

The purpose of this replat is to create three lots from two.

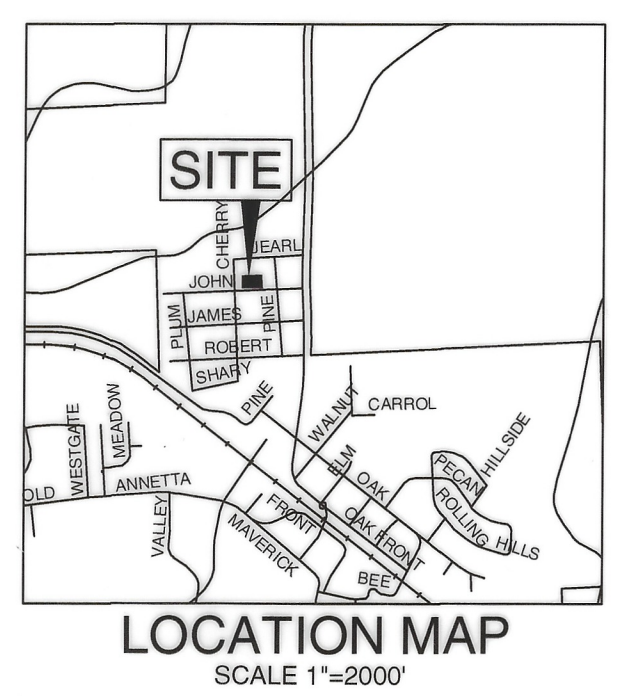
Three lots in one phase, minimum and maximum lot size is 7015 square feet.

Bearings and coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from gps observations using the rtk cooperative network.

No abstract of title or title commitment was provided to this surveyor. 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 document other than those shown on this survey may exist and encumber this property.

According to Map No. 48367C0450E dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Parker County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor

This property is located within the Aledo City Limits. Current Zone PD R3



LEGEND	
EM	ELECTRIC METER
WM	WATER VALVE
WV	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SMH	SANITARY SEWER MANHOLE
MH	MANHOLE
IP	POWER POLE
LS	LIGHT STANDARD
EB	ELEC BOX
TR	TELEPHONE RISER
WF	WIRE FENCE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
IF	IRON FENCE
U	UNDERGROUND
OU	OVERHEAD UTILITY
OH	OVERHEAD
FD	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SISC	SANITARY SEWER CLEANOUT
OSF	ON SITE SEWER FACILITY
MH	MANHOLE
STMH	STORM SEWER MANHOLE
AC	AIR CONDITIONER
POE	PUBLIC OPEN SPACE EASEMENT
BLDG	BUILDING W/ PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET
IR	1/2" IRON ROD
IR	MARKED "A-WARD"
IR	60" IRON ROD RECOVERED
IR	MARKED "A-WARD"
IR	CONTROL MONUMENT
IR	BEARINGS OR DISTANCE SHOWN IN '17 ARE PLAT OR DEED CALL
IR	ALL BLDG DIMENSIONS ARE REFERENCED TO THE EXTERIOR FOOTPRINT

14470.009.007.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202322595
 08/28/2023 01:39 PM
 Fee: 75.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

F551

OWNER/DEVELOPER:
 JD BEARD HOLDINGS, LLC
 717 LOOKOUT COURT
 ALEDO, TX 76008
 ATTN: JODI BEARD

SURVEYOR:
 AWARD SURVEYING COMPANY, INC
 252 WEST MAIN STREET
 SUITE F
 AZLE, TX 76020
 ATTN: PAUL WARD
 817-332-9273
 paul.a-wardsurveying.com

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF PARKER §

202322595 PLAT Total Pages: 1

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

That JD Beard Holdings, LLC, acting herein by and through its duly authorized agent, Jodi Beard, managing director is the owner of Lots 8 and 9 in Block 9 of LASATER ADDITION, an addition to the City of Aledo, Parker County, Texas according to the plat thereof recorded in Volume 277, Page 641 of the Deed Records of Parker County, Texas and being described in the deed to JD Beard Holdings, LLC as recorded in Document No. 202138542 of the Official Public Records of Parker County, Texas.

BEGINNING at a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" (whose Northing is 6940134.12 and whose Easting is 2243793.67) for the common south corner of said Lot 8 and Lot 7 in said Block 9, and being in the north right-of-way line of John Street, having a 60 foot right-of-way as dedicated in said Volume 277, Page 641.

THENCE North 2°36'35" West, along the common line of said Lots 8 and 7, a distance of 140.30 feet to a 5/8" iron rod found for the common corner of said Lots 8 and 7 and being the south line of a 20' wide alley as dedicated in said Volume 277, Page 641;
 THENCE North 87°23'25" East, along the common line of said Lot 8 and said alley, to and along the north line of said Lot 9, a distance of 150.00 feet to a 1/2" iron rod found for the north corner of said Lot 9 and Lot 10;

THENCE South 2°36'35" East, along the common line of said Lot 9 and 10, a distance of 140.30 feet to a 5/8" iron rod found for the common south corner of said Lots 9 and 10 and being in the said north right-of-way line of John Street;

THENCE South 87°23'25" West, along the common line of said Lot 9 and said north right-of-way line of John Street, to and along the south line of said Lot 8, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.4831 of an acre or 21,046 square feet of land.

That Beard Holdings, LLC, acting herein by and through its duly authorized officer Jodi Beard, managing director, do hereby adopt this plat designating the herein above described property as

**LOTS 8R-1, 8R-2 and 9R in BLOCK 9
 LASATER ADDITION**

an addition to the City of Aledo, Parker County, Texas, and does hereby dedicate, 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 this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Aledo Texas.

By:

JD Beard Holdings, LLC

Jodi E. Beard

Jodi Beard
 Managing Director

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jodi Beard known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this 15th day of June, 2023

City of Aledo, Texas on the 15th day of June, 2023 has approved this plat for filing of record.

Paul Ward
 City Administrator Manager

Attest:
Lila Deakle
 City Secretary

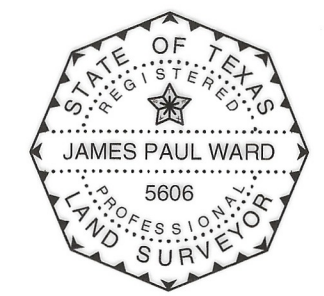
14470
 AL
 CAL
 M-17

My Board Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, James Paul Ward, Registered Professional Land Survey of the State of Texas, have replated the above tracts from an actual survey on the ground and that all lot corners, angle points, and points of curves are property marked on the ground, and that this replat correctly represents that survey made by me or under my direct supervision in April, 2023.

James Paul Ward
 James Paul Ward, R.P.L.S. No. 5606



RE-PLAT
**LOTS 8R-1, 8R-2 and 9R in BLOCK 9
 LASATER ADDITION**

an addition to the City of Aledo, Parker County, Texas, being a re-plat of Lots 8 and 9 in Block 9 of LASATER ADDITION, an addition to the City of Aledo, Parker County, Texas according to the plat thereof recorded in Volume 277, Page 641 of the Deed Records of Parker County, Texas.

June 2023

AWARD SURVEYING COMPANY
 252 WEST MAIN STREET, SUITE F, AZLE TX 76020
 817-33A-WARD (332-9273) 877-982-9273
 survey@awardsurveying.com TBPELS Firm No. 10194435