

BOSWELL INTERESTS, LTD
VOL. 1976, PG. 331
D.R.P.C.T.
DESCRIBED IN
VOL. 1441, PG. 400
D.R.P.C.T.
PARCEL 2-B

201812066 PLAT Total Pages: 1

APPROVED by the Aledo City Council
this 18th day of April, 2018
Kit Marshall
Mayor - City of Aledo
Deana McHallen
City Secretary - City of Aledo

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Aledo JMD 1 LLC, is the sole owner of a tract of land situated in the John Sparger Survey, Abstract Number 1230, Parker County, Texas and being all of a tract of land described in the deed to County Clerk Document Number 201806125, Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2010.00. All distances are at ground)

COMMENCING at a 5/8 inch capped iron rod stamped "BHB INC" found for the Southwest corner of Lot 1, Block 1, Aledo Medical Office Building Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 428, Plat Records, Parker County, Texas (P.R.P.C.T.), and being on the North Right-of-Way line of Bailey Ranch Road, a variable width Right-of-Way, dedicated in the easement to the City of Aledo as recorded in Volume 2020, Page 109, D.R.P.C.T.; THENCE North 00°05'45" West, with the West line of said Lot 1, a distance of 470.19 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the POINT OF BEGINNING of the herein described tract;

THENCE with the South and West line of said Aledo JMD 1 tract, the following courses and distances:

North 00°05'45" West, a distance of 15.53 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

South 89°28'59" West, a distance of 208.48 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

North 00°31'01" West, a distance of 209.47 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Northwest corner of said Aledo JMD 1 tract, on the North line of a tract of land described as Tract No. 1 in the deed to Bailey Ranch, LP, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas (D.R.P.C.T.) and being described in Volume 279, Page 416, D.R.P.C.T. and on the South line of a tract of land described in the deed to Boswell Interest, LTD., as recorded in Volume 1976, Page 331, D.R.P.C.T., and being described in Volume 1441, Page 400 (Parcel 2-B), D.R.P.C.T., from which a 1 inch iron rod found for the Northernmost Northwest corner of said Tract No. 1, the Southwest corner of said Boswell tract and on the East line of a tract of land described as Tract No. 2 in said Bailey Ranch, LP, deed bears South 89°28'59" West, a distance of 523.09 feet;

THENCE North 89°28'59" East, with the common line of said Aledo JMD 1 tract and said Boswell Tract, a distance of 288.43 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Northeast corner of said Aledo JMD 1 tract and the Northwest corner of a tract of land described in the deed to the City of Aledo (Water Well Tract) as recorded in Volume 1895, Page 1331, D.R.P.C.T.;

THENCE South 00°31'03" East, with the common line of said Aledo JMD 1 tract and said Water Well Tract, a distance of 225.00 feet to a 1/2 inch capped iron rod found for the Southeast corner of said Aledo JMD 1 tract, the Southwest corner of said Water Well Tract and being on the North line of said Lot 1, from which a 5/8 inch capped iron rod stamped "BHB INC" found for the Southeast corner of said Water Well Tract and the Northeast corner of said Lot 1, bears North 89°28'59" East, a distance of 225.00 feet;

THENCE South 89°28'59" West, with the common line of said Aledo JMD 1 tract and said Lot 1, a distance of 80.07 feet to the POINT OF BEGINNING, containing 61,659 Square Feet or 1.415 Acres of Land.

OWNER/DEVELOPER:
ALEDO JMD 1, LLC
ATTN: JOE DILLON
11701 BEE CAVES RD, STE. 215
AUSTIN, TX 76008
PH #: 570-299-2209

SURVEYOR:
BHB Baird, Hampton & Brown
Engineering & Surveying
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
mail@bhinc.com 817-596-7575 www.bhinc.com
BHB Project # 2017.810.029 TBPE Firm F-44 TBPLS Firm 10194146

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
THAT, Aledo JMD 1, LLC, sole owner, does hereby adopt this final plat designating the above describe property as Lot 1, Block 1, Groves of Aledo, 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 18th day of May, 2018.

[Signature]
Aledo JMD 1, LLC, Authorized Agent

MICHELLE L. VOGEL
Notary Public, State of Texas
Comm. Expires 11-07-2021
Notary ID 131343456

STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned, a Notary Public for the State of Texas, on this day personally appeared Joe Dillon, authorized agent, known to be the person whose name is subscribed hereto.

Given under my hand and seal of office this the 18th day of May, 2018.

Michelle L. Vogel
Notary Public

I, Lon E. Whitten, 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.

[Signature]
Lon E. Whitten, Date: May 17, 2018
Registered Professional Land Surveyor No. 5893



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 Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 17th day of May, 2018.

Michelle L. Vogel
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

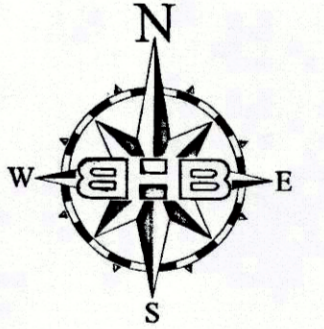
MICHELLE L. VOGEL
Notary Public, State of Texas
Comm. Expires 11-07-2021
Notary ID 131343456

NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
2. All distances shown are at ground.
3. All property corners are 5/8 inch capped iron rod stamped 'BHB INC' set unless otherwise noted.
4. The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
5. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.
6. All setback lines conform to the Zoning Regulations for Property Zoned as C-2.

LINE DATA TABLE

NO.	BEARING	DIST.
LI	N0°05'45"W	15.53'



60 30 0 60 120
GRAPHIC SCALE: 1" = 60 Feet

ACCT. NO.: 1299
SCH. DIST.: AL
CITY: AL
MAP NO.: M-17

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

FINAL PLAT

**GROVES OF ALEDO,
LOT 1, BLOCK 1**

Being a 1.415 acre tract of land situated in the
John Sparger Survey, Abstract Number 1230
City of Aledo, Parker County, Texas

ZONED: C-2
MAY 2018

This plat filed in Cabinet E, Slide 92, Plat Records, Parker County, Texas

Jeane Brunson
201812066
05/22/2018 02:53 PM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT