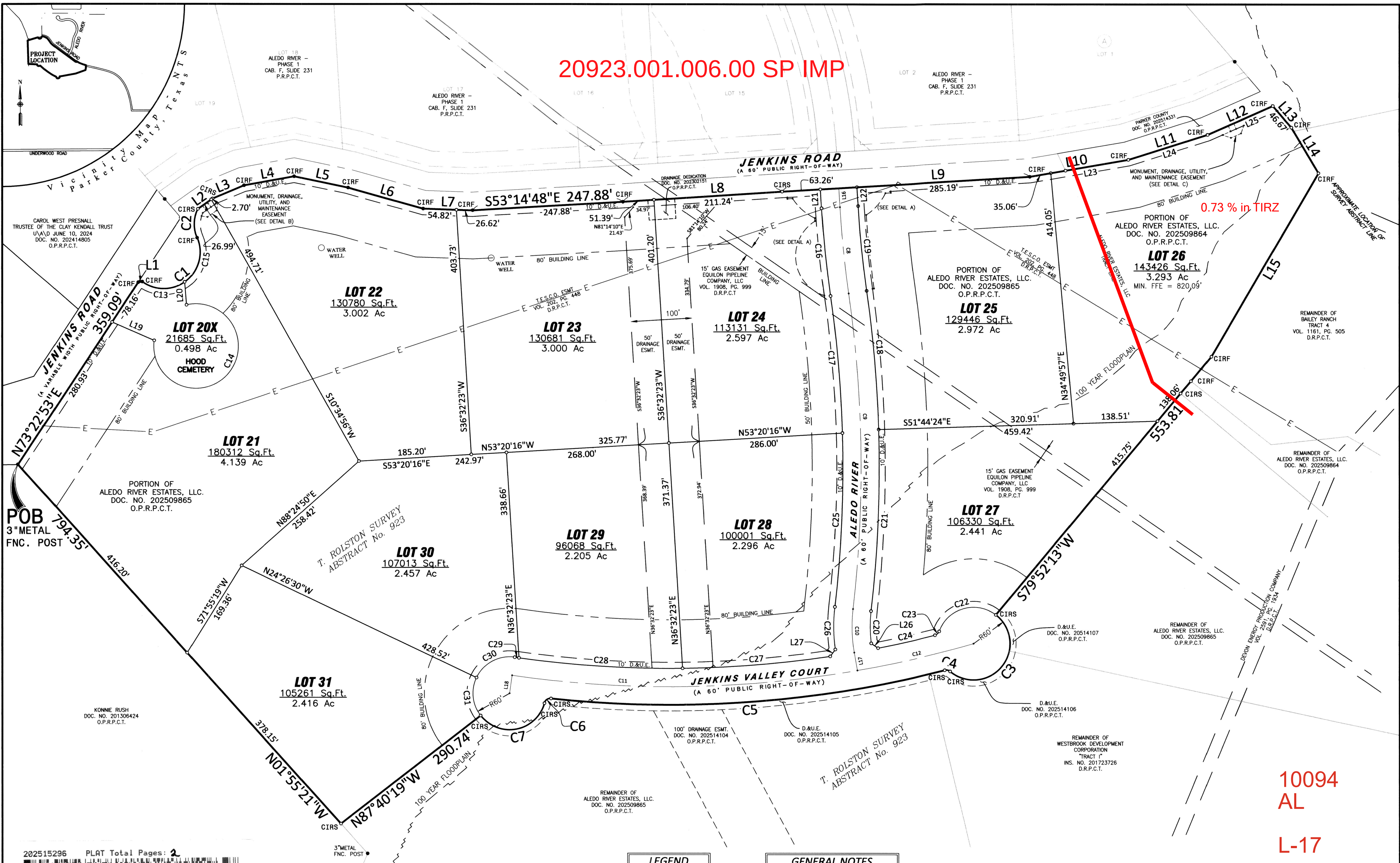


20923.001.006.00 SP IMP



10094
AL

L-17

202515296 PLAT Total Pages: 2

OWNER/DEVELOPER:
ALEDO RIVER ESTATES, LLC
ATTN: FRED DISNEY
1015 CHAMPIONS DRIVE, SUITE 1400
ALEDO, TEXAS 76008
Phone (817) 390-0202

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhbinc.com • 817.596.7575 • bnbinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

ALEDO RIVER 797 FEET
JENKINS VALLEY COURT 797 FEET

100 50 0 100 200
GRAPHIC SCALE: 1" = 100 Feet

LEGEND

BL.....Building Line
CIRF.....5/8" Capped Iron Rod
Found Marked "BHB INC"
CIRS.....5/8" Capped Iron Rod Set
Marked "BHB INC"
D.&U.E.....Drainage and
Utility Easement
D.R.P.C.T.....Deed Records,
Parker County, Texas
F.M.E.....Fence Maintenance
Easement
IRF.....Iron Rod Found
MIN. FFE.....Minimum Finished
Floor Elevation
POB.....Point of Beginning
P.R.P.C.T.....Plat Records, Parker
County, Texas

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
- Distances shown are U.S. Survey feet displayed in surface values.
- Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
- Future fence construction cannot encroach within the variable width drainage easement.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

This plat filed in Cabinet **6** Slide **120**

FINAL PLAT
LOTS 20X, 21-31, BLOCK A
ALEDO RIVER - PHASE 2
Being a 33.808 acre tract of land situated within the
Thomas Rolston Survey, Abstract No. 923
Parker County, Texas
JUNE 2025 SHEET 1 OF 2

OWNER'S CERTIFICATE & DEDICATION

THE STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, ALEDO RIVER ESTATES, LLC., being the owner of the hereon described property to wit:

BEING a 33.808 acre tract of land situated in the Thomas Rolston Survey, Abstract Number 923, said tract of land being described in deed to Aledo River Estates, LLC., as recorded in Document Number 202509865, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and also being a tract of land described in deed to Aledo River Estates, LLC., as recorded in Document Number 202509864 (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 3-metal fence post for the northwest corner of said Aledo River Estates tract (202509865), same being the northeast corner of a tract of land described in deed to Konnie Rush, as recorded in Document Number 201306424 (O.P.R.P.C.T.), and also being on the south right-of-way line of Jenkins Road;

THENCE North 73°22'53"East, with the south right-of-way line of said Jenkins Road, a distance of 359.09 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);

THENCE with the south right-of-way line of said Jenkins Road the following courses and distances:

South 59°05'44" East, a distance of 6.77 feet to a CIRF;

along a curve to the left, having a central angle of 149°32'31", a radius of 60.00 feet, an arc distance of 156.60 feet, and a chord which bears South 88°43'51" East, a distance of 115.79 feet to a CIRF;

along a curve to the right, having a central angle of 50°14'44", a radius of 56.00 feet, an arc distance of 49.11 feet, and a chord which bears North 41°37'15"East, a distance of 47.55 feet to a set 5/8-inch capped iron rod marked "BHB INC" (CIRS);

South 85°23'48" East, a distance of 29.70 feet to a CIRS;
South 72°39'49" East, a distance of 55.84 feet to a CIRF;
South 60°11'14" East, a distance of 84.03 feet to a CIRF;
South 38°11'41" East, a distance of 90.40 feet to a CIRF;
South 34°21'48" East, a distance of 128.55 feet to a CIRF;
South 47°57'22" East, a distance of 81.44 feet to a CIRF;
South 53°14'48" East, a distance of 247.88 feet to a CIRF;
South 53°44'36" East, a distance of 262.64 feet to a CIRS;
South 53°27'35" East, a distance of 408.45 feet to a CIRF;
South 59°46'23" East, a distance of 59.96 feet to a CIRF for the northeast corner of aforementioned Aledo River Estates tract (202509865), same being on the west line of aforementioned Aledo River Estates tract (202509864);

THENCE continuing with the south right-of-way line of said Jenkins Road the following courses and distances:

South 59°46'23" East, a distance of 104.66 feet to a CIRF;

South 67°31'25" East, a distance of 136.72 feet to a CIRF;

South 73°46'48" East, a distance of 117.51 feet to a CIRF and being on the east line of aforementioned Aledo River Estates tract (202509864);

THENCE with the east line of said Aledo River Estates tract (202509864) the following courses and distances:

South 0°44'20" East, a distance of 46.67 feet to a CIRF;

South 9°12'06" West, a distance of 87.58 feet to a CIRF;

South 70°18'41" West, a distance of 350.00 feet to a CIRF;

South 79°52'13" West, a distance of 52.38 feet to a CIRF;

THENCE South 79°52'13" West, over and across said Aledo River Estates tract (202509864), a distance of 26.33 feet to a CIRS and being on the common line between said Aledo River Estates tract (202509864) and aforementioned Aledo River Estates tract (202509865);

THENCE over and across said Aledo River Estates tract (202509865) the following course and distances:

South 79°52'13" West, a distance of 475.10 feet to a CIRS;

Along a curve to the right, having a central angle of 182°19'38", a radius of 60.00 feet, an arc distance of 190.93 feet, and a chord which bears South 78°47'52" West, a distance of 119.98 feet to a CIRS;

Along a curve to the left, having a central angle of 54°15'20", a radius of 10.00 feet, an arc distance of 9.47 feet, and a chord which bears North 37°09'59" West, a distance of 9.12 feet to a CIRS;

Along a curve to the right, having a central angle of 20°20'25", a radius of 1,840.00 feet, an arc distance of 653.21 feet, and a chord which bears North 54°07'27" West, a distance of 649.79 feet to a CIRS;

Along a curve to the left, having a central angle of 83°53'27", a radius of 10.00 feet, an arc distance of 14.64 feet, and a chord which bears North 85°48'07" West, a distance of 13.37 feet to a CIRS;

Along a curve to the right, having a central angle of 126°28'43", a radius of 60.00 feet, an arc distance of 132.45 feet, and a chord which bears North 60°54'40" West, a distance of 107.15 feet to a CIRS;

THENCE North 87°40'19" West, a distance of 290.74 feet to a CIRS and being on the common line of said Aledo River Estates tract (202509865) and aforementioned Rush tract;

THENCE North 01°55'21" West, with the common line between said Aledo River Estates tract (202509865) and said Rush tract, a distance of 794.35 feet to the POINT OF BEGINNING and containing 1,472,680 square feet or 33.808 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515296
06/10/2025 09:31 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FLOOD ZONE NOTE:

SUBJECT PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48367C0425F, MAP REVISED APRIL 5, 2019.

SUBJECT PROPERTY LIES WITHIN ZONE AE - BASE FLOOD ELEVATIONS DETERMINED PER FIRM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48367C0425F, MAP REVISED APRIL 5, 2019. THE LOCATION AS SHOWN IS PER SCALING. THIS DOES NOT REPRESENT A DRAINAGE STUDY FLOODPLAIN LIMITS.

WATER & SEWER NOTES:

DOMESTIC WATER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE WELLS.

SEWAGE DISPOSAL FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE SEWAGE FACILITIES.

RIGHT-OF-WAY DEDICATION NOTES:

ALL PUBLIC RIGHTS-OF-WAY SHALL BE DEDICATED TO PARKER COUNTY TO OWN AND MAINTAIN THE ROADWAYS.

DRIVEWAY CULVERT:

MINIMUM DRIVEWAY CULVERT ON JENKINS ROAD SHALL BE 15" DIAMETER.

HOUSE NUMBER:

REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND WILL NEED TO BE MADE PART OF DEED RESTRICTIONS FOR PROPERTY OWNERSHIP. (ADOPTED BY COMMISSIONER'S COURT ON AUGUST 14, 2023)

A 9-1-1 ADDRESS NUMBER SHALL BE ERCTED BY THE LANDOWNER ON HIS/HER DRIVEWAY, SO AS TO BE VISIBLE AND READABLE FROM THE PUBLIC ROAD.

LOT 20X, BLOCK A IS THE HOOD CEMETERY.

SPEED LIMIT ON JENKINS ROAD IS 30 MPH.

Variance for driveway distances was approved in the Commissioners Court on June 9, 2025

Groundwater Study Certification UTGCD 25-010 was approved in the Commissioners Court on June 9, 2025

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, ALEDO RIVER ESTATES, LLC., owner of the land shown on this plat designated as LOT 20X, 21-31, BLOCK A, ALEDO RIVER - PHASE 2, an addition to Parker County, Texas and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicated to the use of the Public forever all streets, alleys, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS UNDER MY HAND THIS 2 day of June 2025.

By: Fred Disney
Manager

EXTRATERRITORIAL JURISDICTION
STATEMENT

THE STATE OF TEXAS §
COUNTY OF PARKER §

I, Fred Disney, being the dedicatory and owner of the attached plat of said Subdivision, do hereby certify that it is not within any incorporated city or town.

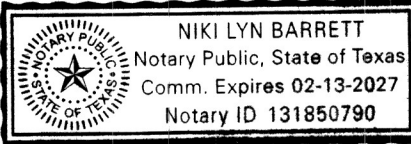
By: Fred Disney
Manager

THE STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned on this day personally appeared Fred Disney, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed an in the capacity therein stated.

Given under my hand and seal of office this 2 day of June 2025.

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

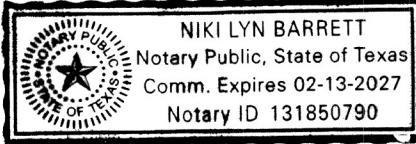


THE STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned on this day personally appeared Fred Disney, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed an in the capacity therein stated.

Given under my hand and seal of office this 2 day of June 2025.

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, Toby G. Stock, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Toby G. Stock

Date: June 2, 2025

Registered Professional Land Surveyor No. 6412

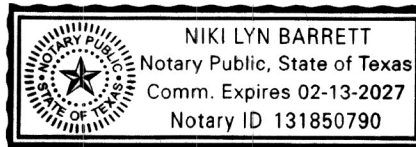


THE STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2 day of June 2025.

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS §

COUNTY OF PARKER §

APPROVED by the Commissioners Court of Parker County, Texas, on this 9 day of June, 2025.

Pat Dren, County Judge

George Conley
Commissioner Precinct #1

Larry Walden
Commissioner Precinct #3

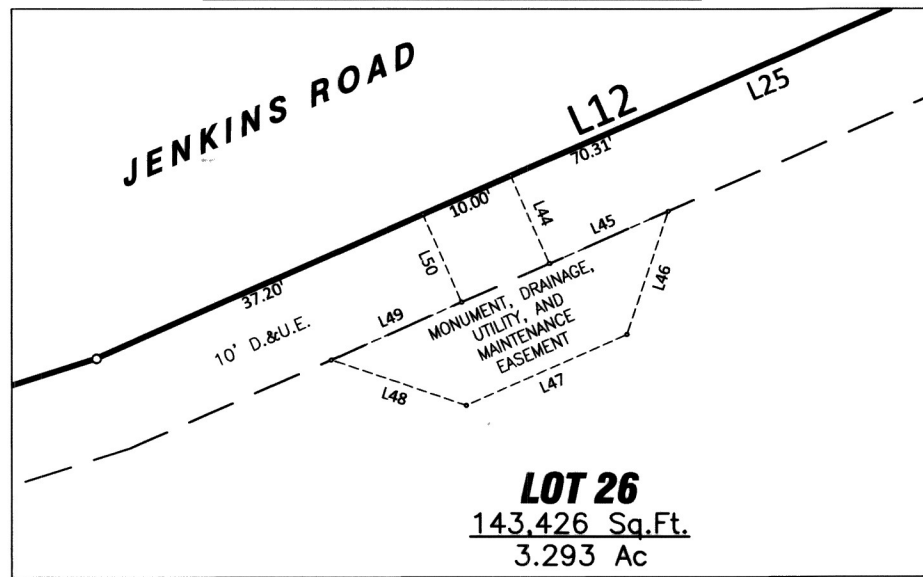
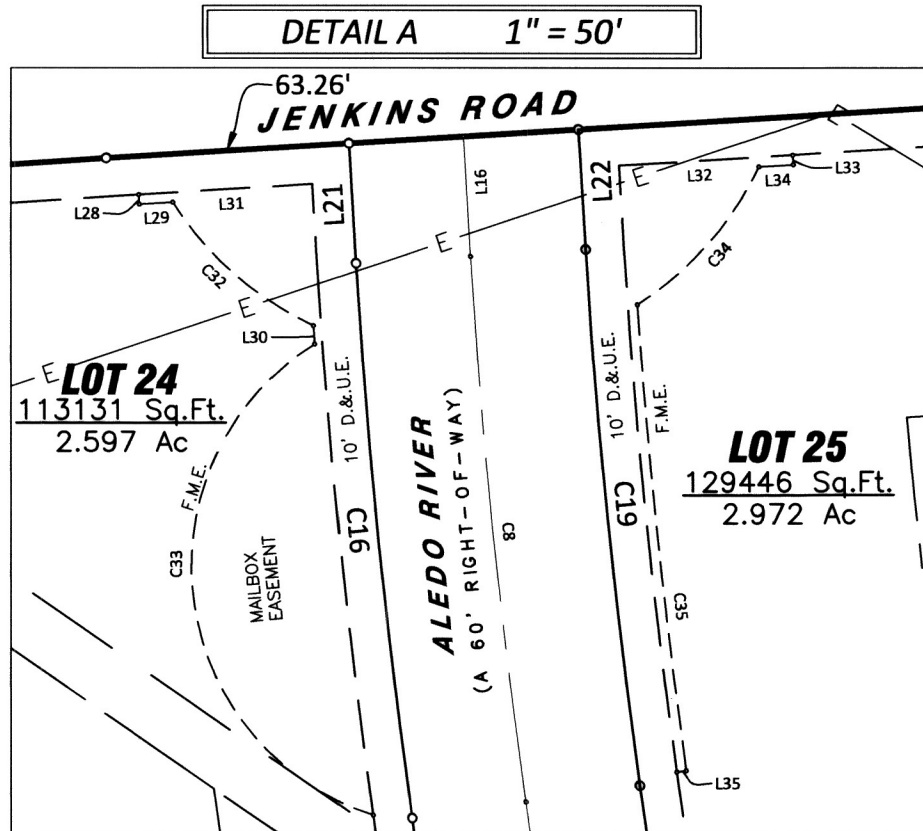
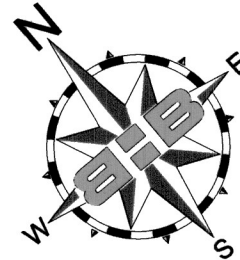
Jacob Holt
Commissioner Precinct #2

Mike Hale
Commissioner Precinct #4

Line Table		
Line #	Direction	Length
L1	S59°05'44"E	6.77
L2	S85°23'48"E	29.70
L3	S72°39'49"E	55.84
L4	S60°11'14"E	84.03
L5	S38°11'41"E	90.40
L6	S34°21'48"E	128.55
L7	S47°57'22"E	81.44
L8	S53°44'36"E	262.64
L9	S53°27'35"E	408.45
L10	S59°46'23"E	164.62
L11	S67°31'25"E	136.72
L12	S73°46'48"E	117.51
L13	S0°44'20"E	46.67
L14	S9°12'06"W	87.58
L15	S70°18'41"W	350.00
L16	S36°32'23"W	31.28
L17	S30°07'39"W	30.00
L18	S48°11'52"W	30.00
L19	N26°28'41"W	75.59
L20	S35°13'51"W	37.71
L21	S36°32'23"W	31.28
L22	N36°32'23"E	31.28
L23	S59°46'23"E	129.55
L24	S67°31'25"E	136.72
L25	S73°46'48"E	117.51

Line Table		
Line #	Direction	Length
L26	N14°45'06"W	13.83
L27	S76°13'42"W	14.14
L28	S36°30'05"W	2.50
L29	S53°27'35"E	8.76
L30	S35°57'58"W	4.82
L31	N53°27'35"W	45.26
L32	S53°27'35"E	45.31
L33	S36°30'05"W	2.50
L34	N53°29'55"W	8.83
L35	N58°03'30"W	2.50
L36	S4°36'12"W	10.00
L37	S85°23'48"E	9.25
L38	S72°39'49"E	4.04
L39	S49°19'42"W	12.82
L40	N85°23'48"W	18.28
L41	N40°40'18"W	9.93
L42	S85°23'48"E	6.72
L43	N4°36'12"E	10.00
L44	S16°13'12"W	10.00
L45	S73°46'48"E	13.53
L46	S58°34'30"W	13.53
L47	N73°46'48"W	18.29
L48	N31°25'30"W	14.84
L49	S73°46'48"E	14.84
L50	N16°13'12"E	10.00

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	149°32'31"	60.00'	156.60'	S88°43'51"E
C2	50°14'44"	56.00'	49.11'	N41°37'15"E
C3	182°19'38"	60.00'	190.93'	S78°47'52"W
C4	54°15'20"	10.00'	9.47'	N37°09'59"W
C5	20°20'25"	1840.00'	653.21'	N54°07'27"W
C6	83°53'27"	10.00'	14.64'	N85°48'07"W
C7	126°28'43"	60.00'	132.45'	N60°54'40"W
C8	4°40'15"	1750.00'	142.66'	S34°12'15"W
C9	14°44'37"	2025.00'	521.08'	S39°14'26"W
C10	16°29'05"	250.00'	71.93'	S38°22'12"W
C11	18°04'13"	1810.00'	570.85'	S50°50'15"E
C12	6°13'14"	1810.00'	196.51'	S62°58'58"E
C13	71°23'04"	60.00'	74.75'	S49°39'08"E
C14	290°26'31"	69.50'	352.32'	N82°27'43"E
C15	78°09'26"	60.00'	81.85'	N55°34'37"E
C16	4°40'15"	1780.00'	145.11'	S34°12'15"W
C17	6°30'51"	1995.00'	226.82'	S35°07'33"W
C18	6°23'29"	2055.00'	229.23'	N35°03'52"E
C19	4°40'15"	1720.00'	140.22'	N34°12'15"E
C20	13°48'52"	220.00'	53.04'	N39°42'18"E
C21	8°21'08"	2055.00'	299.56'	N42°26'10"E
C22	107°57'46"	60.00'	113.06'	N66°20'51"W
C23	56°04'29"	10.00'	9.79'	N87°42'31"E
C24	3°05'38"	1780.00'	96.12'	N62°42'26"W
C25	8°13'46"	1995.00'	286.54'	S42°29'51"W
C26	14°23'12"	280.00'	70.31'	S39°25'08"W
C27	7°51'12"	1780.00'	243.98'	N54°39'30"W
C28	8°42'04"	1780.00'	270.32'	N46°22'51"W
C29	0°13'41"	1780.00'	7.08'	N41°54'59"W
C30	72°38'22"	60.00'	76.07'	N78°07'19"W
C31	63°13'48"	60.00'	66.21'	S33°56'35"W
C32	32°18'58"	87.50'	49.35'	S8°40'01"E
C33	130°14'49"	68.00'	154.58'	S32°59'13"W
C34	31°50'08"	87.50'	48.62'	S81°30'43"W
C35	4°05'20"	1707.50'	121.85'	S33°59'09"W
C36	6°41'36"	46.00'	5.37'	N60°26'59"E



FINAL PLAT

LOTS 20X, 21-31, BLOCK A
ALEDO RIVER - PHASE 2
Being a 33.808 acre tract of land situated within the
Thomas Rolston Survey, Abstract No. 923
Parker County, Texas

JUNE 2025

SHEET 2 OF 2