

Tract 1:

Whereas, Aledo Villas Development, LLC, being the sole owner of a 0.197 acre tract situated in the R.C. EDDLEMAN SURVEY, ABSTRACT No. 438, Parker County, Texas; being a portion of that certain tract conveyed to Aledo Villas Development, LLC in Document No. 201724463, Real Property Records, Parker County, Texas; same being all of Lot 1 & Lot 2, Block 2, The Villas Downtown, an Addition to the City of Aledo, Parker County, Texas; plat recorded in Cabinet E, Slide 77, Plat Records, Parker County, Texas; and being further 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 set 1/2" capped iron rod with plastic cap stamped "Texas Surveying Inc." in the southwest right of way line of Hulén Circle (30' wide), the east line of said Block 2, The Villas Downtown, being the east corner of said Lot 1, Block 2, for the most easterly and beginning corner of this tract.

THENCE S 38°38'20" W 70.80 feet, with the east line of said Block 2, to a found 1/2" capped iron rod, being the most southerly corner of said Lot 2, Block 2, for the most southerly corner of this tract.

THENCE N 51°21'40" W 122.02 feet, to a set mag nail in the southeast right of way line of Maddox Place (30' wide), being the most westerly corner of said Lot 2, for the most westerly corner of this tract.

THENCE with the southeast line of said Maddox Place the following:

N 38°39'24" E 55.81 feet, to a set "X" in concrete, in the west line of said Lot 1, for a corner of this tract.
Southeasterly along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and whose chord bears N 83°38'52" E 21.21 feet, to a set mag nail in the southwest line of said Hulén Circle, for a corner of this tract.

THENCE S 51°21'40" E 107.00 feet, with the southwest line of said Hulén Circle to the POINT OF BEGINNING.

Tract 2:

Whereas, Aledo Villas Development, LLC, being the sole owner of a 0.196 acre tract situated in the R.C. EDDLEMAN SURVEY, ABSTRACT No. 438, Parker County, Texas; being a portion of that certain tract conveyed to Aledo Villas Development, LLC in Document No. 201724463, Real Property Records, Parker County, Texas; same being all of Lot 7 & Lot 8, Block 2, The Villas Downtown, an Addition to the City of Aledo, Parker County, Texas; plat recorded in Cabinet E, Slide 77, Plat Records, Parker County, Texas; and being further 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 set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the east line of said Block 2, The Villas Downtown, being the most southerly corner of said Lot 8, Block 2, for the most southerly and beginning corner of this tract.

THENCE N 51°21'40" W 117.84 feet, to a set "X" in concrete in the southeast right of way of Maddox Place (30' wide), being the most westerly corner of said Lot 8, for the most westerly corner of this tract.

THENCE with the southeast right of way of said Maddox Place the following:

Northeasterly along the arc of a curve to the right, having a radius of 40.97 feet, an arc length of 18.82 feet, and whose chord bears N 25°30'09" E 18.66 feet, to a set "X" in concrete for a corner of this tract.
N 38°39'24" E 51.83 feet, to a set mag nail, being the most northerly corner of said Lot 7, for the most northerly corner of this tract.

THENCE S 51°21'40" E 122.06 feet, to a found 1/2" capped iron rod in the said east line of Block 2, being the most easterly corner of said Lot 7, for the most easterly corner of this tract.

THENCE S 38°38'20" W 70.00 feet, with the said east line of Block 2, to the POINT OF BEGINNING.

Surveyor's Certificate

I, Kyle Rucker, 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.

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 - 817-441-5263
Field Date: May 2020 - JN170116P2-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 48367C0450E, 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." All corners are found 1/2" capped iron rods unless otherwise noted.
- 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 setbacks per Appendix I of the City of Aledo Zoning Ordinance for Zone P-D "Planned Development" per the 2016 City of Aledo Zoning Map.
- 8) Water services are to be provided by the City of Aledo.
- 9) Sanitary sewer services are to be provided by the City of Aledo.

CURVE	RADIUS	ARC	CHORD	CHORD
C1	40.97'	18.82'	N 25°30'09" E	18.66'
C2	15.00'	23.56'	N 83°38'52" E	21.21'



Know All By These Presents:
That, Randall Sears, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1R, Lot 2R, Lot 7R and Lot 8R, Block 2, The Villas Downtown, 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 1st day of May, 2023

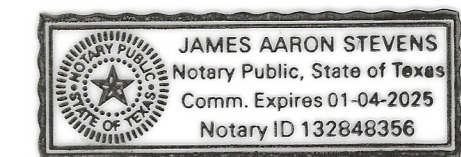
Randall Sears
Randall Sears - Principal & Owner/Member
Aledo Villas Development, LLC

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 Randall Sears, 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 1st day of May, 2023.

James Aaron Stevens
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 3rd day of May, 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 Manager
City Manager
City Secretary
City Secretary

18352
AL
M-17

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202312241
05/12/2023 01:07 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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- 18352.002.002.00
- 18352.002.007.00
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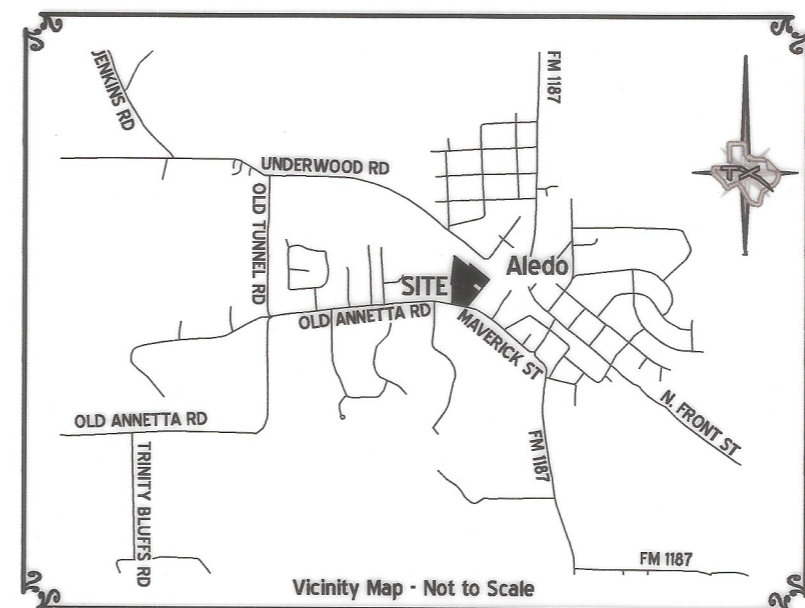
Surveyor:
Kyle Rucker
104 S Walnut St
Weatherford, TX 76086
weatherford@txsurveying.com
817-594-0400

Owner:
Aledo Villas Development, LLC
315 Chuckwagon Trl
Willow Park, TX 76087

0 40 80 120

Plat Cabinet **F** Slide **481**

*The Purpose of this replat is to alter the common boundary line of Lot 1 & Lot 2, and the common boundary line of Lot 7 & Lot 8, Block 2, The Villas Downtown.



Minor Plat
Lot 1R, Lot 2R, Lot 7R
and Lot 8R, Block 2
The Villas Downtown
an Addition to the City of Aledo,
Parker County, Texas

Being a 0.393 acre replat of
Lot 1, Lot 2, Lot 7, & Lot 8,
Block 2, The Villas Downtown
Plat recorded in Cabinet E, Slide 77,
Plat Records, Parker County, Texas

April 2023

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
FIRM No. 10100000 - WWW.TXSURVEYING.COM