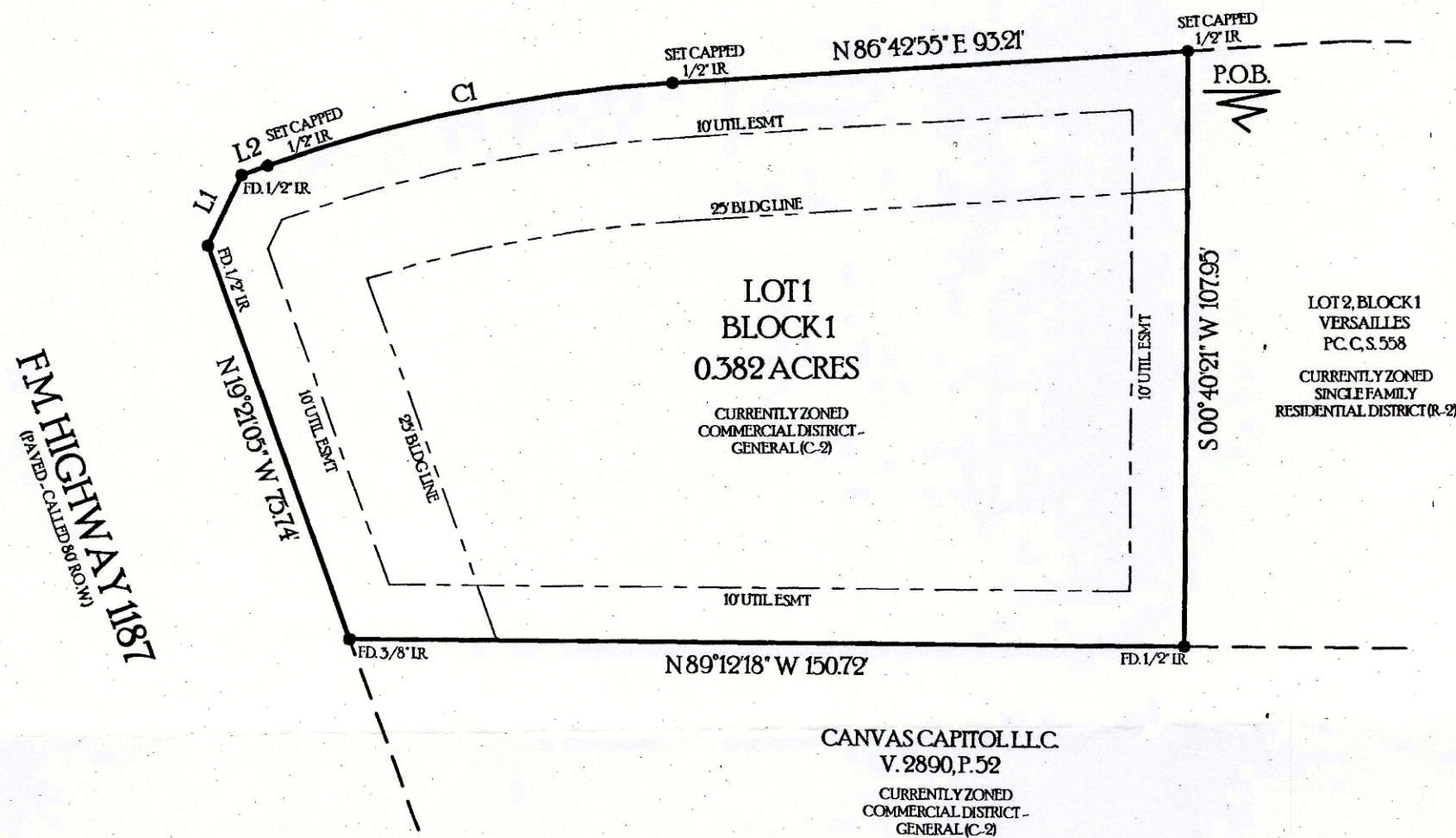


| CURVE | RADIUS | ARCLength | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|-----------|--------------|---------------|-------------|
| C1 | 267.00' | 74.88' | 74.63' | N78°40'55"E | 16°04'03" |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N25°38'55"E | 1414' |
| L2 | N70°38'55"E | 5.00' |

VERSAILLES LANE

CONCRETE SURFACE - LOT 1, BLOCK 1
VERSAILLES - VARIABLE WIDTH EMERGENCY
ACCESS, UTILITY, & DRAINAGE EASEMENT (P.C.S. 558)



OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF PARKER
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAELIS HOLDINGS, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, MICHAELIS ADDITION, AN ADDITION TO THE CITY OF ALEDO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ALEDO, TEXAS.

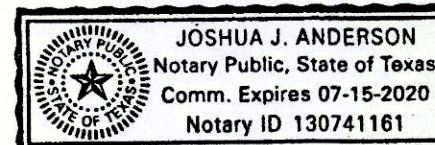
WITNESS MY HAND, THIS 3 DAY OF August, 2018

BY: *Joshua J. Anderson*
NAME
PRESIDENT
TITLE

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 JOSH MICHAELIS, AS PRESIDENT OF MICHAELIS HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF August, 2018
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON



SUBDIVISION DESCRIPTION:

BEING A 0.382 ACRE TRACT OF LAND OUT OF THE A.B. SMITH SURVEY, ABSTRACT NO. 1923, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MICHAELIS HOLDINGS, LLC, IN DOCUMENT NO. 201400304, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF VERSAILLES LANE (A PRIVATE STREET) AND AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, VERSAILLES, AS RECORDED IN PLAT CABINET C, SLIDE 508, PLAT RECORDS, PARKER COUNTY, TEXAS, FOR THE NORTH EAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 00°40'21" W 107.95 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CANVAS CAPITOL, L.L.C., IN VOLUME 2890, PAGE 52, R.P.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°12'18" W 150.72 FEET TO A FOUND 3/8" IRON ROD IN THE CALLED EAST RIGHT OF WAY LINE OF FM HIGHWAY 1187 (A PAVED SURFACE) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 19°21'05" W 75.74 FEET ALONG THE CALLED EAST RIGHT OF WAY LINE OF SAID FM HIGHWAY 1187 TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE CALLED EAST RIGHT OF WAY LINE OF SAID FM HIGHWAY 1187 AND THE SOUTH RIGHT OF WAY LINE OF SAID VERSAILLES LANE FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 25°38'55" E 14.14 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID VERSAILLES LANE TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 70°38'55" E 5.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID VERSAILLES LANE TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET FOR A CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID VERSAILLES LANE AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 78°40'55" E 74.63 FEET, AN ARCLength OF 74.88 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 86°42'55" E 93.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID VERSAILLES LANE TO THE POINT OF BEGINNING.

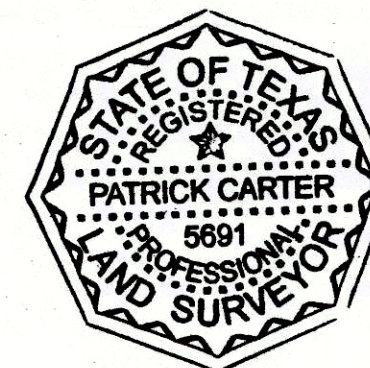
BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT NAD 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

SURVEYORS CERTIFICATION:

STATE OF TEXAS
COUNTY OF PARKER

THAT I, PATRICK CARTER, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691 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, UPON OR BEFORE COMPLETION OF SUBDIVISION CONSTRUCTION ACTIVITIES.

PATRICK CARTER, R.P.L.S. NO. 5691
CARTER SURVEYING & MAPPING, INC.
208 S. FRONT STREET - ALEDO, TEXAS 76008
JN4074
JULY 2014



STATE OF TEXAS
COUNTY OF PARKER
CITY OF ALEDO
APPROVED THIS 25th DAY OF September, 2018 BY THE CITY OF ALEDO CITY COUNCIL FOR FILING AT THE OFFICE OF THE COUNTY CLERK, PARKER COUNTY, TEXAS.
Jim Marshall MAYOR
Anna McMillan CITY SECRETARY

GENERAL PLAT NOTES:

PROPERTY CORNERS
ALL CORNERS ARE POINTS, UNLESS OTHERWISE NOTED.

UTILITY EASEMENTS:

ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED, ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS TO & FROM & 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 OCCURRING THE PERMISSION OF ANYONE.

DAMAGES WAIVER:

WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS, ALLEYS, AND/OR NATURAL CONTOURS, TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

SURVEYORS NOTES:

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

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 HEREON, MAY EXIST & ENCUMBER THIS PROPERTY.

FLOOD HAZARD:

THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE 'X' - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD PLAIN ACCORDING TO THE FIRM, COMMUNITY PANEL 48597C0450E, DATED SEPTEMBER 26, 2008, FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT (WWW.FEMA.GOV)

BUILDING SETBACKS:

ALL BUILDING SETBACK LINES SHALL CONFORM TO THE CURRENT ZONING ORDINANCES OF THE CITY OF ALEDO, PARKER COUNTY, TEXAS.

SPECIAL NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF LOCAL AND STATE LAW, AND IS SUBJECT TO FINES, WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.

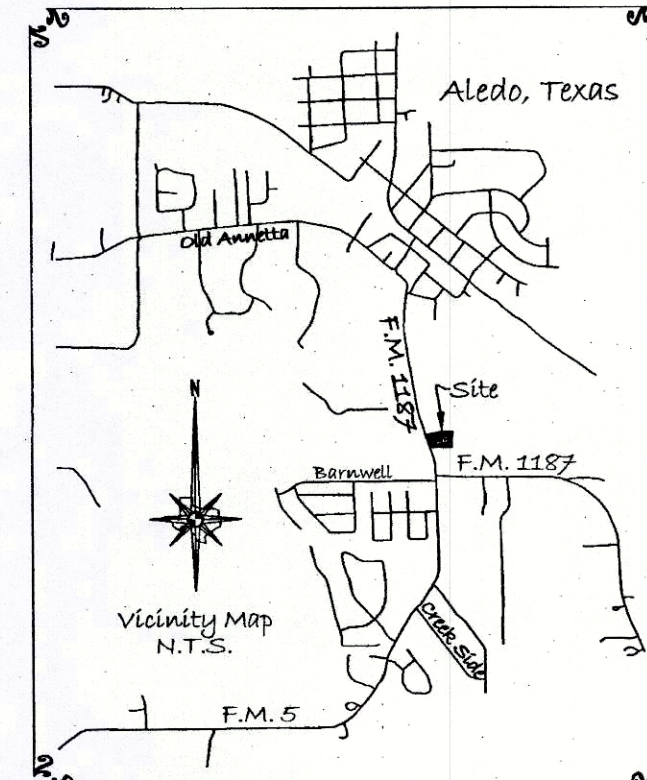
BEFORE CONSTRUCTION:

BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

EXISTING PLAT NOTES:

NONE

ACCT. NO.: 15037
SCH. DIST.: AL
CITY: CAL
MAP NO.: M-18
North



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

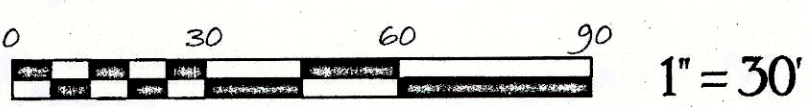
Jeanne Brunson
201819629
05/06/2018 02:28 PM
Fee: 75.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
LOT 1, BLOCK 1
MICHAELIS ADDITION
AN ADDITION TO THE CITY OF ALEDO,
PARKER COUNTY, TEXAS.

BEING A 0.382 ACRE TRACT OF LAND OUT OF
THE A.B. SMITH SURVEY, ABSTRACT NO. 1923,
PARKER COUNTY, TEXAS
JULY 2014

CARTER SURVEYING
& MAPPING, INC.

208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008
(P) 817-441-LAND (5263) - (F) 817-441-1033



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