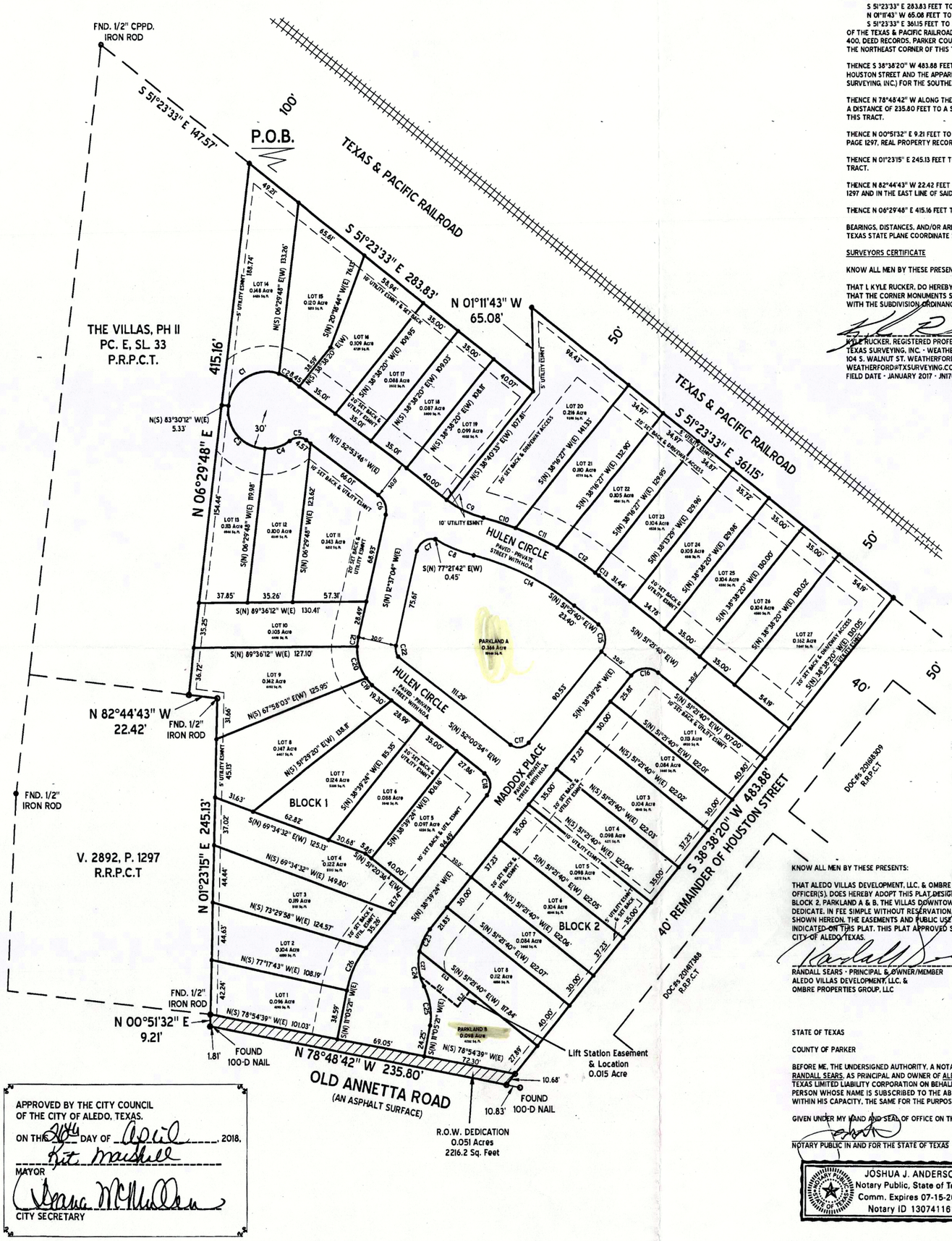
201810536 PLAT Total Pages: 1

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C1	30.00'	53.52'	46.70'	N(S) 57°36'09" E(W)	102°12'43"
C2	30.00'	10.41'	10.36'	N(S) 61°20'57" W(E)	19°53'05"
C3	30.00'	49.37'	43.98'	S(N) 40°38'44" E(W)	94°17'04"
C4	30.00'	20.67'	20.26'	S(N) 72°28'39" W(E)	39°28'09"
C5	10.00'	13.77'	12.71'	S(N) 87°38'49" W(E)	78°54'50"
C6	15.00'	17.32'	16.38'	S(N) 20°28'01" E(W)	66°10'10"
C7	12.00'	18.85'	16.97'	S(N) 57°37'41" W(E)	90°01'14"
C8	106.00'	32.39'	32.26'	N(S) 67°10'14" W(E)	17°30'25"
C9	76.00'	31.97'	31.74'	S(N) 63°52'23" E(W)	24°06'06"
C10	232.80'	26.55'	26.53'	S(N) 72°39'24" E(W)	6°32'03"
C11	232.80'	35.96'	35.93'	S(N) 64°57'50" E(W)	8°51'05"
C12	232.80'	35.11'	35.08'	N(S) 56°13'01" W(E)	8°38'33"
C13	232.80'	3.54'	3.54'	N(S) 51°27'34" W(E)	0°52'20"
C14	202.80'	88.22'	87.53'	S(N) 63°27'41" E(W)	24°55'31"
C15	15.00'	23.57'	21.22'	N(S) 06°21'08" W(E)	90°01'04"
C16	15.00'	23.56'	21.21'	N(S) 83°38'40" E(W)	89°59'22"
C17	10.12'	15.77'	14.22'	N(S) 83°19'16" E(W)	89°19'37"

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
C18	12.00'	18.99'	17.07'	N(S) 06°40'45" W(E)	90°40'19"
C19	39.34'	7.23'	7.22'	S(N) 40°04'23" E(W)	10°32'09"
C20	39.34'	26.04'	25.57'	N(S) 15°50'27" W(E)	37°55'42"
C21	39.34'	7.34'	7.33'	S(N) 08°28'18" W(E)	10°41'48"
C22	9.34'	8.70'	8.39'	S(N) 11°36'13" E(W)	53°22'42"
C23	40.97'	18.82'	18.65'	N(S) 25°29'59" E(W)	26°18'56"
C24	40.97'	27.93'	27.39'	S(N) 07°11'12" E(W)	39°03'26"
C25	51.20'	31.37'	30.88'	N(S) 09°09'55" W(E)	35°06'01"
C26	73.60'	36.65'	36.27'	N(S) 24°23'33" E(W)	28°31'43"
C27	40.97'	19.82'	19.63'	N(S) 01°30'50" W(E)	27°42'42"

LINE	BEARING	DISTANCE
EL1	S(N) 51°21'40" E(W)	37.47'
EL2	S(N) 38°38'20" W(E)	15.00'
EL3	N(S) 51°21'40" W(E)	50.13'



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, ALEDO VILLAS DEVELOPMENT, LLC. A TEXAS LIMITED LIABILITY COMPANY, & OMBRE PROPERTIES GROUP, LLC. A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF A 5.340 ACRES (232,588.6 Sq. Feet) TRACT OF LAND OUT OF THE R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438; BLOCK 26, ORIGINAL TOWN OF ALEDO, (VOLUME 18, PAGE 400, DEED RECORDS, PARKER COUNTY, TEXAS); FRONT STREET LYING NORTH OF SAID BLOCK 26; THE WEST 40 FEET OF HOUSTON STREET LYING EAST OF BLOCK 26; AND AN ALLEY LYING WITHIN SAID BLOCK 26, ALL IN PARKER COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOC# 201724463, 201628609 & 201619480, VOLUME 2806, PAGE 474 & VOLUME 2411, PAGE 227, REAL PROPERTY RECORDS, OF PARKER COUNTY, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) IN THE SOUTH RIGHT-OF-WAY OF THE TEXAS & PACIFIC RAILROAD FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT; WHENCE THE NORTHEAST CORNER OF THE VILLAS AS RECORDED IN PLAT CABINET C, SLIDE 412, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 51°23'33" W 147.57 FEET.

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF THE TEXAS & PACIFIC RAILROAD THE FOLLOWING COURSES AND DISTANCES:

S 51°23'33" E 283.83 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
N 01°11'43" W 65.08 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT.
S 51°23'33" E 361.15 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF THE TEXAS & PACIFIC RAILROAD AND THE CENTERLINE OF HOUSTON STREET ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 400, DEED RECORDS, PARKER COUNTY, TEXAS AND AS DESCRIBED IN DOC# 201628609, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 38°38'20" W 483.88 FEET ALONG THE CENTERLINE OF SAID HOUSTON STREET TO THE INTERSECTION OF THE CENTERLINE OF SAID HOUSTON STREET AND THE APPARENT NORTH LINE OF OLD ANNETTA ROAD (A PAVED SURFACE) TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE SOUTHEAST CORNER OF THIS TRACT. WHENCE A FOUND "100-D" NAIL BEARS S 78°48'42" E 10.83 FEET.

THENCE N 78°48'42" W ALONG THE APPARENT NORTH LINE OF SAID OLD ANNETTA ROAD, AT 233.99 FEET PASSING A FOUND "100-D" NAIL, IN ALL A DISTANCE OF 235.80 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°51'32" E 9.21 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS RECORDED IN VOLUME 2892, PAGE 1297, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS FOR A CORNER OF THIS TRACT.

THENCE N 01°23'15" E 245.13 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID V. 2892, P. 1297 FOR A CORNER OF THIS TRACT.

THENCE N 82°44'43" W 22.42 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC) AT THE NORTHWEST CORNER OF SAID V. 2892, P. 1297 AND IN THE EAST LINE OF SAID PARK VILLA LANE FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE N 06°29'48" E 415.16 FEET TO THE POINT OF BEGINNING.

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)

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT L KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ALEDO.

KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
104 S. WALNUT ST. WEATHERFORD, TEXAS 76086
WEATHERFORD@TXSURVEYING.COM - 817-594-0400
FIELD DATE - JANUARY 2017 - JN170116P2

STATE OF TEXAS REGISTERED KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201810536
05/07/2018 11:35 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

KNOW ALL MEN BY THESE PRESENTS:

THAT ALEDO VILLAS DEVELOPMENT, LLC. & OMBRE PROPERTIES GROUP, LLC. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 27, BLOCK 1, LOTS 1 - 8, BLOCK 2, PARKLAND A & B, THE VILLAS DOWNTOWN ADDITION, AN ADDITION TO THE CITY OF ALEDO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS , IF ANY, SHOWN HEREON. 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.

RANDALL SEARS - PRINCIPAL & OWNER/MEMBER
ALEDO VILLAS DEVELOPMENT, LLC. &
OMBRE PROPERTIES GROUP, 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, AS PRINCIPAL AND OWNER OF ALEDO VILLAS DEVELOPMENT, LLC. & OMBRE PROPERTIES GROUP, LLC BOTH BEING A TEXAS LIMITED LIABILITY CORPORATION ON BEHALF OF SAID TEXAS LIMITED LIABILITY CORPORATION AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF MAY, 2018.

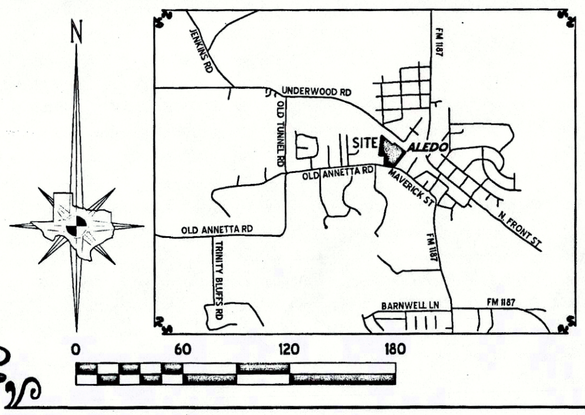
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSHUA J. ANDERSON
Notary Public, State of Texas
Comm. Expires 07-15-2020
Notary ID 130741161

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS.
ON THIS 30th DAY OF April, 2018.
Kit Marshall
MAYOR
Jeana McMullen
CITY SECRETARY

The Villas DOWNTOWN

FINAL PLAT
LOTS 1-27, BLOCK 1, LOTS 1 - 8, BLOCK 2, PARKLAND A & B
BEING A 5.340 ACRES ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, OUT OF THE R.C. EDDLEMAN SURVEY, ABSTRACT No. 438, PARKER COUNTY, TEXAS
APRIL 2018



NOTES:

THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA, PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY AND PARKLAND ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, AND OPEN SPACES. SAID AREAS WILL BE THE RESPONSIBILITY OF AN ESTABLISHED HOME OWNERS ASSOCIATION. SAID HOMEOWNERS ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ALEDO, TEXAS FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF ALEDO'S USE THEREOF. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, COMMON AREAS AND OPEN SPACES SHALL BE CONSTRUCTED AND DEVELOPED ACCORDING TO THE CITY OF ALEDO CODES AND ORDINANCES AND THE APPROVED DEVELOPMENT PLAN.

ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.), UNLESS OTHERWISE NOTED.

20438.025.001.00
10085.026.001.00

ACCT. NO.: 18352
SCH. DIST.: AL
CITY:
MAP NO.: N-17 + M-18

OWNER/DEVELOPER:
ALEDO VILLAS DEVELOPMENT, LLC &
OMBRE PROPERTIES GROUP, LLC
10303 E. BANKHEAD HWY
ALEDO, TX 76008
817-991-5129

TEXAS SURVEYING INC.
FIRM No. 10100800 - WWW.TXSURVEYING.COM

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