract, being in the south line of COUNTRY ACRES, from which a 1/2" iron rod found at the northeast corner of Lot 15, Block 1 of said COUNTRY ACRES bears N 41°01'34" E, a distance of 129.82 feet, for reference;

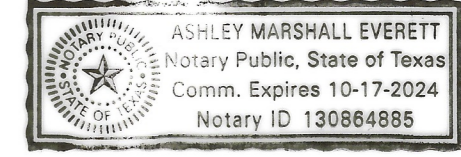
THENCE S 83°38'46" E, along the common line of said Hatway tract and said COUNTRY ACRES, a distance of 411.47 feet to the POINT OF BEGINNING and containing 2.39 acres (104,024 square feet) of land, more less.

KNOW ALL MEN BY THESE PRESENTS:

That 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lots 1 through 7, Block 1, FEED LOT COMMONS, an Addition to the City of Aledo, Texas, and does hereby dedicate, in fee simple without reservation, to the public use forever, easements and other public improvements, if any shown thereon. The easements and public use areas, if any, are dedicated, for the public use forever, for the purposes indicated on the plat. This Plat approved subject to all platting ordinances, rules, regulation and resolutions of the City of Aledo, Texas.

145 FEEDLOT, LLC
 a Texas Limited Liability Company
 by: Halcon Trinity Partners, LLC

William Spencer Perry
 Name: William Spencer Perry
 Title: manager/member



STATE OF TEXAS
 COUNTY OF PARKER

BEFORE ME, The undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Spencer Perry, as principal and owner of 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, and known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he/she executed, within his/her capacity, the same for the purpose and consideration therein expressed.

Given under my hand and seal of Office on this the 6th day of SEPTEMBER, 2022

Ashley Marshall Everett
 Notary Public in and for the State of Texas

My Commission Expires: 10-17-2024

FINAL PLAT
 Lots 1 through 7, Block 1
FEED LOT COMMONS
 An Addition to the City of Aledo, Parker County, Texas

Being 2.39 Acres Situated in the
 R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438
 City of Aledo, Parker County, Texas
 AUGUST 2022

202239629 PLAT Total Pages: 1



I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Charles F. Stark
 Charles F. Stark, RPLS
 8/29/22
 Date

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Lila Deakle

202239629
 11/04/2022 10:27 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS

ON THIS 22 DAY OF Sept, 2022

[Signature]
 Mayor, City of Aledo

[Signature]
 CITY SECRETARY

AMY L. BRIDGES
 Notary Public, State of Texas
 Comm. Expires 10-03-2023
 Notary ID 125059480

- GENERAL NOTES:**
- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.
 - 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C0450E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - 3.) ALL CORNERS SET ARE 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084" (UNLESS OTHERWISE NOTED).
 - 4.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 5.) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND / OR UTILITY PROVIDERS BEFORE EXCAVATING OR CONSTRUCTION.
 - 6.) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY, (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENT, HOME OWNERS ASSOC., ETC.)
 - 7.) THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PARK AREAS, AND OPEN SPACES AND WILL BE THE RESPONSIBILITY OF AN ESTABLISHED HOME OWNERS ASSOCIATION. SAID HOMEOWNERS ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ALEDO, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.
 - 8.) ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.
 - 9.) PROPERTY IS ZONED "PD-R3" DISTRICT. BUILDING LINES SHALL BE SET AS REQUIRED BY THE PLANNED DEVELOPMENT.
 - 10.) DRAINAGE AND MAINTENANCE EASEMENT AND DETENTION EASEMENT TO BE MAINTAINED BY HOA. EACH PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND AND SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE.
 - 11.) NO OBSTRUCTION TO FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF FENCE OR ANY OTHER STRUCTURE WITHIN THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA, OR FOR THE CONTROL OF EROSION, EACH PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO THIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. REVISE NOTE TO ADDRESS THIS CONCERN.

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 31e

DATE 11/4/2022

OWNER: 145 FEEDLOT, LLC P.O. BOX 101914 FW, TX 76185 PHONE: 817-964-5210		6221 SOUTHWEST BOULEVARD, SUITE 100 FORT WORTH, TEXAS 76132 (O) 817-231-8100 (F) 817-231-8144 TEXAS REGISTERED ENGINEERING FIRM F-10998 TEXAS REGISTERED SURVEY FIRM F-10158800 www.barronstark.com	JOB No. 399-9569 DATE AUG. 2022 REV: 04-05-2022 SHEET 1 of 1
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