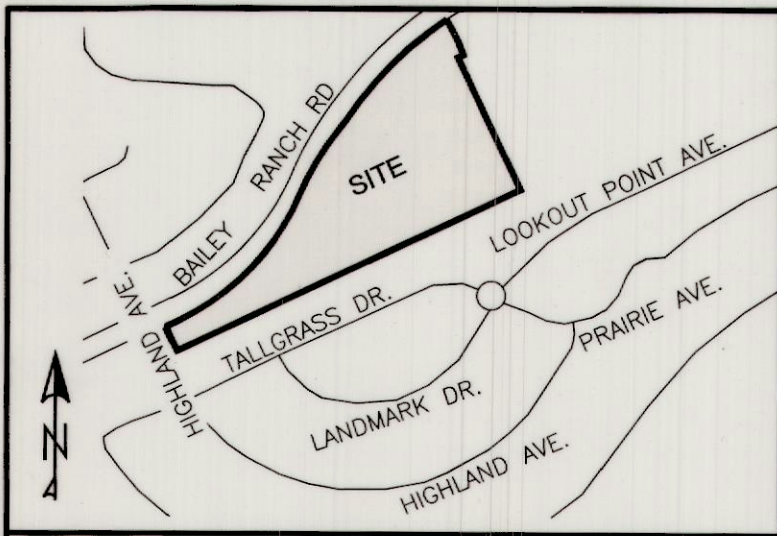




Vicinity Map - Not to Scale

GENERAL NOTES

- All bearings and coordinates refer to the Texas Coordinate System, NAD83, North Central Zone - 4202, as established the AllTerra RTKNet Cooperative Network.
- All distances shown are at ground.
- The use of the word "certify" or "certificate" used hereon constitutes and expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- By scaled location of FEMA FIRM Map No. 48367C0450E, Effective Date September 26, 2008, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- 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.
- This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, 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.

Toby G. Stock
Toby G. Stock

State of Texas Registered Professional Land Surveyor No. 6412
Date: November 4, 2024



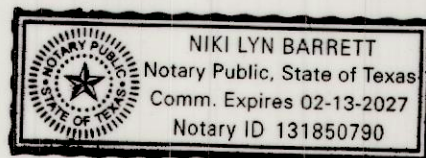
STATE OF TEXAS
COUNTY OF PARKER

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 4 day of November 2024.

Niki Lyn Barrett
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER



WHEREAS, Special Education Services, are the owners of all of those certain tracts of land situated in the J. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas, said tracts of land being described in Special Warranty Deed to Special Education Services, as recorded in Document Number 202425372, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), in Special Warranty Deed to Special Education Services, as recorded in Document Number 202425373 (O.P.R.P.C.T.), and in a Gift Deed to Special Education Services, as recorded in Document Number 202425376 (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referred to U.S. State Plane Grid 1983 - 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.)

BEGINNING at a found "X" cut in concrete for the northeast corner of said Special Education Services tract (202425372), same being the northwest corner of Lot 1, Block 1, Bright Living Aledo, an Addition to the City of Aledo, Parker County, Texas, according to the plat thereof, recorded in Cabinet E, Slide 665, Plat Records, Parker County, Texas (P.R.P.C.T.) and also being on the south right-of-way line of Bailey Ranch Road (a variable width right-of-way);

THENCE with the common line between said Special Education Services tract (202425372) and said Lot 1, Block 1, the following courses and distances:

South 25°35'43" East, distance of 42.09 feet to a found "X" cut in concrete for the beginning of a curve to the right;

with said curve to the right, having a central angle of 6°27'27", a radius of 62.00 feet, an arc length of 6.99 feet and a chord which bears South 22°21'59" East, a distance of 6.98 feet to a found "X" cut in concrete;

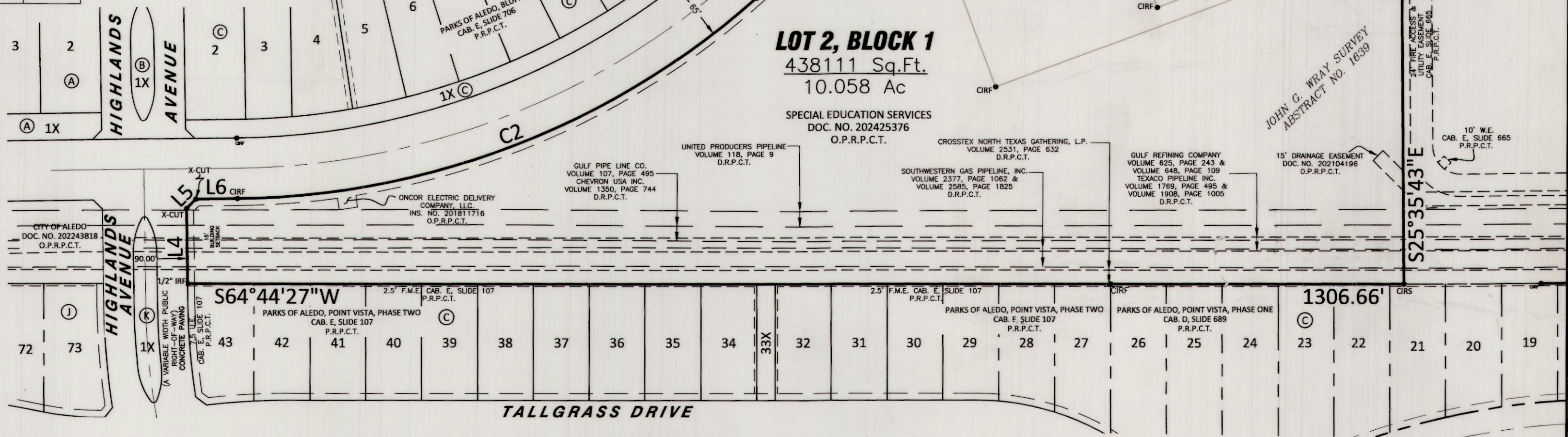
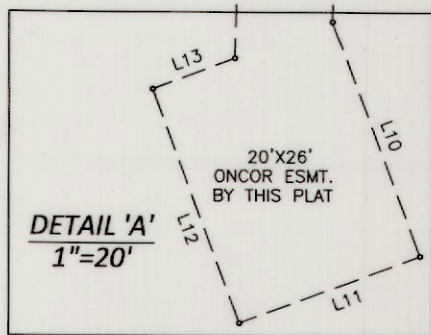
South 19°08'16" East, a distance of 40.96 feet to a found "X" cut in concrete;

South 64°24'17" West, a distance of 20.00 feet to a found 5/8-inch capped iron rod marked "TRAVERSE LS";

THENCE South 25°35'43" East, with the common line between said Special Education Services tract (202425372) and said Lot 1, Block 1, passing at a distance of 107.70 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the southeast corner of said Special Education Services tract (202425373), same being the northeast corner of aforementioned Special Education Services tract (202425373) and said Lot 1, Block 1, passing at a distance of 128.98 feet to a (CIRF) for the southeastermost corner of said Special Education Services tract (202425373), same being the northeastmost corner of aforementioned Special Education Services tract (202425376), and now continuing with the common line of said Special Education Services tract (202425376) and said Lot 1, Block 1, in all, for a total distance of 502.18 feet to a (CIRF) for the southeast corner of said Special Education Services tract (202425376), same being the southwest corner of said Lot 1, Block 1, and also 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 thereof, recorded in Cabinet D, Slide 689 (P.R.P.C.T.);

Line Table		
Line #	Direction	Length
L1	S25°35'43"E	42.09
L2	S19°08'16"E	40.96
L3	S64°24'17"W	20.00
L4	N26°01'37"W	81.03
L5	N18°58'23"E	14.14
L6	N63°58'23"E	45.08
L7	N38°26'13"E	50.00
L8	S23°09'19"E	13.31
L9	S66°50'41"W	4.00
L10	S45°35'43"E	26.00
L11	S44°24'17"W	20.00
L12	N45°35'43"W	26.00
L13	N44°24'17"E	9.18
L14	N66°50'41"E	4.00
L15	N23°09'19"W	10.00

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°27'27"	62.00'	6.99'	S22°21'59"E	6.98'
C2	40°46'17"	857.50'	610.19'	N43°35'16"E	597.40'
C3	15°14'06"	967.50'	257.26'	N30°49'10"E	256.50'
C4	23°28'03"	1167.34'	478.13'	N50°10'15"E	474.79'
C5	5°01'34"	1159.84'	101.75'	S59°22'31"W	101.71'
C6	0°54'15"	1159.84'	18.30'	N56°24'36"E	18.30'



THENCE South 64°44'27" West, with the common line between said Special Education Services tract (202425376) and said Parks of Aledo, Point Vista, Phase One, passing at a distance of 315.15 feet to a (CIRF) for the northwest corner of Lot 26, Block C, of said Parks of Aledo, Point Vista, Phase One, same being the northeast corner of Lot 27, Block C, of Parks of Aledo, Point Vista, Phase Two, an Addition to the City of Aledo, Parker County, Texas according to the plat thereof, recorded in Cabinet E, Slide 107 (P.R.P.C.T.) and now continuing with the common line between said Special Education Services tract (202425376) and said Parks of Aledo, Point Vista, Phase Two, in all, for a total distance of 1,306.66 feet to a found 1/2-inch iron rod for the northwest corner of Lot 43 of said Parks of Aledo, Point Vista, Phase Two, and being on the east right-of-way line of Highlands Avenue (a variable width public right-of-way);

THENCE North 26°01'37" West, with said east right-of-way line, a distance of 81.03 feet to a found "X" cut in concrete on a corner clip at the southeast intersection between said Highlands Avenue and Bailey Ranch Road;

THENCE North 18°58'23" East, with the said corner clip, a distance of 14.14 feet to a found "X"-cut in concrete in the south right-of-line of said Bailey Ranch Road;

THENCE with said south right-of-way line of Bailey Ranch Road and said Special Education Services tract (202425376) the following courses and distances:

North 63°58'23" East, a distance of 45.08 feet to a (CIRF) and being the beginning of a curve to the left;

with said curve to the left having a central angle of 40°46'17", a radius of 857.50 feet, an arc length of 610.19 feet and a chord which bears North 43°35'16" East, a distance of 597.40 feet to a (CIRF) and being the beginning of a curve to the right;

with said curve to the right having a central angle of 15°14'06", a radius of 967.50 feet, passing at an arc length of 215.31 feet for the common corner of said Special Education Services tracts (202425376) and (202425373), and now continuing with the common line between said Bailey Ranch Road and said Special Education Services tracts (202425373), in all, for a total arc length of 257.26 feet and a chord which bears North 30°49'10" East, a distance of 256.50 feet to a (CIRF);

THENCE North 38°26'13" East, with said common line, a distance of 50.00 feet to a (CIRF) and being the beginning of a curve to the right;

with said curve to the right, having a central angle of 23°28'03", a radius of 1,167.34 feet, passing at an arc length of 101.63 feet to a (CIRF) being the common corner of said Special Education Services tracts (202425373) and (202425372), and now continuing with the common line between said Bailey Ranch Road and said Special Education Services tracts (202425372), in all, for a total arc length of 478.13 feet and a chord which bears North 50°10'15" East, a distance of 474.79 feet to the POINT OF BEGINNING, containing 438,111 square feet or 10.058 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; THAT SPECIAL EDUCATION SERVICES, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2, BLOCK 1, BRIGHT LIVING ALEDO, AN ADDITION TO THE CITY OF ALEDO, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ALEDO' USE THEREOF. THE CITY OF ALEDO AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF ALEDO ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (OWNER'S NAME) DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALEDO.

WITNESS MY HAND THIS 5th DAY OF November, 2024.

Signature of Owner

Name: *Luci Neumann*

Title: *VP*

Company: *Special Education Services*

STATE OF TEXAS

COUNTY OF *Parker*

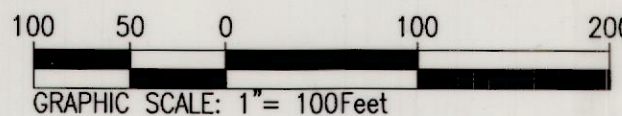
Before me, the undersigned, a Notary Public for the State of Texas, appeared *Luci Neumann* known to be the person whose name is subscribed hereto.

Witnessed under my hand and seal of office this 5 day of November, 2024.

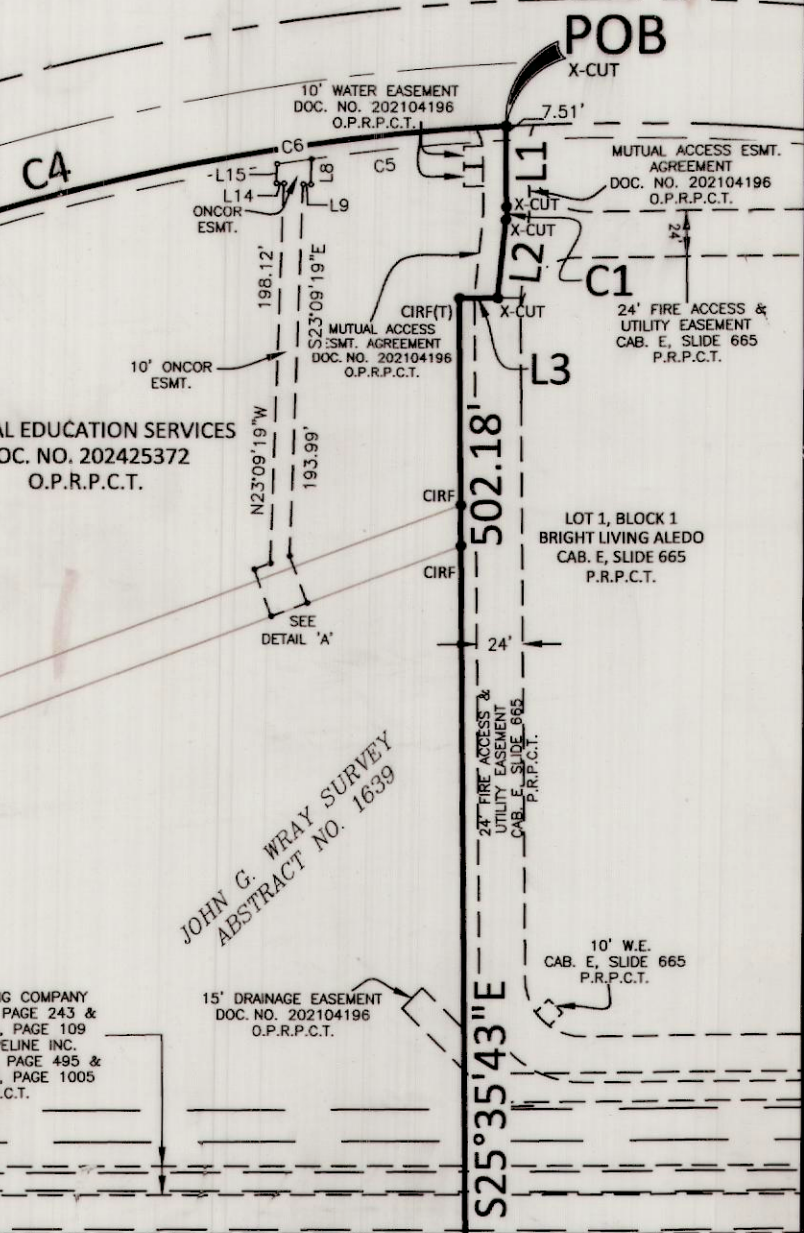
Niki Lyn Barrett
Notary Public

LEGEND

- CAB..... Cabinet
- CIRF..... 5/8" Capped Iron Rod Marked "BHB INC" Found
- CIRF(T)..... 5/8" Capped Iron Rod Marked "TRAVERSE IS PROP CORNER" 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
- POB..... Point of Beginning



LOT 1
ALEDO ISD MULTI-FACILITY
CAMPUS ADDITION
Cab. D, Slide 101
P.R.P.C.T.



APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, on this 12 day of November 2024.

Mayor
Mayor-City of Aledo
City Secretary
City Secretary

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202430166
11/18/2024 11:54 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT

LOT 2, BLOCK 1

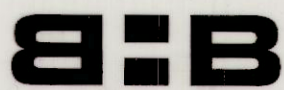
BRIGHT LIVING ALEDO

Being a 10.058 acre tract of land situated within the

J. Wray Survey, Abstract No. 1639

City of Aledo, Parker County, Texas

November 2024



BAIRD, HAMPTON & BROWN
building partners

949 Hilltop Dr. Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146
Drawing: F:\job\2024\850\016 Vanguard Prep\01 Design & Drafting\01 Survey\04 Final Plat\plat.dwg

OWNER/DEVELOPER:
Special Education Services
195 Poplar Place
North Aurora, IL 60542

10757
AL
CAL
L-17

This plat filed in Cabinet *G*, Slide *021*