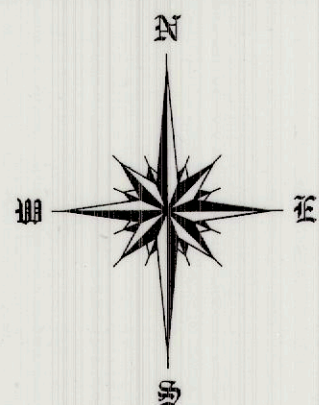
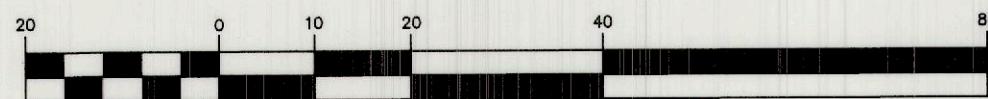


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.18'	N24°02'53"E	31.58'
C2	2675.00'	45.46'	N63°31'27"E	45.46'
C3	2545.00'	47.27'	S63°30'15"W	47.27'
C4	2545.00'	89.11'	N63°58'07"E	89.11'

LINE	BEARING	DISTANCE
L1	S74°56'33"W	42.55'



GRAPHIC SCALE



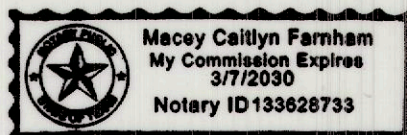
(IN FEET)
1 inch = 20 ft.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT HARK HOMES LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 17-A, BLOCK B, PARKS OF ALEDO, THE LAKES, 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. HARK HOMES LLC, 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 30TH DAY OF MARCH 2026.

Justin McCarthy, Managing Member
Hark Homes LLC



Owner, Lot 17, Block B:
Hark Homes LLC
P.O. Box 1510
Aledo, TX 76008

Owner, Lot 18, Block B:
Toby Eugene Teakell &
Taylor Catherine Teakell
907 Sandpiper Drive
Aledo, TX 76008

Notes:

1) 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 system 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 ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspecting, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

2) This Amending Plat does not vacate the previous "PLAT OF RECORD" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

3) According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48367C0425 F, Dated April 5, 2019, this tract is in (Shaded) Zone X, which is subject to the 1% annual chance flood.

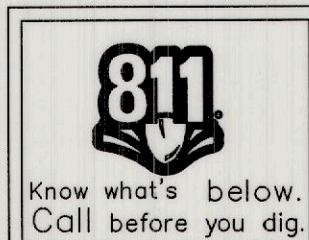
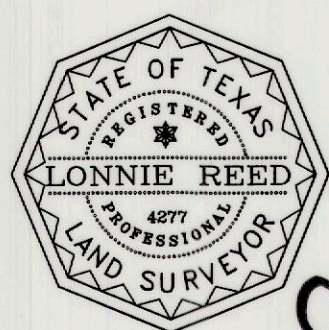
4) All corners are 5/8" capped "BHB INC" rebar rods found unless noted otherwise.

SURVEYOR'S CERTIFICATE

That I Lonnie Reed, R.P.L.S. #4277, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the monuments shown were found and/or placed under my supervision.

Lonnie Reed, R.P.L.S. #4277

02-17-2026



G262

202609123 PLAT Total Pages: 1

Legal description:

Description for Lot 17 and 18, Block B, PARKS OF ALEDO, THE LAKES, as recorded in Cabinet F, Slide 427, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as as follows:

Beginning at a 5/8" Capped "BHB INC" rebar rod found (Control Monument) in the southeast line of Mallard Drive, for the northeast corner of said Lot 17, same being the northwest corner of Lot 18, Block B, of said PARKS OF ALEDO, THE LAKES;

Thence S26°00'25"E, 130.00 feet along the common line of said Lots 16 and 17, to a 5/8" Capped "BHB INC" rebar rod found (Control Monument) in the north line of said Lot 18, same being the southeast corner of said Lot 17, same being the southwest corner of said Lot 18;

Thence 41.84 feet along the common line of said Lots 16 and 18, in a curve to the right having a radius of 2545.00 feet and whose chord bears N64°30'06"E, 41.84 feet to a 5/8" Capped "BHB INC" rebar rod found for the northeast corner of said Lot 18, same being the northwest corner of Lot 29, Block B, of said PARKS OF ALEDO, THE LAKES;

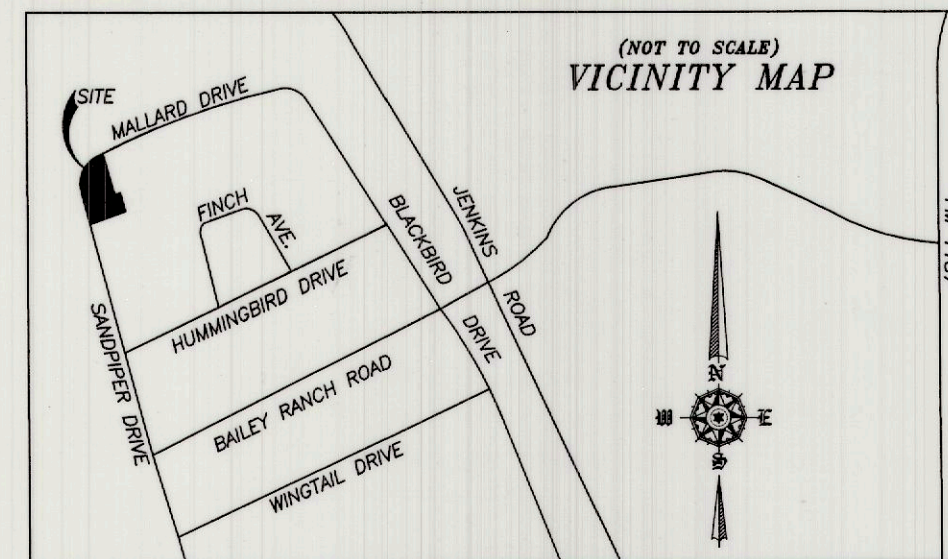
Thence S15°12'13"E, 79.37 feet along the common line of said Lots 18 and 19, to a 5/8" Capped "BHB INC" rebar rod found in the east line of said Lot 29, for the southeast corner of said Lot 18, same being the northeast corner of Lot 19, of said PARKS OF ALEDO, THE LAKES;

Thence S74°46'48"W, 130.00 feet along the common line of said Lots 18 and 19, to a 5/8" Capped "BHB INC" rebar rod found in the east line of Sandpiper Drive, (an existing 50' right of way) for the southwest corner of said Lot 18;

Thence N15°13'12"W, at 62.71 feet passing a 1/2" Capped "RPLS 4277" rebar rod set, in all 166.21 feet along said east line of Sandpiper Drive, same being the west line of said Lots 17 and 18, to a 1/2" Capped "RPLS 4277" rebar rod set for at the beginning of a curve to the right;

Thence 34.18 feet along said curve having a radius of 25.00 feet and whose chord bears N24°02'53"E, 31.58 feet and the northwest line of said Lot 17, to a 5/8" Capped "BHB INC" rebar rod found for the beginning of a curve to the left in the north line of said Lot 17, and the south line of Mallard Drive, (an existing 50' right of way);

Thence 45.46 feet along said curve having a radius of 2675.00 feet and whose chord bears N63°31'27"E, 45.46 feet to the point of beginning and containing 0.43 of an acre of land more or less.



DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT TOBIE EUGENE TEAKELL AND TAYLOR CATHERINE TEAKELL, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 18-A, BLOCK B, PARKS OF ALEDO, THE LAKES,, AN ADDITION TO THE CITY OF ALEDO, TEXAS AND DO 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. HARK HOMES LLC, 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 30 DAY OF March 2026.

Owner: Toby Eugene Teakell
Toby Eugene Teakell
Owner: Taylor Catherine Teakell



THE PURPOSE OF THIS AMENDING PLAT IS TO ADJUST THE COMMON PROPERTY LINE TO ALIGN WITH EXISTING IMPROVEMENTS.

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L-17

RE-PLAT/MINOR PLAT SHOWING LOTS 17-A & 18-A, BLOCK B, Parks of Aledo, The Lakes

AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, BEING AN AMENDING PLAT OF LOTS 17 & 18, BLOCK B, PARKS OF ALEDO, THE LAKES, SITUATED IN THE T. ROLSTON SURVEY, ABSTRACT NO. 923 & THE JOHN G. WRAY SURVEY, ABSTRACT NO. 1639, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED VOLUME CABINET F, SLIDE 427, PLAT RECORDS, PARKER COUNTY, TEXAS, AND CONTAINING 0.43 OF AN ACRE OR/18,807 SQUARE FEET OF LAND MORE OR LESS.

