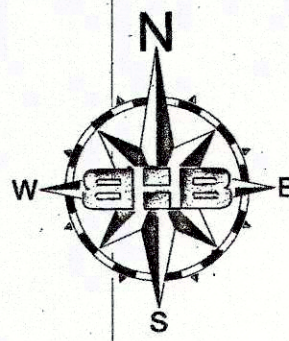


Legend

- CIRF.....5/8" Capped Iron Rod Marked "BHB INC" Found
- CIRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- P.R.P.C.T.....Plat Records, Parker County, Texas
- VOL.....Volume
- PG.....Page
- DOC.....Document

201905452 PLAT Total Pages: 1



50' 25' 0' 50'
SCALE: 1" = 50'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, R2 Taylor Holdings, LLC, is the owner of a tract of land situated in the James B. Carr Survey, Abstract Number 255, Parker County, Texas and being all of the land described in the Special Warranty Deed with Vendor's Lien to R2 Taylor Holdings, LLC, as recorded in Document No. 201623307, 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 Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS technology in conjunction with the RTK Cooperative Network, all distances at ground):

BEGINNING at a 5/8 inch capped iron rod marked "BHB INC" found for the Northeast corner of said R2 Taylor Holdings tract and the Northwest corner of Lot 1, Block 1, Parker County Emergency Services District No. 1 Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 557, Plat Records, Parker County, Texas (P.R.P.C.T.), and being on the South Right-of-Way line of Bailey Ranch Road (a variable width right-of-way), from which a 5/8 inch capped iron rod marked "BHB INC" found for an angle point in the North line of said Lot 1, bears North 88°59'15" East, a distance of 56.96 feet;

THENCE South 01°00'45" East, with the East line of said R2 Taylor Holdings tract and the West line of said Lot 1, a distance of 363.86 feet to a 5/8 inch capped iron rod marked "BHB INC" found for the Southeast corner of said R2 Taylor Holdings tract and the Southwest corner of said Lot 1 and being on the North line of Parks of Aledo, Point Vista, Phase One, an addition to the City of Aledo, Parker County, Texas according to the Plat recorded in Cabinet D, Slide 689, P.R.P.C.T., from which an angle point in the South line of said Lot 1, bears North 64°56'09" East, a distance of 62.37 feet;

THENCE South 64°56'09" West, with the South line of said R2 Taylor Holdings tract and the North line of said Parks of Aledo, Point Vista, Phase One, a distance of 235.44 feet to a 5/8 inch capped iron rod marked "BHB INC" found for the Southwest corner of said R2 Taylor Holdings tract, from which a 5/8 inch capped iron rod marked "BHB INC" found bears South 64°56'09" West, a distance of 17.66 feet;

THENCE North 01°00'45" West, with the West line of said R2 Taylor Holdings tract, a distance of 459.81 feet to a 5/8 inch capped iron rod marked "BHB INC" found at the Northwest corner of said R2 Taylor Holdings tract and on the South Right-of-Way line of said Bailey Ranch Road, from which a 5/8 inch capped iron rod marked "BHB INC" found bears South 88°59'15" West, a distance of 307.49 feet;

THENCE North 88°59'15" East, with the North line of said R2 Taylor Holdings tract and the South Right-of-Way line of said Bailey Ranch Road, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 88,545 Square Feet or 2.033 Acres of Land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, R2 Taylor Holdings, LLC, a Texas Limited Liability Corporation, owner, acting by and through its duly authorized agent, Diane K. Taylor, director, does hereby adopt this plat designating the above describe property as **Lot 1, Block 1, Reading Friends Addition**, 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, easements and any other public areas shown on the plat.

Given under my hand this the 9th day of November, 2018

Diane K. Taylor
Diane K. Taylor, Director

R2 Taylor Holdings, LLC

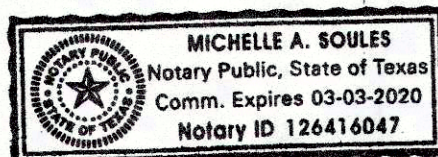
STATE OF TEXAS:

COUNTY OF PARKER:

Before me, the undersigned, a Notary Public for the State of Texas, appeared Diane K. Taylor, known to be the person whose name is subscribed hereto.

Witnessed under my hand and seal of office this the 9th day of November, 2018

Michelle A. Soules
Michelle A. Soules



SURVEYOR'S CERTIFICATION

I, Lon E. Whitten, do hereby certify that I prepared this plat is from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

Lon E. Whitten
Lon E. Whitten

RPLS No. 5893
Date: November 1, 2018



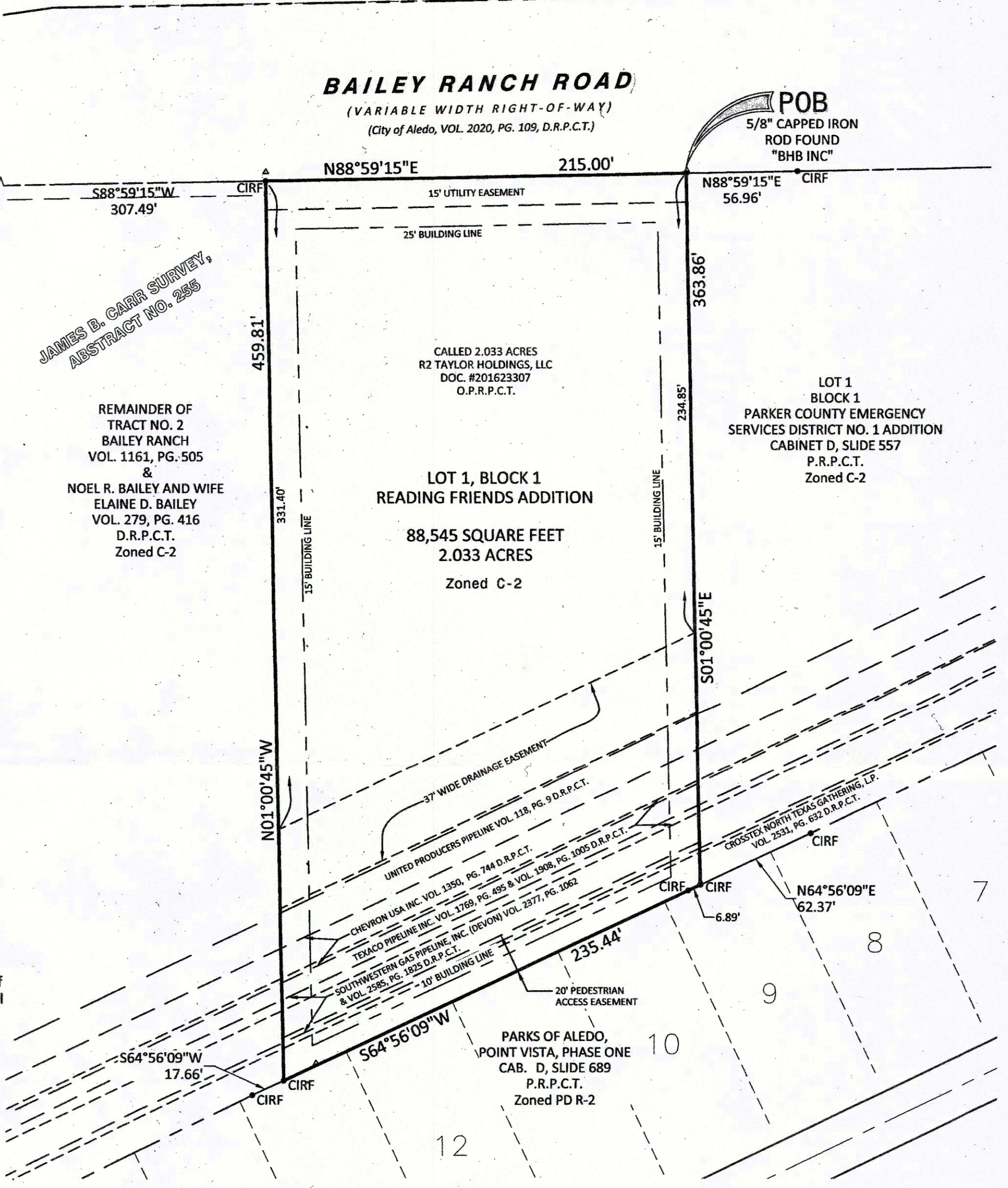
STATE OF TEXAS
COUNTY OF PARKER

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.

Witnessed under my hand and seal of office, this 1st day of November, 2018

Michelle A. Soules
Michelle A. Soules

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED by the Aledo City Council
this 5th day of November, 2018
Kit Marshel
Mayor, City of Aledo
Shana McMiller
City Secretary - City of Aledo

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 # 2017.810.068 TBPE Firm F-44 TBPLS Firm 10194146

OWNER:
R2 Taylor Holdings, LLC
413 Quail Ridge Road,
Aledo, Texas 76008

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
201905452
03/08/2019 04:31 PM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 16582
SCH. DIST.: AL
CITY: AL
MAP NO.: M-17

SHORT FORM PLAT
LOT 1, BLOCK 1
READING FRIENDS
ADDITION
James B. Carr Survey, Abstract Number 255
City of Aledo, Parker County, Texas

ZONED: C-2

NOVEMBER 2018

This plat filed in Cabinet E, Slide 248

20255.001.007.00