

WHEREAS, ROBERT & SANDRA MANGUM, BEING THE SOLE OWNER(S) OF A 1.334 ACRES TRACT OF LAND, BEING LOT 1, BLOCK 1, MANGUM ADDITION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET D, SLIDE 734 RECORDS, PARKER COUNTY, TEXAS; BEING THE SAME TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201704562, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" Iron rod in the east line of Farm to Market Highway No. 1187, at the northwest corner of said Lot 1, for the northwest and beginning corner of this tract.

THENCE along the north line of said LOT 1 as follows:
S 88°56'31" E 123.05 feet to a found 1/2" Iron rod for a corner of this tract.
S 17°58'19" W 10.44 feet to a found 1/2" capped iron rod for a corner of this tract.
N 89°49'44" E 26.00 feet to a found 1/2" Iron rod for a corner of this tract.

THENCE S 03°22'48" W 89.96 feet to a found 1" iron rod for an ell corner of this tract.

THENCE N 88°57'10" E 64.31 feet to a found 1/2" capped iron rod for a corner of this tract.

THENCE S 01°05'22" E 224.95 feet along the west line of said Ramsey tract to a found "X" cut in the north line of Lot 2, Block 1, Rollins Addition, as recorded in Plat Cabinet B, Slide 526, Plat Records, Parker County, Texas for the southeast corner of this tract.

THENCE S 89°41'04" W 187.04 feet along the north line of said Lot 2, Block 1, Rollins Addition, as recorded in Plat Cabinet B, Slide 526 & Lot 1-R, Block 1, Rollins Addition, as recorded Plat Cabinet B, Slide 682, Plat Records, Parker County, Texas to a found "X" cut at the northwest corner of said Lot 1-R, Block 1, (P.C. B. Sl. 682) for the southwest corner of this tract.

THENCE along said east line of Farm to Market Highway No. 1187 and the west line of said Lot 1 as follows:
N 05°29'23" W 223.23 feet to a found 1/2" capped iron rod for a corner of this tract.
N 00°22'34" W 104.49 feet to the POINT OF BEGINNING containing 1.334 acres.

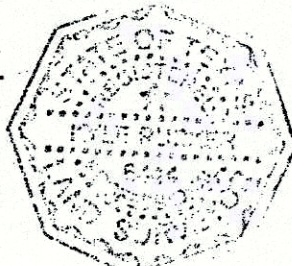
Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE 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.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT STREET, WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
JANUARY 2019 - AN03183PP



KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT & SANDRA MANGUM, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R & 2R, BLOCK 1, MANGUM 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.

Robert Mangum
ROBERT MANGUM

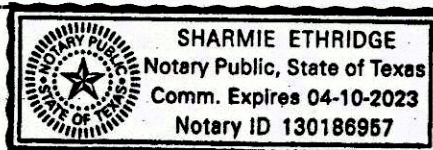
Sandra Mangum
SANDRA MANGUM

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 *Robert Mangum & Sandra Mangum*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 2nd DAY OF August, 2019.

Sharmie Ethridge
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

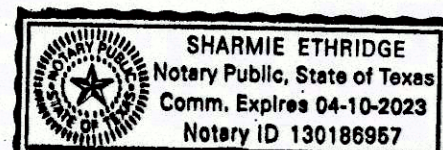


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Sandra Mangum*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

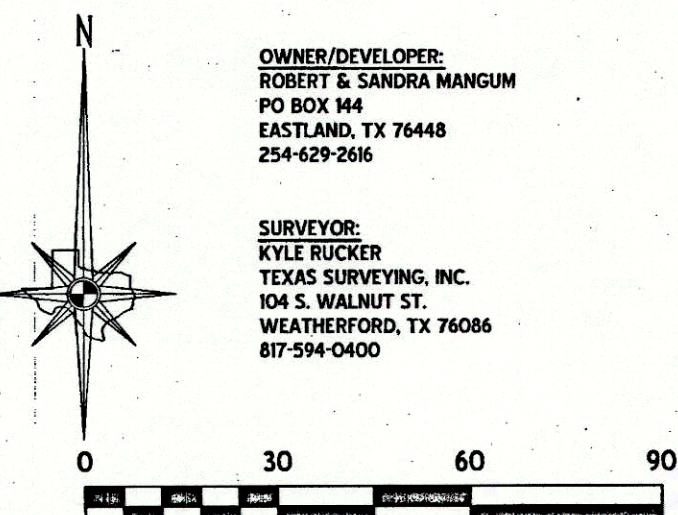
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 2nd DAY OF August, 2019.

Sharmie Ethridge
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER/DEVELOPER:
ROBERT & SANDRA MANGUM
PO BOX 144
EASTLAND, TX 76448
254-629-2616

SURVEYOR:
KYLE RUCKER
TEXAS SURVEYING, INC.
104 S. WALNUT ST.
WEATHERFORD, TX 76086
817-594-0400



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

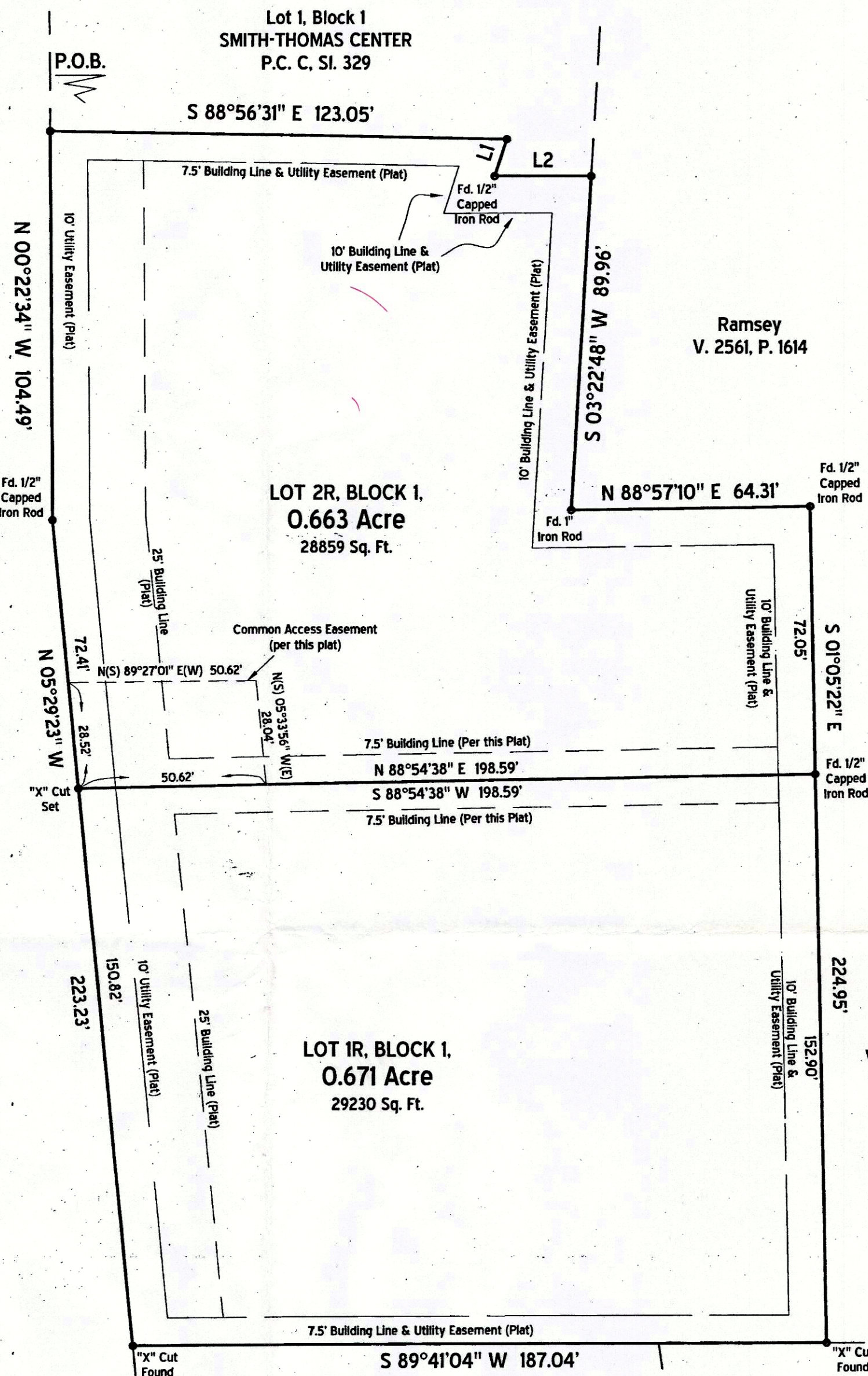
Lila Deakle

201922825
08/30/2019 04:05 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT CABINET E, SLIDE 367

Lot 1, Block 1
SMITH-THOMAS CENTER
P.C. C, Sl. 329

S 88°56'31" E 123.05'

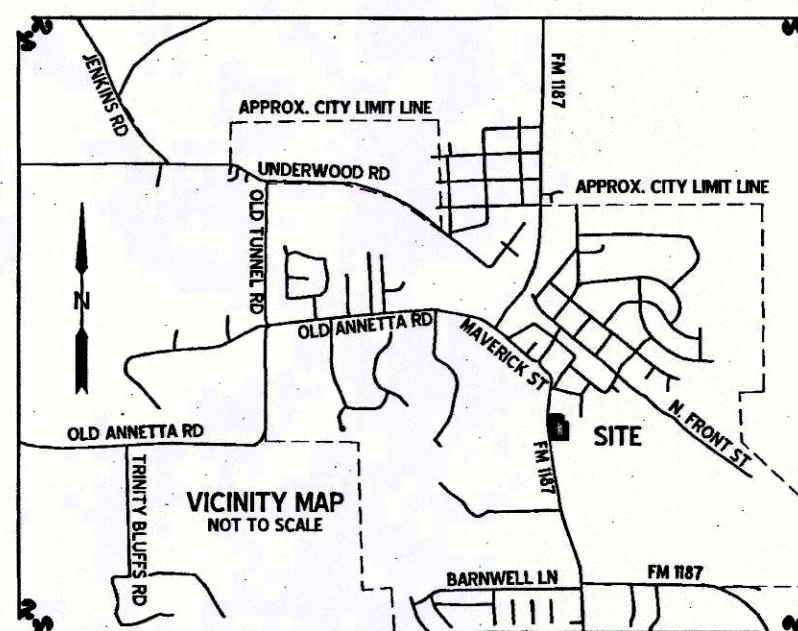


LOT 2R, BLOCK 1,
0.663 Acre
28859 Sq. Ft.

LOT 1R, BLOCK 1,
0.671 Acre
29230 Sq. Ft.

Lot 1-R, Block 1,
Rollins Addition
P.C. B, Sl. 682
P.R.P.C.T.

Lot 2, Block 1,
Rollins Addition
P.C. B, Sl. 526
P.R.P.C.T.



NOTES:

- ON DATE OF SURVEY THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "X" ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (FEMA.GOV).
- ALL CORNERS ARE FOUND 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- SPECIAL NOTICE: 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.
- UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF ALEDO'S USE THEREOF. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 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 DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- WATER WILL BE PROVIDED BY PUBLIC SERVICES.
- SANITARY SEWER WILL BE PROVIDED BY PUBLIC SERVICES.
- CURRENT CITY OF ALEDO ZONING: "COMMERCIAL-GENERAL" (C2)

LINE	BEARING	DISTANCE
L1	S 17°58'19" W	10.44'
L2	N 89°49'44" E	26.00'

THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS,
ON THIS 25th DAY OF July, 2019, HAS
APPROVED OF THIS PLAT FOR FILING OF RECORD.
Kit Marshall
MAYOR, CITY OF ALEDO

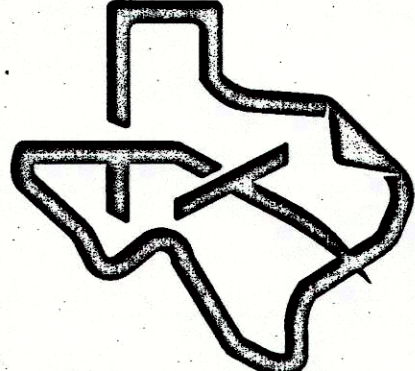
ATTEST:
Diana McMullen
CITY SECRETARY

A.B. SMITH SURVEY
Abstract No. 1223

Ramsey
V. 2561, P. 1614

Ramsey
V. 2561, P. 1614

REPLAT
LOTS 1R & 2R, BLOCK 1
MANGUM ADDITION
BEING A REPLAT OF LOT 1, BLOCK 1,
MANGUM ADDITION, AN ADDITION TO THE CITY OF ALEDO,
PARKER COUNTY, TEXAS; ACCORDING TO THE PLAT
AS RECORDED IN PLAT CABINET D, SLIDE 734, PLAT RECORDS,
PARKER COUNTY, TEXAS
JULY 2019



TEXAS SURVEYING
INC.

FIRM NO. 10194122 - WWW.TXSURVEYING.COM

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