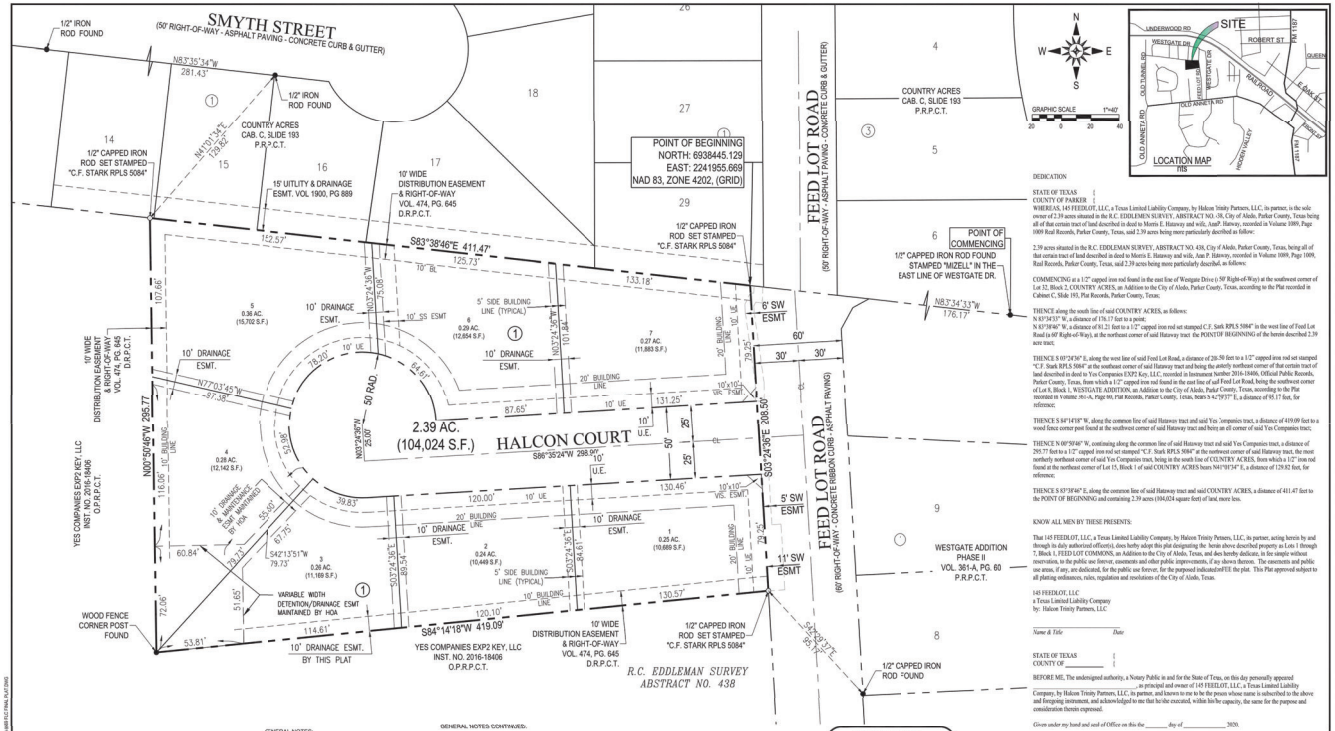

DEDICATION

STATE OF TEXAS :
COUNTY OF PARKER :

WHEREAS, 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, is the sole owner of 2.39 acres situated in the R.C. EDDLEMEN SURVEY, ABSTRACT NO. 38, City of Aledo, Parker County, Texas being all of that certain tract of land described in deed to Morris E. Hataway and wife, Ann P. Hatway, recorded in Volume 1089, Page 1009 Real Records, Parker County, Texas, and 2.39 acres being more particularly described as follows:

2.39 acres situated in the R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438, City of Aledo, Parker County, Texas, being all of that certain tract of land described in deed to Morris E. Hataway and wife, Ann P. Hatway, recorded in Volume 1089, Page 1009, Real Records, Parker County, Texas, said 2.39 acres being more particularly described, as follows:

COMMENCING at a 1/2" capped iron rod found in the east line of Westgate Drive (r.50' Right-of-Way) at the southwest corner of Lot 32, Block 2, COUNTRY ACRES, an Addition to the City of Aledo, Parker County, Texas, according to the Plat recorded in Cabinet C, Slide 193, Plat Records, Parker County, Texas;

THENCE along the south line of said COUNTRY ACRES, as follows:
N 83°34'33" W, a distance of 176.17 feet to a point;
N 83°38'46" W, a distance of 81.21 feet to a 1/2" capped iron rod set stamped C.F. Stark RPLS 5084" in the west line of Feed Lot Road (a 60' Right-of-Way), at the northeast corner of said Hataway tract the POINTOF BEGINNING of the herein described 2.39 acre tract;

THENCE S 00°24'36" E, along the west line of said Feed Lot Road, a distance of 208.50 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the southeast corner of said Hataway tract and being the aoterly southeast corner of that certain tract of land described in deed to Yes Companies EXP2 Key, LLC, recorded in Instrumenge Number 2016-18406, Official Public Records, Parker County, Texas, from which a 1/2" capped iron rod found in the east line of sail Feed Lot Road, being the southwest corner of Lot 8, Block 1, WESTGATE ADDITION, an Addition to the City of Aledo, Parker County, Texas, according to the Plat recorded in Volume 361-A, Page 60, Plat Records, Parker County, Texas, bears S 42°59'37" E, a distance of 95.17 feet, for reference;

THENCE S 84°14'18" W, along the common line of said Hataway tract and said Yes Companies tract, a distance of 419.09 feet to a wood fence corner post found at the southwest corner of said Hataway tract and being an ell corner of said Yes Companies tract;

THENCE N 00°50'46" W, continuing along the common line of said Hataway tract ed said Yes Companies tract, a distance of 295.77 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" at the northwest corner of said Hataway tract, the most northerly northeast corner of said Yes Companies tract, being in the south line of COUNTRY ACRES, from which a 1/2" iron rod found at the northeast corner of Lot 15, Block 1 of said COUNTRY ACRES bears N41°01'34" E, a distance of 129.82 feet, for reference;

THENCE S 83°38'46" E, along the common line of said Hataway tract and said COUNTRY ACRES, a distance of 411.47 feet to the POINT OF BEGINNING and containing 2.39 acres (104,024 square feet) of land, more less.

KNOW ALL MEN BY THESE PRESENTS:

That 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lots 1 through 7, Block 1, FEED LOT COMMONS, 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 ay shown thereon. The easements and public use areas, if any, are dedicated, for the public use forever, for the purposed indicated ON the plat. This Plat approved subject to all platting ordinances, rules, regulation and resolutions of the City of Aledo, Texas.

145 FEEDLOT, LLC
a Texas Limited Liability Company
by: Halcon Trinity Partners, LLC

_____ _____
Name & Title *Date*

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE ME, The undersigned authority, a Notary Public in and for the State of Texa, on this day personally appeared _____, *as principal and owner of* 145 FEEDLOT, LLC, a Texas Limited Liability Company, by Halcon Trinity Partners, LLC, its partner, and known to me to be the peson whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed, within his/he capacity, the same for the purpose and consideration therein expressed.

Given under my hand and seal of Office on this the _____ *day of* _____ 2020.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

GENERAL NOTES:

1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

2) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPT. 26, 2008 MAP NO. 48367C0465E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

3) ALL CORNERS SET ARE 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084" (UNLESS OTHERWISE NOTED).

4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND / OR UTILITY PROVIDERS BEFORE EXCAVATING OR CONSTRUCTION.

6) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS ROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENT, HOME OWNERS ASSOC., ETC.)

GENERAL NOTES CONTINUED:

7.) THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, AND OPEN SPACES AND 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.

8.) ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, 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.

9.) PROPERTY IS ZONED "PD-R7 DISTRICT, BUILDING LINES SHALL BE SET AS REQUIRED BY THE PLANNED DEVELOPMENT.

10.) DRAINAGE AND MAINTENANCE EASEMENT AND DETENTION EASEMENT TO BE MAINTAINED BY HOA. EACH PROPERTY OWNER (OR NEIGHBORHOOD ASSOCITION) SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITONS OR BLOCKAGE OF THE DRAINAGE.

11.) NO OBSTRUCTION TO FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF FENCE OR ANY OTHER STRUCTURE WITHIN THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA OR FOR ANY CHANGE OR INJURY TO PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, IN TO OR OUT OF SAID DETENTION AREA, OR FOR THE CONTROL OF EROSION. (ACH PROPERTY OWNER (OR NEIGHBORHOOD ASSOCIATION) SHALL KEEP THE DETENTOINAREAS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITONS OR BLOCKAGE OF THE INAINAGE. HE SHALL ALSO ADDRESS THIS CONCERN.

APPROVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS

ON THIS _____, DAY OF _____, 2022

_____
MAYOR, CITY OF ALEDO

_____
CITY SECRETARY

FILED FOR RECORD
_____ COUNTY, TEXAS PLAT RECORD
_____, SLIDE _____

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

STATE OF TEXAS
CHARLES F. STARK
5084
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

_____
Charles F. Stark, RPLS

_____
Date

OWNER:
145 FEEDLOT, LLC
P.O. BOX 101914 FW, TX 76185
PHONE: 817-964-5210

Barron•Stark Engineers
6221 SOUTHWEST BOULEVARD, SUITE 100
FORT WORTH, TEXAS 76132
(O) 817-231-8100 (F) 817-231-8144
TEXAS REGISTERED ENGINEERING FIRM F-10998
TEXAS REGISTERED SURVEY FIRM F-10158800
www.barronstark.com

JOB No. 399-9569
DATE SEPT. 2022
REV: 04-05-2022
SHEET
1 of 1

FINAL PLAT
HALCON COURT

FEED LOT COMMONS
CITY OF ALEDO
PARKER COUNTY, TEXAS

FINAL PLAT
Lots 1 through 7, Block 1
FEED LOT COMMONS
An Addition to theCity of Aledo, Parker County, Texas

Being 2.39 Acres Situated in the
R.C. EDDLEMAN SURVEY, ABSTRACT NO. 438
City of Aledo, Parker County, Texas
April 2022

REVISIONS

NO.	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron•Stark Engineers

STATE OF TEXAS
CHARLES F. STARK
57357
REGISTERED
PROFESSIONAL ENGINEER
05/11/2022

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, P.E. TEXAS REGISTRATION NO. 57357

CLIENT No.	399
PROJECT No.	9569
DESIGN:	CS
DRAWN:	GG/RCP
CHECKED:	CFS
DATE:	MAY 2022

SHEET
C1.0

USER: PATRICE GRIMA
DATE: 05/11/2022 10:09:47 AM
FILE NAME: N:\BARRON STARK INVIT ENG\399 - BRITT PHILLIPS\9569 - 24 AC TRACT FEED LOT RD ALEDO\3D\CADD\DWG\399-9569 FLC C1.DTNA FLAT.DWG