

Whereas, 601 Aledo Partners, LLC, being the sole owner of a 1.188 acre tract situated in Block 4 of Lasater Addition, an Addition to the City of Aledo, Parker County, Texas; being all to that certain tract described in instrument to 601 Aledo Partners, LLC, recorded under Clerk's File Number 202036306, Real Property Records, Parker County, Texas, same being all of Lot 1-R, Block 4, Lasater Addition, plat of said subdivision recorded in Cabinet B, Slide 626, Plat Records, Parker County, Texas; said 1.188 acre tract being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid):

BEGINNING at a 1/2" Iron rod found for the intersection of the west right-of-way of Farm-to-Market Highway No. 1187 (FM 1187), (100 feet wide), with the north right-of-way of John Street, (60 feet wide), being the southeast corner of said Lot 1-R and the herein described tract;

THENCE S 87°29'51" W, 204.00 feet, to a 1/2" Iron rod found for the intersection of the north right-of-way of said John Street, with the east right-of-way of Pine Street, (60 feet wide), being the southwest corner of said Lot 1-R and the herein described tract;

THENCE N 02°25'38" W, to a 1/2" Iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the east right-of-way of said Pine Street, with the south right-of-way of Jearl Street, (60 feet wide), being the northwest corner of said Lot 1-R and the herein described tract;

THENCE N 87°59'09" E, 100.00 feet, to a 1/2" Iron rod found in the south right-of-way of said Jearl Street, for the northerly northeast corner of said Lot 1-R, and the herein described tract;

THENCE S 02°25'38" E, 99.70 feet, to a 1/2" Iron rod with cap stamped "Texas Surveying, Inc." set for an interior corner of said Lot 1-R and the herein described tract;

THENCE N 87°59'09" E, 114.91 feet, to a 1/2" Iron rod found in the west right-of-way of said FM 1187, for the easterly northeast corner of said Lot 1-R and the herein described tract, said point being in a 5729.58 foot radius curve, to the left;

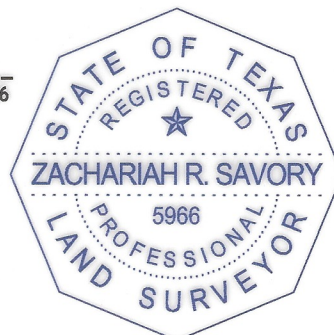
THENCE 9.59 feet southerly, with the west right-of-way of said FM 1187, and said 5729.58 foot radius curve to the left, having a chord bearing and distance of S 00°45'45" W, 9.59 feet, to an "X" in concrete set for the end of said curve;

THENCE S 00°43'00" W, 189.19 feet, with the west right-of-way of said FM 1187, to the POINT OF BEGINNING, and containing 1.188 acres, more or less.

Surveyor's Certificate

I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual survey of the land, and that the corner monuments shown thereon as "SET" were properly placed under my personal supervision in accordance with the subdivision ordinance(s) of the City of Aledo.

*Zachariah R. Savory*  
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front Street, Aledo, TX 76008  
aledo@txsurveying.com - 817-441-5263  
Field Date: January 19, 2022 - ANO4139-RI-RP



Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48367CD450E, dated September 26, 2008. For up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

2) C.I.R.S. = Set 1/2" Capped Iron Rod with plastic caps stamped "Texas Surveying."

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

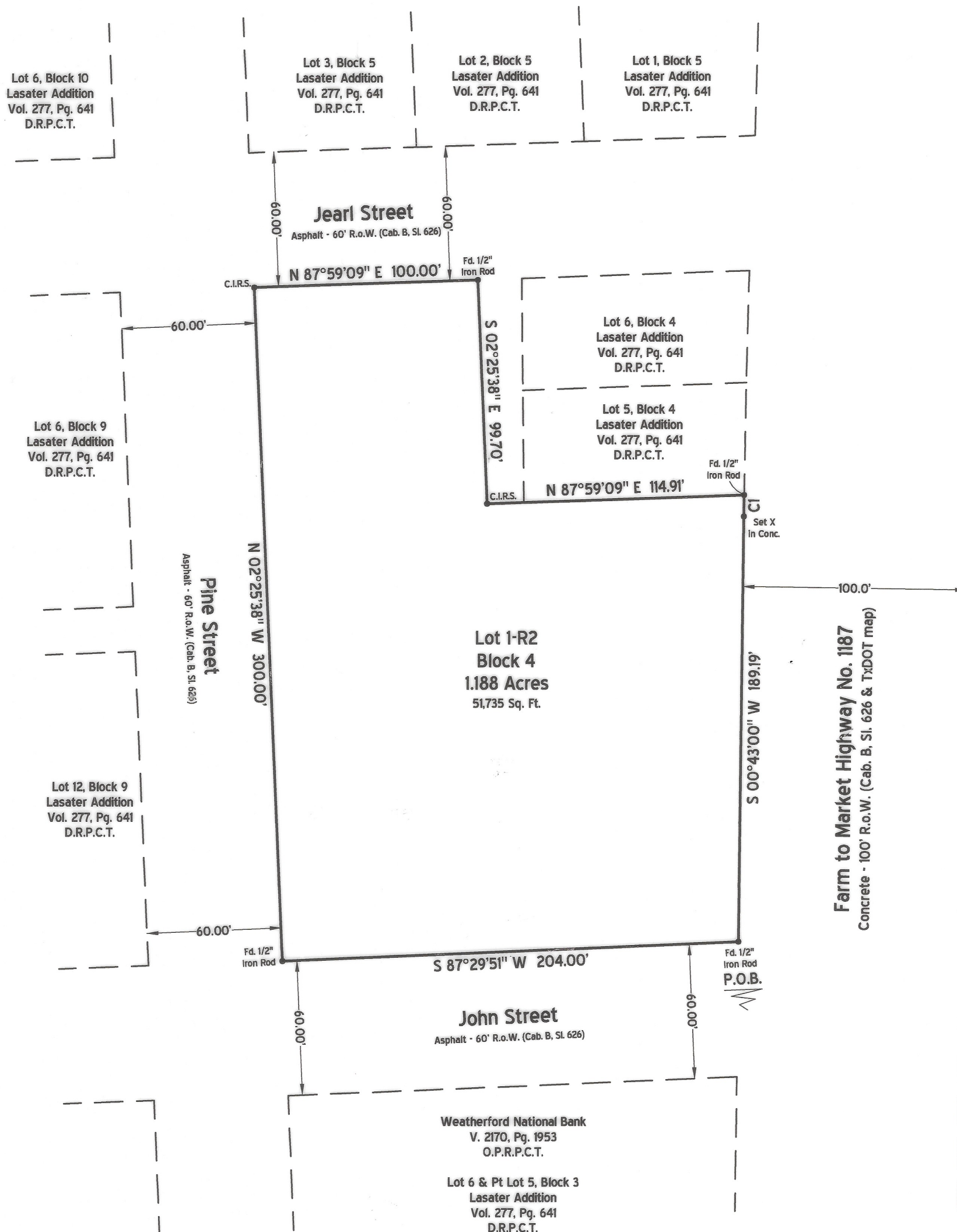
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

7) Building setback lines confirm to the zoning ordinance of the City of Aledo.

8) Tract subject to City of Aledo Ordinance No. 2023-171, dated January 26, 2023, removing a variable width utility easement from this property.



Curve 1-C1  
Radius: 5729.58'  
Arc Length: 9.59'  
Chord: S 00°45'45" W 9.59'

Know All By These Presents:

That, Kerby Smith, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1-R2, Block 4, 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.

WITNESS my hand this the 9th day of March, 2023

601 Aledo Partners, LLC

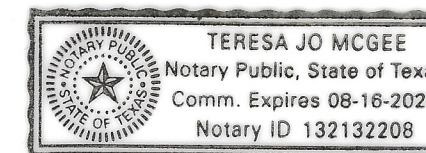
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kerby Smith, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 9th day of March, 2023.

Teresa McGehee  
Notary Public in and for the State of Texas



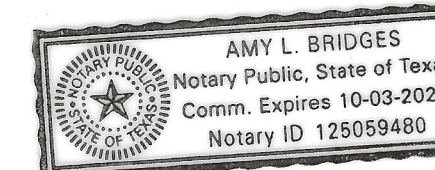
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Amy L. Bridges, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 9th day of March, 2023.

Amy L. Bridges  
Notary Public in and for the State of Texas



State of Texas

County of Parker

This is to certify that this plat is a minor replat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the Subdivision Regulations Chapter 66 of the Subdivision Regulations of the City of Aledo. The City of Aledo has approved and authorizes the recording of this plat this 23rd day of February, 2023, by the City of Aledo, and may be filed for record in the Plat Records of Parker County, Texas by the County Clerk.

City Mayor

City Secretary

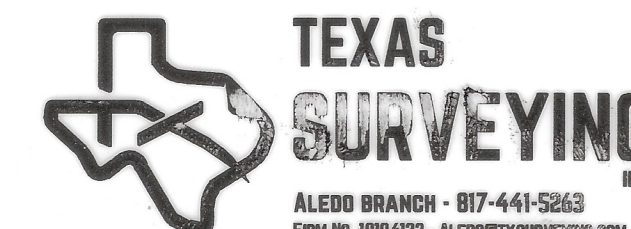
City Secretary

City Secretary

Replat  
Lot 1-R2, Block 4  
Lasater Addition  
an Addition to the City of Aledo,  
Parker County, Texas

Being a 1.188 acre tract of land out of the RICHARD EDDLEMAN SURVEY, ABSTRACT NO. 438, Parker County, Texas; same being a replat of Lot 1R, Block 4, Lasater Addition, Plat recorded in Cabinet B, Slide 626, Plat Records, Parker County, Texas

March 2023



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202305867  
03/10/2023 12:03 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

Plat Cabinet **F** Slide **447**

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