

May 14, 2024
Revised May 20, 2024
Revised June 14, 2024
Revised August 26, 2024
Revised September 06, 2024
Parcel 42 Part 1 and Part 2
Parcel ID P00088676.001 & P00088676.002
Page 1 of 10

EXHIBIT "A"

County: Parker
Highway: FM 1187/FM 5
Project Limits: From Maverick Street to FM 5
RCSJ: 0008-09-038
CCSJ: 0008-09-039
Project No.: R00010036

Property Description for Parcel 42 Part 1 (P00088676.001)
Property Description for Parcel 42 Part 2 (P00088676.002)

BEING 0.176 acres (7,683 square feet) of land situated in the J.R. Kinser Survey, Abstract No. 240, City of Aledo, Parker County, Texas, said 0.176 acres (7,683 square feet) of land being a portion of Lot 1, Block 1, Aledo Elementary School Addition, an addition to the City of Aledo, Parker County, Texas, as recorded in Instrument No. 202239627 of the Official Public Records of Parker County, Texas, and being a portion of a tract of land as described in Warranty Deed with Vendor's Lien from Mason Bristol to Aledo Independent School District as recorded in Volume 1589, Page 1063 of the Deed Records of Parker County, Texas, said 0.176 acres (7,683 square feet) of land being more particularly described in two parts by metes and bounds as follows:

Parcel 42 Part 1

BEING 0.135 acres (5,891 square feet) of land situated in the J.R. Kinser Survey, Abstract No. 240, City of Aledo, Parker County, Texas, said 0.135 acres (5,891 square feet) of land being a portion of Lot 1, Block 1 of Aledo Elementary School Addition, an addition to the City of Aledo, Parker County, Texas, as recorded in Instrument No. 202239627 of said Official Public Records of Parker County, Texas, and being a portion of a tract of land as described in Warranty Deed with Vendor's Lien from Mason Bristol to Aledo Independent School District as recorded in Volume 1589, Page 1063 of the Deed Records of Parker County, Texas, said 0.135 acres (5,891 square feet) of land being more particularly described in five parts by metes and bounds as follows:

EXHIBIT "A"

COMMENCING at a 3/8 iron rod (bent) found for the southwest corner of said Lot 1 and the north corner of Lot 1, Block 1 of Stone Bluff of Aledo, an addition to the City of Aledo, Parker County, Texas, as recorded in Cabinet B, Slide 356, of the Plat Records of Parker County, Texas, said 3/8 iron rod (bent) being in the existing east line of FM 5 (80' right-of-way); **THENCE**, North 01 degrees 11 minutes 05 seconds West, with the west line of said Lot 1 and with said existing east line of FM 5, a distance of 896.17 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" being the intersection of said existing east line of FM 5 with the proposed east line of FM 5 having surface coordinates of (N=6,934,169.69 and E=2,245,279.42) and being 40.62 feet Left of and at right angles to centerline station 169+39.94 of FM 1187/FM 5;

- 1) **THENCE**, North 01 degrees 11 minutes 05 seconds West, with the west line of said Lot 1 and said existing east line of FM 5, a distance of 250.87 feet to a 1/2 inch iron rod found, for the intersection of FM 5 and FM 1187 and the northwest corner of Lot 1;
- 2) **THENCE**, North 43 degrees 29 minutes 55 seconds East, with the northwest line of said Lot 1 and said existing south line of FM 1187, a distance of 37.71 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for the intersection of the existing south line of FM 1187 and the proposed east line of FM 5 having surface coordinates of N=6,934,447.86 and E=2,245,300.18 and being 67.50 feet Left of and at right angles to centerline station 166+62.29 of FM 1187/FM 5;
- 3) **THENCE**, South 01 degrees 15 minutes 40 seconds East with the proposed east line of FM 5, a distance of 137.49 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=6,934,310.41 and E=2,245,303.20 and being 67.50 feet Left of and at right angles to centerline station 167+99.78 of FM 1187/FM 5 said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" the beginning of a curve to the right having a radius of 120.50 feet, a delta angle of 22 degrees 04 minutes 44 seconds, and whose chord bears South 09 degrees 46 minutes 42 seconds West, a chord distance of 46.15 feet;

EXHIBIT "A"

- 4) **THENCE**, southerly with said curve to the right and with proposed FM 5, an arc distance of 46.43 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=6,934,264.93 and E=2,245,295.36 and being 58.66 feet Left of and at right angles to centerline station 168+45.08 of FM 1187/FM 5, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set being the beginning of a reverse curve to the left having a radius of 29.50 feet, a delta angle of 22 degrees 04 minutes 44 seconds, and whose chord bears South 09 degrees 46 minutes 42 seconds West, a chord distance of 11.30 feet;
- 5) **THENCE**, southerly with said reverse curve to the left and proposed FM 5, an arc distance of 11.37 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=6,934,253.80 and E=2,245,293.45 and being 56.50 feet Left of and at right angles to centerline station 168+56.16 of FM 1187/FM 5;
- 6) **THENCE**, South 01 degrees 15 minutes 40 seconds East with proposed FM 5, a distance of 83.78 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=6,934,170.04 and E=2,245,295.29 and being 56.50 feet Left of and at right angles to centerline station 169+39.94 of FM 1187/FM 5;
- 7) **THENCE**, South 88 degrees 44 minutes 20 seconds West with proposed FM 5, a distance of 15.88 feet to the **POINT OF BEGINNING**, and containing 0.135 acres (5,891 square feet) of land, more or less.

Parcel 42 Part 2

BEING 0.041 acres (1,792 square feet) of land situated in the J.R. Kinser Survey, Abstract No. 240, City of Aledo, Parker County, Texas, said 0.041 acres (1,792 square feet) of land being a portion of Lot 1, Block 1 of Aledo Elementary School Addition, an addition to the City of Aledo, Parker County, Texas, as recorded in Instrument No. 202239627 of said Official Public Records of Parker County, Texas, and being a portion of a tract of land as described in Warranty Deed with Vendor's Lien from Mason Bristol to Aledo Independent School District as recorded in Volume 1589, Page 1063 of the Deed Records of Parker County, Texas, said .041 acres (1,792 square feet) of land being more particularly described in five parts by metes and bounds as follows:

EXHIBIT "A"

COMMENCING at a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of Lot 1 and the northwest corner of a called 10.66 acre tract of land conveyed to James J. Stevenson a/k/a James Joshua Stevenson, recorded in Instrument No. 202238566 of the said Official Public Records of Parker County, Texas, said 5/8 inch iron rod with cap stamped "TNP" being in the existing south line of FM 1187 (100' right-of-way); **THENCE**, South 89 degrees 49 minutes 55 seconds West, with the north line of said Lot 1 and the said existing south line of FM 1187, a distance of 464.29 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for **POINT OF BEGINNING**, having surface coordinates of (N=6,934,592.24 and E=2,245,680.07) and being 450.48 feet Left of and at right angles to centerline station 165+26.31 of FM 1187/FM 5;

- 1) **THENCE**, South 00 degrees 10 minutes 04 seconds East, with said proposed south line of FM 1187, a distance of 6.53 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=6,934,585.71 and E=2,245,680.09 and being 450.36 feet Left of and at right angles to centerline station 165+32.84 of FM 1187/FM 5;
- 2) **THENCE**, South 89 degrees 30 minutes 20 seconds West, with said proposed south line of FM 1187, a distance of 235.34 feet to 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=6,934,583.68 and E=2,245,444.76 and being 215.04 feet Left of and at right angles to centerline station 165+29.69 of FM 1187/FM 5, said 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" being the beginning of a curve to the left having a radius of 329.50 feet, a delta angle of 02 degrees 49 minutes 10 seconds, and whose chord bears South 88 degrees 05 minutes 45 seconds West, a chord distance of 16.21 feet;
- 3) **THENCE**, westerly with said proposed south line of FM 1187 and with said curve to the left, an arc distance of 16.22 feet to a 5/8 inch iron rod with a 1-3/4 inch blue plastic cap stamped "GORRONDONA & ASSOC INC" set for the intersection of said east line of FM 5 and the said Proposed south line of FM 1187, from which a 1/2 inch iron rod bears South 43 degrees 30 minutes 04 seconds West, a distance of 224.21 feet, said 1/2 inch iron rod found being the northwest corner of said Lot 1;

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Parcel 42 Part 1 and Part 2
Parcel ID P00088676.001 & P00088676.002
Page 5 of 10

EXHIBIT "A"

- 4) **THENCE**, North 43 degrees 26 minutes 53 seconds East, with the northwest line of Lot 1 and said existing south line of FM 1187, a distance of 11.55 feet to a calculated point for corner;
- 5) **THENCE**, North 89 degrees 49 minutes 55 seconds East, with the north line of said Lot 1 and said existing south line of FM 1187, a distance of 243.57 feet to the **POINT OF BEGINNING**, and containing 0.041 acres (1,792 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.

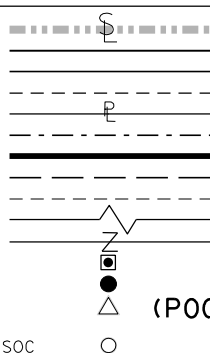
6. ABSTRACTING WAS COMPLETED IN APRIL, 2018 THROUGH SEPTEMBER, 2023.

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
APPROXIMATE CITY LIMIT LINE
EXISTING R.O.W. LINE
LOT LINE
PROPERTY LINE
PROPOSED CENTERLINE
PROPOSED R.O.W. LINE
PROPOSED TXDOT EASEMENT LINE
EXISTING EASEMENT LINE
BROKEN LINE
LAND HOOK (SAME OWNER)
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
DEED RECORDS OF PARKER COUNTY, TEXAS
INTERSTATE HIGHWAY
FARM TO MARKET
LEFT
OFFICIAL PUBLIC RECORDS
OF PARKER COUNTY, TEXAS
PLAT RECORDS OF PARKER COUNTY, TEXAS
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT
RIGHT-OF-WAY
SQUARE FEET

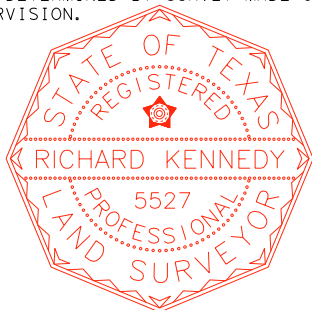
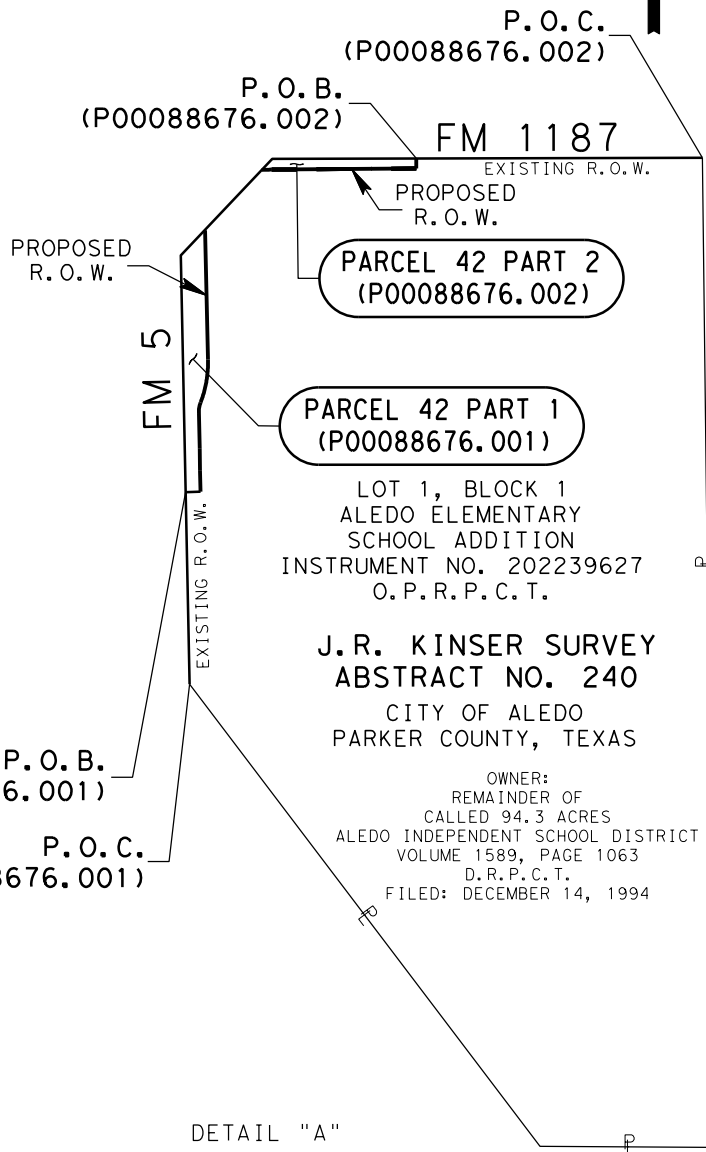


AC.
D.R.P.C.T.
IH
FM
LT.
O.P.R.P.C.T.
P.R.P.C.T.
P.O.B.
P.O.C.
RT.
R.O.W.
SQ. FT.

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)

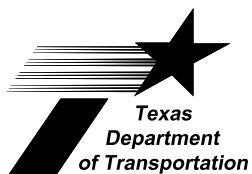
DETAIL "A"

	ACRES	SQUARE FEET
PARCEL 42 PART 1 ACQUISITION	0.135	5,891
PARCEL 42 PART 2 ACQUISITION	0.041	1,792
PARENT AREA	36.87	1,598,374
REMAINDER AREA	RT. *36.69	*1,604,265

REVISED 09/06/2024
REVISED 08/26/2024
REVISED 06/14/2024
REVISED 05/20/2024
05/14/2024

*DENOTES A CALCULATED AREA

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PARCEL PLAT SHOWING
PARCEL 42 PART 1, PARCEL 42 PART 2

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

FM 1187/FM 5

FILE
PARCEL 42

R.O.W. - C.S. J NO.
N/A

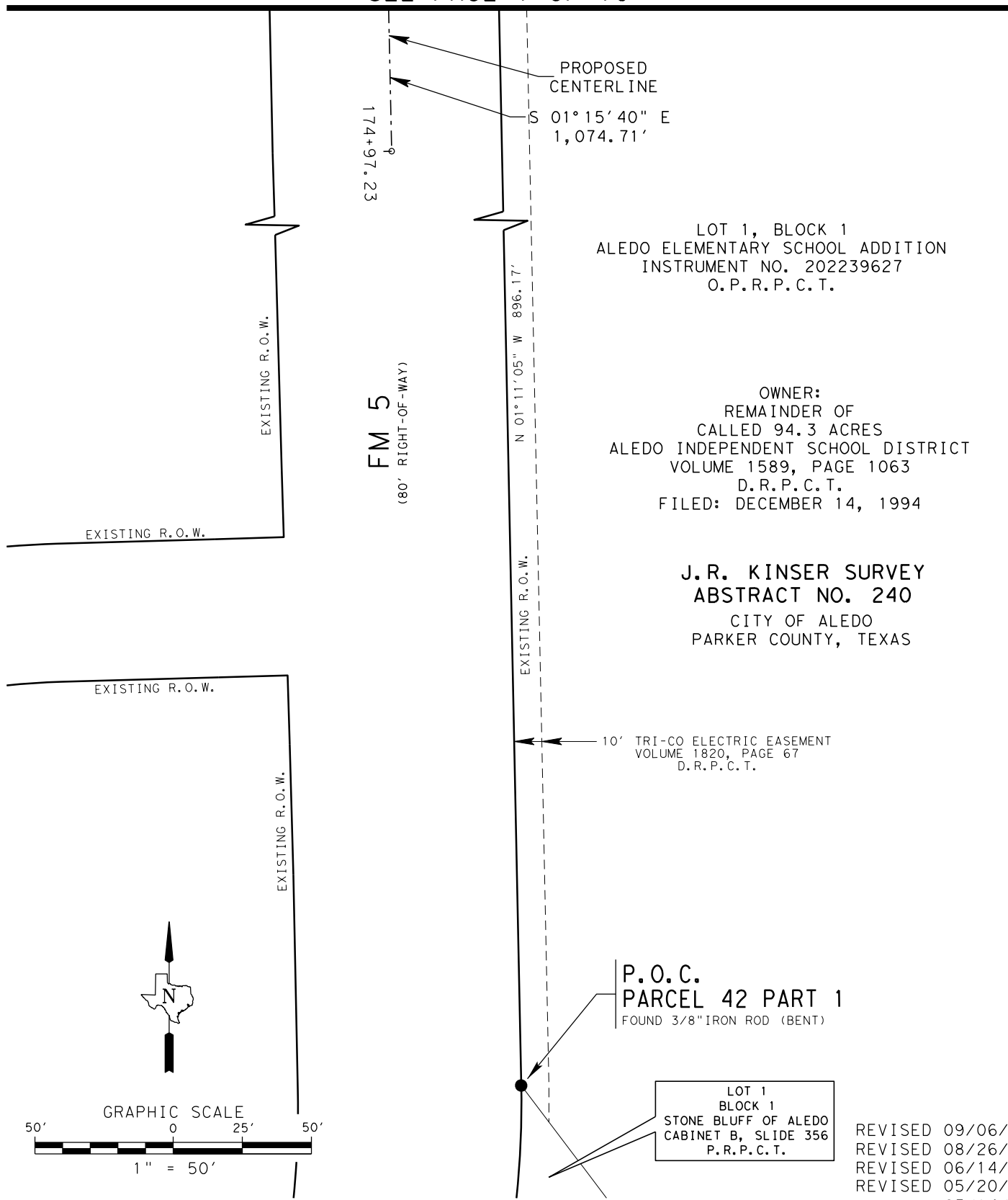
STATE DISTRICT NO.
2
COUNTY
PARKER

PARCEL
NUMBER
ACQUISITION
PARENT AREA
REMAINDER AREA

PARCEL 42 PART 1
PARCEL 42 PART 2

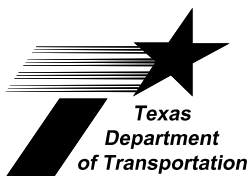
ACRES SQUARE FEET

SEE DETAIL "A"
SHEET 6



REVISED 09/06/2024
REVISED 08/26/2024
REVISED 06/14/2024
REVISED 05/20/2024
05/14/2024

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PARCEL PLAT SHOWING
PARCEL 42 PART 1, PARCEL 42 PART 2

FEDERAL AID PROJECT NO.
N/A
SCALE
1" = 50'

FM 1187/FM 5
FILE
PARCEL 42

STATE DISTRICT NO.
2
COUNTY
PARKER

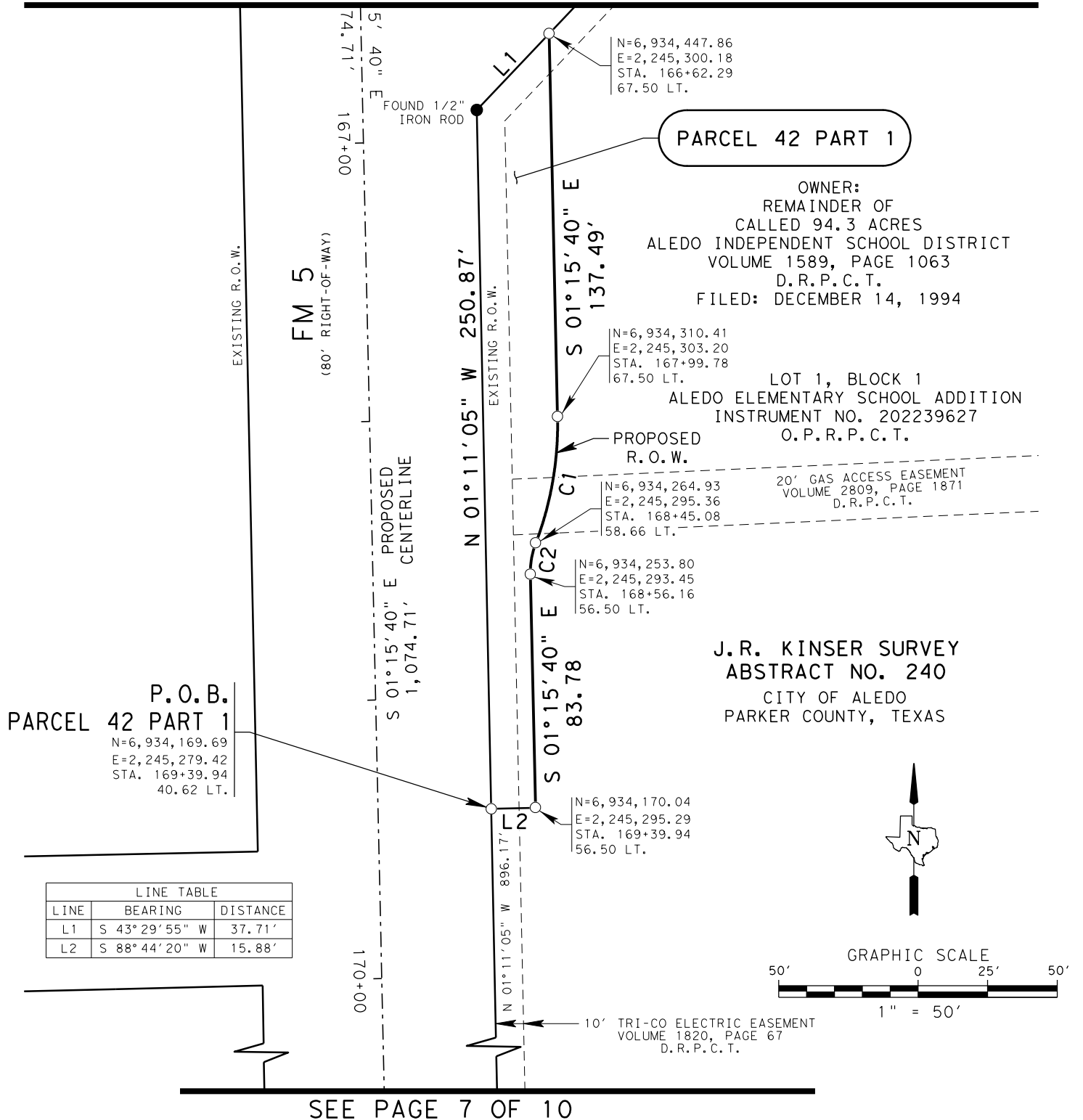
R.O.W. - C.S. J NO.
N/A

PARCEL
NUMBER
ACQUISITION
PARENT AREA
REMAINDER AREA

PARCEL 42 PART 1
PARCEL 42 PART 2

ACRES SQUARE FEET

SEE DETAIL "A"
SHEET 6



SEE PAGE 7 OF 10

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	120.50'	22° 04' 44"	S 09° 46' 42" W	46.15'	46.43'
C2	29.50'	22° 04' 44"	S 09° 46' 42" W	11.30'	11.37'

REVISED 09/06/2024
 REVISED 08/26/2024
 REVISED 06/14/2024
 REVISED 05/20/2024
 05/14/2024

*DENOTES A CALCULATED AREA

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PARCEL PLAT SHOWING
 PARCEL 42 PART 1, PARCEL 42 PART 2

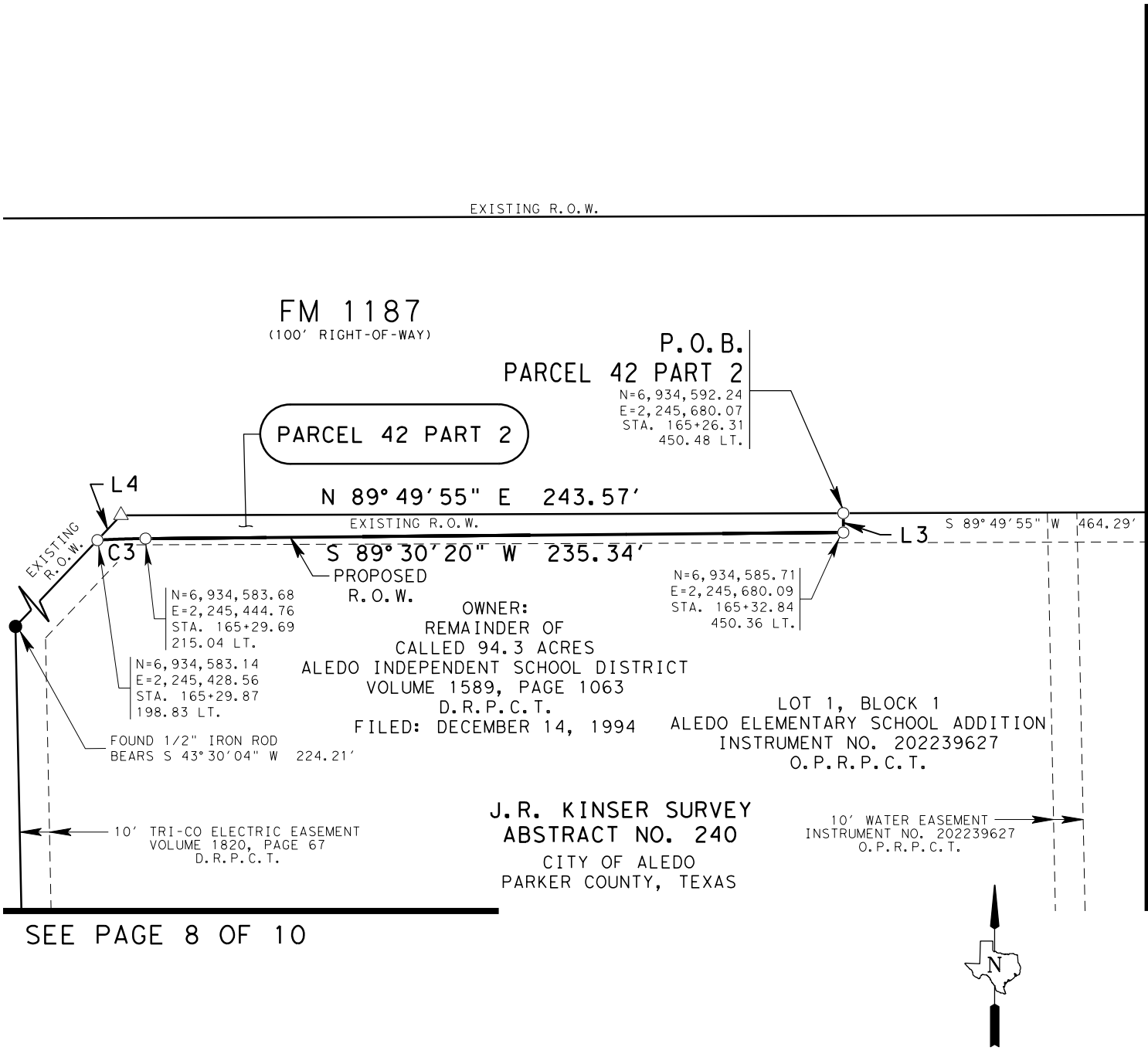
PARCEL
NUMBERPARCEL 42 PART 1
PARCEL 42 PART 2FEDERAL AID PROJECT NO.
N/A

FM 1187/FM 5

STATE DISTRICT NO.
2

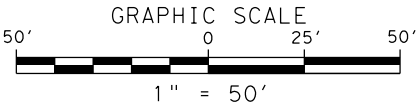
ACRES SQUARE FEET

SCALE
1" = 50'FILE
PARCEL 42R.O.W. -C.S. J. NO.
N/ACOUNTY
PARKERACQUISITION
PARENT AREA
REMAINDER AREASEE DETAIL "A"
SHEET 6



SEE PAGE 10 OF 10

SEE PAGE 8 OF 10

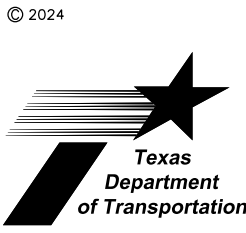


LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 00° 10' 04" E	6.53'
L4	N 43° 26' 53" E	11.55'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	329.50'	02° 49' 10"	S 88° 05' 45" W	16.21'	16.22'

REVISED 09/06/2024
REVISED 08/26/2024
REVISED 06/14/2024
REVISED 05/20/2024
05/14/2024

*DENOTES A CALCULATED AREA



PARCEL PLAT SHOWING PARCEL 42 PART 1, PARCEL 42 PART 2				PARCEL NUMBER	PARCEL 42 PART 1 PARCEL 42 PART 2	
FEDERAL AID PROJECT NO. N/A	FM 1187/FM 5		STATE DISTRICT NO. 2	ACQUISITION PARENT AREA REMAINDER AREA	ACRES	SQUARE FEET
SCALE 1" = 50'	FILE PARCEL 42	R.O.W. -C.S. J NO. N/A	COUNTY PARKER		SEE DETAIL "A" SHEET 6	

SEE PAGE 9 OF 10

EXISTING R.O.W.

FM 1187
(100' RIGHT-OF-WAY)

P.O.C.
PARCEL 42 PART 2
FOUND 5/8" IRON ROD
WITH CAP STAMPED "TNP"

S 89° 49' 55" W 464.29'

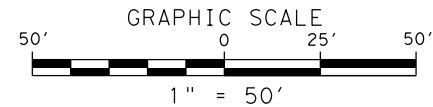
EXISTING R.O.W.

OWNER:
REMAINDER OF
CALLED 94.3 ACRES
ALEDO INDEPENDENT SCHOOL DISTRICT
VOLUME 1589, PAGE 1063
D.R.P.C.T.
FILED: DECEMBER 14, 1994

LOT 1, BLOCK 1
ALEDO ELEMENTARY SCHOOL ADDITION
INSTRUMENT NO. 202239627
O.P.R.P.C.T.

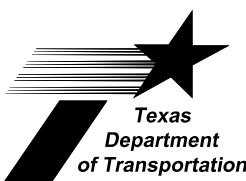
CALLED: 10.66 ACRES
JAMES J. STEVENSON o/k/a
JAMES JOSHUA STEVENSON
INSTRUMENT NO. 202238566
O.P.R.P.C.T.

J.R. KINSER SURVEY
ABSTRACT NO. 240
CITY OF ALEDO
PARKER COUNTY, TEXAS



REVISED 09/06/2024
REVISED 08/26/2024
REVISED 06/14/2024
REVISED 05/20/2024
05/14/2024

*DENOTES A CALCULATED AREA

 © 2024	PARCEL PLAT SHOWING PARCEL 42 PART 1, PARCEL 42 PART 2			PARCEL NUMBER	PARCEL 42 PART 1 PARCEL 42 PART 2
	FEDERAL AID PROJECT NO. N/A	FM 1187/FM 5		STATE DISTRICT NO. 2	ACRES SQUARE FEET
	SCALE 1" = 50'	FILE PARCEL 42	R.O.W. -C.S.J NO. N/A	COUNTY PARKER	SEE DETAIL "A" SHEET 6
				ACQUISITION PARENT AREA REMAINDER AREA	