

EXHIBIT B TO RESOLUTION

Revised: August 26, 2024

June 12, 2024

Parcel 7

P00088668.001

Page 1 of 12

County: Parker
Highway: FM 1187
Project Limits: From Maverick Street to FM 5
RCSJ: 0008-09-038
CCSJ: 0008-09-037
Project No.: R00005262

Property Description for Parcel 7 (P00088668.001)

BEING 1.369 acres (59,633 square feet) of land situated in the A.B. Smith Survey, Abstract No. 1223, City of Aledo, Parker County, Texas, said 1.369 acres (59,633 square feet) of land being a portion of Lot 1, Block 1 of Aledo Middle School Addition, an addition to the City of Aledo, Parker County, Texas as recorded in Cabinet F, Slide 365 of the Plat Records of Parker County, Texas, said Lot 1 described in Warranty Deed from Glenn D. Kelley to Aledo Independent School District filed September 13, 1985 and recorded in Volume 1315, Page 503 of the Deed Records of Parker County, Texas, said 1.369 acres (59,633 square feet) of land being more particularly described by metes and bounds as follows:

southeast corner of Lot 1 of Bennie Evans Subdivision as Recorded in Cabinet 359-A, Slide 57 of the Plat Records of Parker County, Texas, said 1/2 inch iron rod (BENT) being in the existing southwest right-of-way line of FM 1187 (80' right-of-way) said 1/2 inch iron rod (BENT) being the beginning of a curve to the left having a radius of 1,186.04 feet, a delta angle of 04 degrees 39 minutes 18 seconds and whose chord bears North 14 degrees 33 minutes 04 seconds West, a chord distance of 96.33 feet;

THENCE, Northwesterly, with said curve to the left, an arc distance of 96.36 feet to a 5/8 inch iron rod with cap stamped "JPH LAND SURVEYING" found for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "JPH LAND SURVEYING" being the northeast corner of said Lot 1 and the southeast corner of said Lot 1, Block 1 of Aledo Middle School Addition and being in the existing southwest right-of-way line of FM 1187(80' right-of-way), having surface coordinates of (N=6,935,635.02 E=2,244,897.94);

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Parcel 7
P00088668.001
Page 2 of 12

- (1) **THENCE**, South 88 degrees 44 minutes 43 seconds West, with the south line of Lot 1 of said Aledo Middle School Addition and the north line of said Lot 1 of said Bennie Evans Subdivision, a distance of 16.12 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner in the proposed west right-of-way line of FM 1187, having surface coordinates of N=6,935,634.92 and E=2,244,893.35 and being 55.01 feet Right of and at right angles to the proposed centerline Station 154+19.87 of said FM 1187, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" also being the beginning of a curve to the right having a radius of 2,955.01 feet, a delta of 03 degrees 27 minutes 32 seconds, and whose chord bears North 10 degrees 27 minutes 08 seconds West, a chord distance of 178.37 feet;
- (2) **THENCE**, Northwesterly, with said curve to the right and the proposed west right-of-way line of said FM 1187, an arc distance of 178.40 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner having surface coordinates of N=6,935,810.33 and E=2,244,860.99 and being 55.01 feet Right of and at right angles to the proposed centerline Station 152+44.79 of said FM 1187;
- (3) **THENCE**, North 08 degrees 43 minutes 22 seconds West with the proposed west right-of-way line of FM 1187, a distance of 914.60 feet, to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner having surface coordinates of N=6,936,714.35 and E=2,244,722.29 and being 55.01 feet Right of and at right angles to the proposed centerline Station 143+30.19 of said FM 1187, said 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" also being the beginning of a curve to the right having a radius of 1,505.01 feet, a delta of 09 degrees 35 minutes 47 seconds, and whose chord bears North 03 degrees 55 minutes 29 seconds West, a chord distance of 251.78;
- (4) **THENCE**, Northwesterly, with said curve to the right with the proposed west right-of-way line of FM 1187, an arc distance of 252.07 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner, having surface coordinates of N=6,936,965.54 and E=2,244,705.05 and being 55.01 feet Right of and at right angles to the proposed centerline Station 140+87.33 of said FM 1187;

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- (5) **THENCE**, North 00 degrees 52 minutes 25 seconds East with the proposed west right-of-way line of FM 1187, a distance of 122.00 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for the beginning of a curve to the right having a radius of 1,505.01 feet, a delta of 06 degrees 03 minutes 26 seconds, and whose chord bears North 03 degrees 54 minutes 08 seconds East, a chord distance of 159.03, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner, having surface coordinates of N=6,937,087.53 and E=2,244,706.91 and being 55.01 feet Right of and at right angles to the proposed centerline Station 139+65.33 of said FM 1187;
- (6) **THENCE**, Northeasterly, with said curve to the right with the proposed west right-of-way line of FM 1187, an arc distance of 159.11 to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner, having surface coordinates of N=6,937,246.19 and E=2,244,717.74 and being 55.01 feet Right of and at right angles to the proposed centerline Station 138+12.04 of said FM 1187;
- (7) **THENCE**, North 06 degrees 55 minutes 51 seconds East with the proposed west right-of-way line of FM 1187, a distance of 120.07 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner and having surface coordinates of N=6,937,365.38 and E=2,244,732.23 and being 59.79 feet Right of and at right angles to the proposed centerline Station 136+96.60 of said FM 1187, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" also being the beginning of a curve to the left having a radius of 299.50 feet, a delta of 28 degrees 01 minutes 19 seconds, and whose chord bears North 07 degrees 04 minutes 49 seconds West, a chord distance of 145.02;
- (8) **THENCE**, Northwesterly, with said curve to the left with the proposed west right-of-way line of FM 1187, an arc distance of 146.48 to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for corner, in the northwesterly line of said Lot 1 of said Aledo Middle School Addition and the southeast line of Lot 4, Block 7, Lasater Addition and recorded in Volume 277, Page 641 of the Deed Records of Parker County, Texas and having surface coordinates of N=6,937,509.30 and E=2,244,714.35 and being 60.62 feet Right of and at right angles to the proposed centerline Station 135+08.79 of said FM 1187;
- (9) **THENCE**, North 43 degrees 15 minutes 51 seconds East, with a northwesterly line of Lot 1 of said Aledo Middle School Addition, the southeast line of said Lot 4 and proposed west right-of-way line of said FM 1187, a distance of 34.68 feet to a 1/2 inch iron rod found for east corner of said Lot 4, north corner of said Aledo Middle School Addition and the east corner of said Lot 4 and being in the existing south line of FM 1187;

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Parcel 7
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- (10) **THENCE**, South 49 degrees 04 minutes 11 seconds East, with the northeast line of Lot 1 of said Aledo Middle School Addition and the existing south right-of-way line of said FM 1187, a distance of 78.28 feet to an “X” cut in concrete found, for the most easterly northeast corner of Lot 1 of said Aledo Middle School Addition, said “X” cut in concrete found in the existing west right-of-way line of said FM 1187;
- (11) **THENCE**, South 14 degrees 23 minutes 52 seconds West, with the east line of Lot 1 of said Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, a distance of 64.00 feet to a calculated point for corner in the east line of Lot 1 Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, said calculated point being the beginning of a curve to the left having a radius of 1,472.32 feet, a delta of 13 degrees 37 minutes 00 seconds, and whose chord bears South 07 degrees 25 minutes 12 seconds West, a chord distance of 349.08;
- (12) **THENCE**, Southwesterly, with said curve to the left, with the existing west right-of-way line of said FM 1187 and the east line of Lot 1 of said Aledo Middle School Addition, an arc distance of 349.91 feet to a calculated point for corner;
- (13) **THENCE**, South 00 degrees 36 minutes 42 seconds West, with the east line of Lot 1 Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, a distance of 98.50 feet to a calculated point for corner, said calculated point being the beginning of a curve to the left having a radius of 1,472.08 feet, a delta of 09 degrees 03 minutes 00 seconds, and whose chord bears South 03 degrees 54 minutes 48 seconds East, a chord distance of 232.28;
- (14) **THENCE**, Southeasterly, with said curve to the left, with the east line of Lot 1 of said Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, an arc distance of 232.52 feet, to a calculated point for corner;
- (15) **THENCE**, South 08 degrees 26 minutes 18 East, with the east line of Lot 1 of said Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, a distance of 811.70 feet to a calculated point for corner, said calculated point being the beginning of a curve to the right having a radius of 1,869.27 feet, a delta of 04 degrees 20 minutes 00 seconds, and whose chord bears South 06 degrees 16 minutes 18 seconds East, a chord distance of 141.34 feet;

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- (16) **THENCE**, Southeasterly, with said curve to the right with the east line of Lot 1 of said Aledo Middle School Addition and the existing west right-of-way line of said FM 1187 an arc distance of 141.37 feet, to a calculated point for corner, said calculated point being the beginning of a reverse curve to the left having a radius of 1,186.04 feet, a delta of 08 degrees 07 minutes 06 seconds, and whose chord bears South 08 degrees 09 minutes 52 seconds East, a chord distance of 167.91 feet;
- (17) **THENCE**, Southeasterly, with said curve to the left with the east line of Lot 1 of said Aledo Middle School Addition and the existing west right-of-way line of said FM 1187, an arc distance of 168.05 feet, to the **POINT OF BEGINNING**, and containing 1.369 acres (59,633 square feet) of land, more or less.

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 North Central Zone (4202), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.00012. Unit of measurement is U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

All stations and offsets shown are calculated relative to the project centerline (FM 1187/FM 5 centerline).

I, Richard Kennedy, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

Richard Kennedy
Richard Kennedy
Registered Professional Land Surveyor No. 5527
Gorron dona & Associates, Inc.
2800 NE Loop 820, Suite 660
Fort Worth, Texas 76137
Office 817-496-1424 Fax 817-496-1768
Texas Firm No. 10106900



NOTES

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.00012. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

2. * THE MONUMENT DESCRIBED AND SET OR CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A 5/8 INCH IRON ROD WITH CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. ** THE MONUMENT DESCRIBED AND SET OR CALCULATED POINT IN THIS CALL MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

4. *** THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A 4" BRASS DISK SET IN CONCRETE UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

6. ABSTRACTING WAS COMPLETED IN APRIL, 2018 THROUGH SEPTEMBER, 2023.

7. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (US 81/US 287 CENTERLINE).

8. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND:

APPROXIMATE SURVEY LINE	-----S-----
APPROXIMATE CITY LIMIT LINE	-----C-----
EXISTING R.O.W. LINE	-----E-----
LOT LINE	-----L-----
PROPERTY LINE	-----P-----
PROPOSED CENTERLINE	-----P-----
PROPOSED R.O.W. LINE	-----P-----
PROPOSED TXDOT EASEMENT LINE	-----P-----
EXISTING EASEMENT LINE	-----E-----
BROKEN LINE	-----B-----
LAND HOOK (SAME OWNER)	-----L-----
TXDOT TYPE II CONCRETE MONUMENT FOUND	●
MONUMENT FOUND (SIZE & TYPE NOTED)	○
CALCULATED POINT	△
5/8 INCH IRON ROD WITH A 1-3/4 INCH BLUE PLASTIC CAP STAMPED "GORRONDONA & ASSOC INC" SET (UNLESS OTHERWISE NOTED)	○
ACRES	AC.
DEED RECORDS OF PARKER COUNTY, TEXAS	D.R.P.C.T.
INTERSTATE HIGHWAY	IH
FARM TO MARKET	FM
LEFT	LT.
OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS	O.P.R.P.C.T.
PLAT RECORDS OF PARKER COUNTY, TEXAS	P.R.P.C.T.
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
RIGHT	RT.
RIGHT-OF-WAY	R.O.W.
SQUARE FEET	SQ. FT.

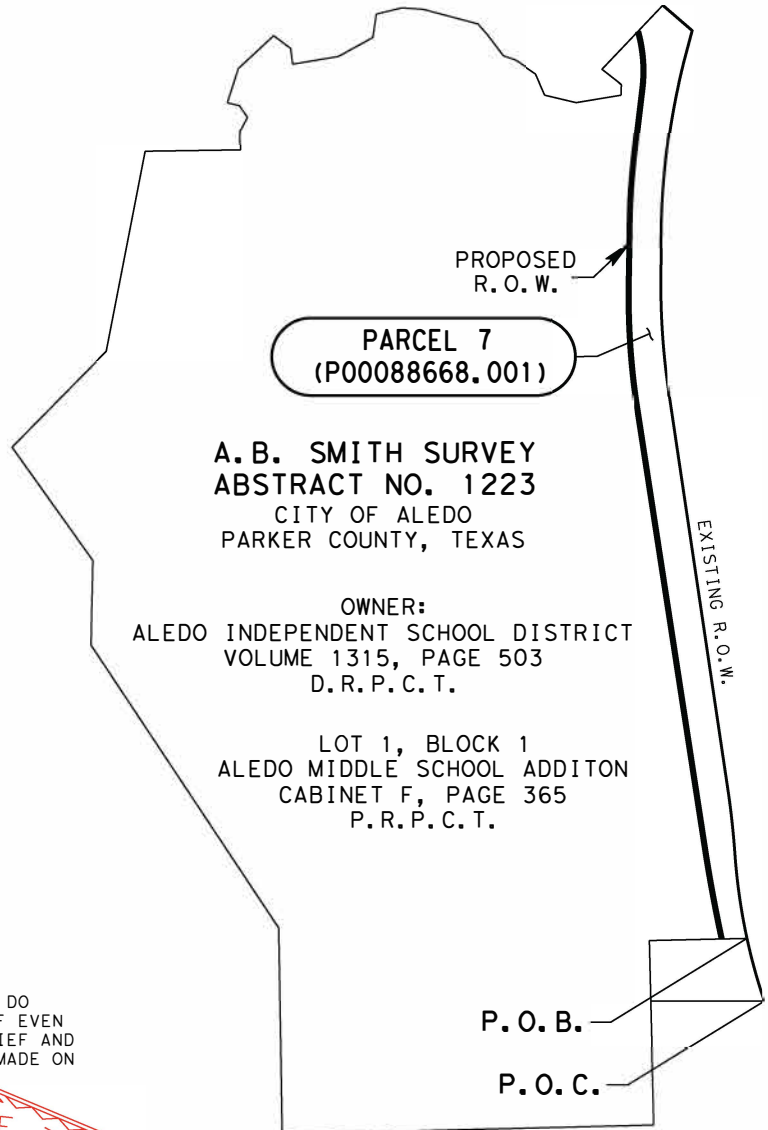
I, RICHARD KENNEDY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard Kennedy

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5527
GORRONDONA & ASSOCIATES, INC.
2800 NE LOOP 820, SUITE 660
FORT WORTH, TEXAS 76137
PHONE: 817-496-1424
FAX: 817-496-1768
TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH (NOT TO SCALE)



P.O.B.

P.O.C.

PROPOSED
R.O.W.PARCEL 7
(P00088668.001)A.B. SMITH SURVEY
ABSTRACT NO. 1223
CITY OF ALEDO
PARKER COUNTY, TEXASOWNER:
ALEDO INDEPENDENT SCHOOL DISTRICT
VOLUME 1315, PAGE 503
D.R.P.C.T.LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL ADDITION
CABINET F, PAGE 365
P.R.P.C.T.

EXISTING R.O.W.

REVISED: 08/26/2024
06/12/2024

*DENOTES A CALCULATED AREA

PARCEL PLAT SHOWING PARCEL 7 (P00088668.001)

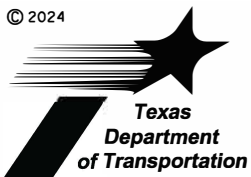
FEDERAL AID PROJECT NO.
N/A

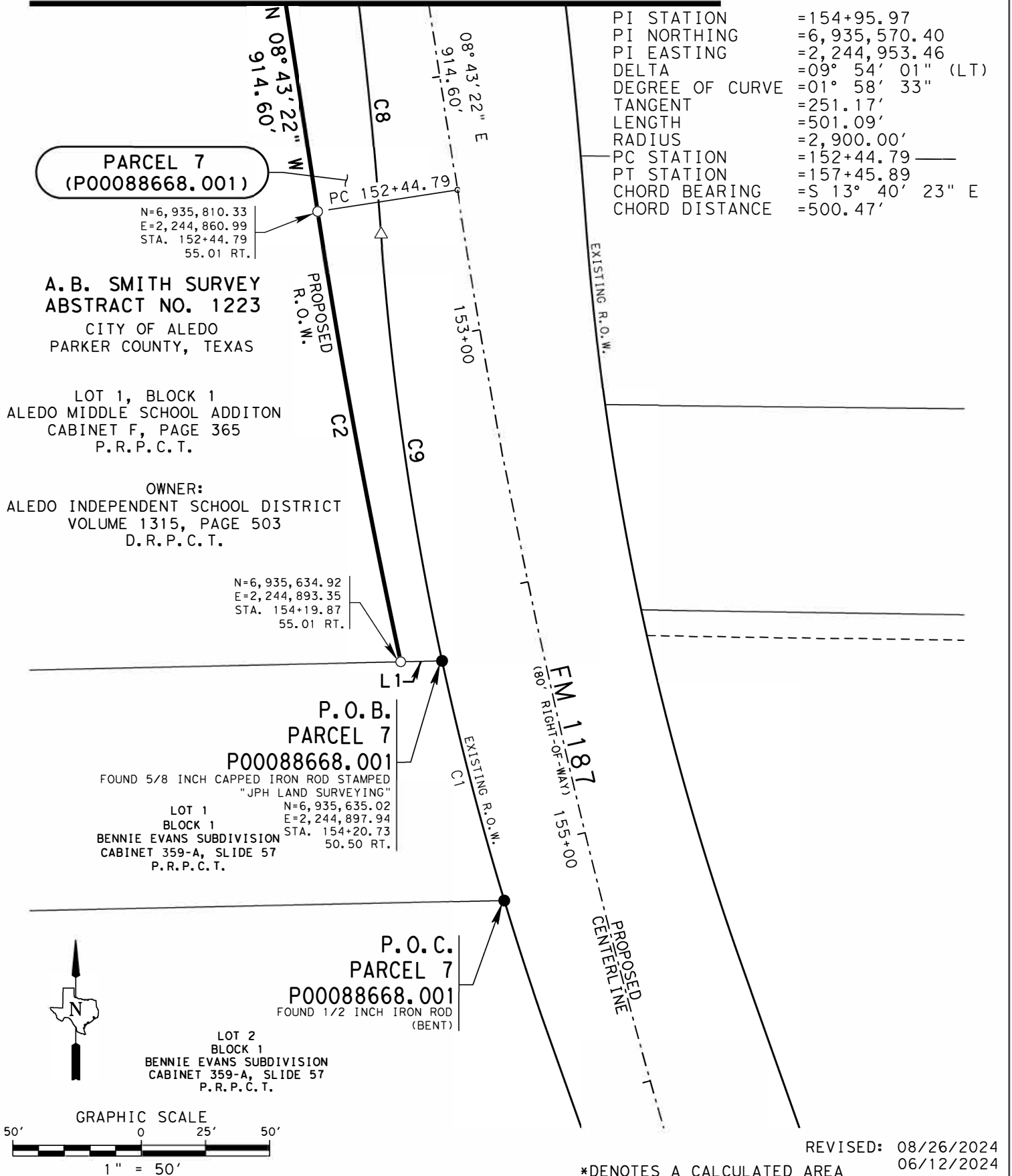
FM 1187

STATE DISTRICT NO.
2PARCEL
NUMBERPARCEL 7
(P00088668.001)SCALE
1" = 50'FILE
PARCEL 7R.O.W. - C.S. J NO.
0008-09-037COUNTY
PARKERACQUISITION
PARENT AREA
REMAINDER AREA

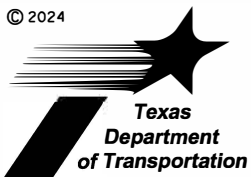
ACRES	SQUARE FEET
1.369	59,633
53.594	2,334,553
*52.225	*2,274,920

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PARCEL PLAT SHOWING
PARCEL 7 (P00088668.001)

FEDERAL AID PROJECT NO.
N/A

FM 1187

STATE DISTRICT NO.
2

PARCEL
NUMBER

PARCEL 7
(P00088668.001)

SCALE
1" = 50'

FILE
PARCEL 7

R.O.W. - C.S. J NO.
0008-09-037

COUNTY
PARKER

ACQUISITION
PARENT AREA
REMAINDER AREA

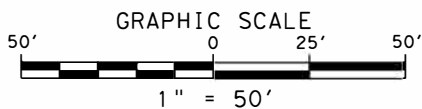
ACRES	SQUARE FEET
1.369	59,633
53.594	2,334,553
*52.225	*2,274,920

PARCEL 7
(P00088668.001)

LOT 1, BLOCK 1
ALED0 MIDDLE SCHOOL ADDITON
CABINET F, PAGE 365
P.R.P.C.T.

OWNER:
ALED0 INDEPENDENT SCHOOL DISTRICT
VOLUME 1315, PAGE 503
D.R.P.C.T.

A.B. SMITH SURVEY
ABSTRACT NO. 1223
CITY OF ALED0
PARKER COUNTY, TEXAS



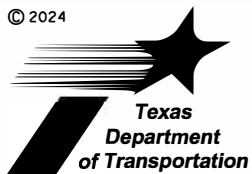
SEE PAGE 7 OF 12

REVISED: 08/26/2024

*DENOTES A CALCULATED AREA

06/12/2024

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PARCEL PLAT SHOWING
PARCEL 7 (P00088668.001)

FEDERAL AID PROJECT NO.

N/A

FM 1187

STATE DISTRICT NO.

2

PARCEL
NUMBER

PARCEL 7
(P00088668.001)

SCALE

1" = 50'

FILE
PARCEL 7

R.O.W. - C.S. J NO.
0008-09-037

COUNTY
PARKER

ACQUISITION

ACRES

SQUARE FEET

PARENT AREA

53.594

2,334,553

REMAINDER AREA

*52.225

*2,274,920

N=6,936,714.35
E=2,244,722.29
STA. 143+30.19
55.01 RT.

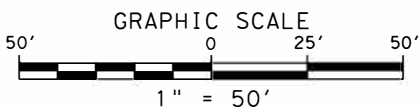
PARCEL 7
(P00088668.001)

LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL ADDITON
CABINET F, PAGE 365
P.R.P.C.T.

OWNER:
ALEDO INDEPENDENT SCHOOL DISTRICT
VOLUME 1315, PAGE 503
D.R.P.C.T.

A.B. SMITH SURVEY
ABSTRACT NO. 1223
CITY OF ALEDO
PARKER COUNTY, TEXAS

PI STATION = 142+09.04
PI NORTHING = 6,936,843.00
PI EASTING = 2,244,758.20
DELTA = 09° 35' 47" (LT)
DEGREE OF CURVE = 03° 57' 05"
TANGENT = 121.72'
LENGTH = 242.86'
RADIUS = 1,450.00'
PC STATION = 140+87.33
PT STATION = 143+30.19
CHORD BEARING = S 03° 55' 29" E
CHORD DISTANCE = 242.58'



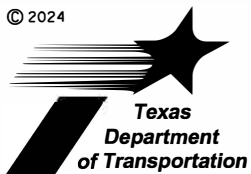
SEE PAGE 8 OF 12

REVISED: 08/26/2024

*DENOTES A CALCULATED AREA

06/12/2024

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PARCEL PLAT SHOWING
PARCEL 7 (P00088668.001)

PARCEL
NUMBER

PARCEL 7
(P00088668.001)

FEDERAL AID PROJECT NO.
N/A

FM 1187

STATE DISTRICT NO.
2

ACQUISITION

ACRES

SQUARE FEET

SCALE

FILE
PARCEL 7R.O.W. - C.S. J NO.
0008-09-037COUNTY
PARKER

PARENT AREA

REMAINDER AREA

53.594

*52.225

2,334,553

*2,274,920

PI STATION =138+29.02
 PI NORTHING =6,937,223.79
 PI EASTING =2,244,764.01
 DELTA =10° 48' 15" (LT)
 DEGREE OF CURVE =03° 57' 05"
 TANGENT =137.12'
 LENGTH =273.42'
 RADIUS =1,450.00'
 PC STATION =136+91.90
 PT STATION =139+65.33
 CHORD BEARING =S 06° 16' 33" W
 CHORD DISTANCE =273.02'

PARCEL 7
(P00088668.001)

N=6,937,087.53
 E=2,244,706.91
 STA. 139+65.33
 55.01 RT.

LOT 1, BLOCK 1
 ALEDO MIDDLE SCHOOL ADDITON
 CABINET F, PAGE 365
 P.R.P.C.T.

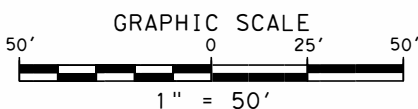
OWNER:
 ALEDO INDEPENDENT SCHOOL DISTRICT
 VOLUME 1315, PAGE 503
 D.R.P.C.T.

N=6,936,965.54
 E=2,244,705.05
 STA. 140+87.33
 55.01 RT.

PI STATION =142+09.04
 PI NORTHING =6,936,843.00
 PI EASTING =2,244,758.20
 DELTA =09° 35' 47" (LT)
 DEGREE OF CURVE =03° 57' 05"
 TANGENT =121.72'
 LENGTH =242.86'
 RADIUS =1,450.00'
 PC STATION =140+87.33
 PT STATION =143+30.19
 CHORD BEARING =S 03° 55' 29" E
 CHORD DISTANCE =242.58'



A.B. SMITH SURVEY
ABSTRACT NO. 1223
 CITY OF ALEDO
 PARKER COUNTY, TEXAS

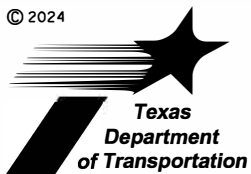


SEE PAGE 9 OF 12

REVISED: 08/26/2024

*DENOTES A CALCULATED AREA 06/12/2024

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PARCEL PLAT SHOWING
 PARCEL 7 (P00088668.001)

FEDERAL AID PROJECT NO.
 N/A

FM 1187

STATE DISTRICT NO.
 2

PARCEL
 NUMBER

PARCEL 7
 (P00088668.001)

SCALE
 1" = 50'

FILE
 PARCEL 7

R.O.W. - C.S. J. NO.
 0008-09-037

COUNTY
 PARKER

ACQUISITION
 PARENT AREA
 REMAINDER AREA

ACRES	SQUARE FEET
1.369	59,633
53.594	2,334,553
*52.225	*2,274,920

PI STATION =135+56.39
 PI NORTHING =6,937,526.75
 PI EASTING =2,244,826.62
 DELTA =64° 07' 18" (RT)
 DEGREE OF CURVE =20° 50' 08"
 TANGENT =172.24'
 LENGTH =307.75'
 RADIUS =274.99'
 PC STATION =133+84.15
 PT STATION =136+91.90
 CHORD BEARING =S 20° 23' 00" E
 CHORD DISTANCE =291.94'

**A.B. SMITH SURVEY
ABSTRACT NO. 1223**

CITY OF ALEDO
PARKER COUNTY, TEXAS

LOT 4, BLOCK 7
LASATER ADDITION
VOLUME 277, PAGE 641

OWNER:
MARSHA KUBENA
INSTRUMENT NO. 201916146
D.R.P.C.T.
0.425 ACRES

N=6,937,509.30
 E=2,244,714.35
 STA. 135+08.79
 60.62 RT.

OWNER:
JAMES A. BARRON, P.A.
INSTRUMENT NO. 201710378
D.R.P.C.T.
CALLED TRACT 1
1.313 ACRES

DRAINAGE EASEMENT
CABINET F, PAGE 365

N=6,937,365.38
 E=2,244,732.23
 STA. 136+96.60
 59.79 RT.

LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
ADDITON
CABINET F, PAGE 365

OWNER:
P.R.P.C.T. ALEDO INDEPENDENT SCHOOL DISTRICT
VOLUME 1315, PAGE 503
D.R.P.C.T.

PI STATION =138+29.02
 PI NORTHING =6,937,223.79
 PI EASTING =2,244,764.01
 DELTA =10° 48' 15" (LT)
 DEGREE OF CURVE =03° 57' 05"
 TANGENT =137.12'
 LENGTH =273.42'
 RADIUS =1,450.00'
 PC STATION =136+91.90
 PT STATION =139+65.33
 CHORD BEARING =S 06° 16' 33" W
 CHORD DISTANCE =273.02'

N=6,937,246.19
 E=2,244,717.74
 STA. 138+12.04
 55.01 RT.

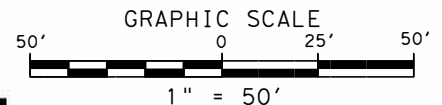
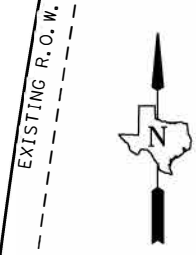
FOUND 1/2
INCH IRON ROD

FOUND "X" CUT
IN CONCRETE

**PARCEL 7
(P00088668.001)**

PRC 136+91.90

FM 1187
(80' RIGHT-OF-WAY)



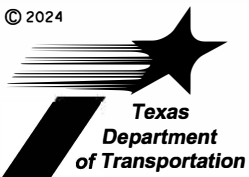
SEE PAGE 10 OF 12

REVISED: 08/26/2024

*DENOTES A CALCULATED AREA

06/12/2024

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PARCEL PLAT SHOWING
PARCEL 7 (P00088668.001)

PARCEL
NUMBER

PARCEL 7
(P00088668.001)

FEDERAL AID PROJECT NO.
N/A

FM 1187

STATE DISTRICT NO.
2

SCALE
1" = 50'

FILE
PARCEL 7

R.O.W. - C.S. J NO.
0008-09-037

COUNTY
PARKER

ACQUISITION
PARENT AREA
REMAINDER AREA

ACRES	SQUARE FEET
1.369	59,633
53.594	2,334,553
*52.225	*2,274,920

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88° 44' 43" W	16.12'
L2	N 43° 15' 51" E	34.68'
L3	S 49° 04' 11" E	78.28'
L4	S 14° 23' 52" W	64.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1,186.04'	04° 39' 18"	N 14° 33' 04" W	96.33'	96.36'
C2	2,955.01'	03° 27' 32"	N 10° 27' 08" W	178.37'	178.40'
C3	1,505.01'	09° 35' 47"	N 03° 55' 29" W	251.78'	252.07'
C4	1,505.01'	06° 03' 26"	N 03° 54' 08" E	159.03'	159.11'
C5	299.50'	28° 01' 19"	N 07° 04' 49" W	145.02'	146.48'
C6	1,472.32'	13° 37' 00"	S 07° 25' 12" W	349.08'	349.91'
C7	1,472.08'	09° 03' 00"	S 03° 54' 48" E	232.28'	232.52'
C8	1,869.27'	04° 20' 00"	S 06° 16' 18" E	141.34'	141.37'
C9	1,186.04'	08° 07' 06"	S 08° 09' 52" E	167.91'	168.05'

REVISED: 08/26/2024

*DENOTES A CALCULATED AREA 06/12/2024

PARCEL PLAT SHOWING
PARCEL 7 (P00088668.001)

PARCEL
NUMBER
PARCEL 7
(P00088668.001)

FEDERAL AID PROJECT NO.	FM 1187		STATE DISTRICT NO.	ACRES	SQUARE FEET
N/A			2	1.369	59,633
SCALE 1" = 50'	FILE PARCEL 7	R.O.W. -C.S. J NO. 0008-09-037	COUNTY PARKER	PARENT AREA 53.594	2,334,553
				REMAINDER AREA *52.225	*2,274,920

