



Property Description

Being a 30.482 acre tract of land situated in the G. Tandy Survey, Abstract No. 2356, the J.D. Kyle Survey, Abstract No. 792, and the C. Jackson Survey, Abstract No. 754, Parker County, Texas, and being a portion of the 31.40 acre tract of land described in General Warranty Deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Commencing from an 1/2 inch iron rod located at the southeast corner of said 31.40 acre tract and the same being the southwest corner of Lot 1, Block 1 Aledo Middle School No. 2 Addition, Cabinet E, Page 703, Deed Records, Parker County, Texas;

Thence North 1 degrees 13 minutes 15 seconds West, 47.03 feet to the Point of Beginning;

Thence South 88 degrees 37 minutes 39 seconds West, 884.91 feet along the northern right-of-way line of Old Weatherford Road described in Public Right-of-Way Dedication, recorded in Instrument No. IN 202232416, Deed Records, Parker County, Texas;

Thence North 46 degrees 25 minutes 42 seconds West, 21.22 feet with said northern right-of-way;

Thence North 1 degrees 13 minutes 15 seconds West, 1346.19 feet with the west line of said 31.40 acre tract to a point in the approximate center of a creek;

Thence along the north line of said 31.40 acre tract and with the approximate center of said creek the following three (3) calls:

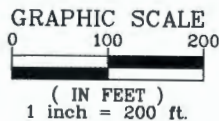
1. North 59 degrees 48 minutes 53 seconds East, 310.62 feet;
2. South 79 degrees 52 minutes 34 seconds East, 269.21 feet;
3. North 75 degrees 48 minutes 02 seconds East, 373.80 feet;

Thence South 1 degrees 13 minutes 15 seconds East, 1540.22 feet departing from said creek and with the west line of said Lot 1, Block 1 Aledo Middle School No. 2 Addition to the Point of Beginning and containing 1,327,787 square feet or 30.482 acres of land, more or less.



LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. APPROXIMATE ABSTRACT/SURVEY LINE
- = PROP. LOT LINE
- = EX. FLOOD PLAIN LIMIT LINE
- P.O.B. = POINT OF BEGINNING
- IR = IRON ROD
- D.R.P.C.T. = DEED RECORDS PARKER COUNTY TEXAS
- D.R.P.C.T. = DEED RECORDS PARKER COUNTY TEXAS



ALEDO INDEPENDENT SCHOOL DISTRICT

VOL. 2583, PG. 1480
D.R.P.C.T.

BLOCK 68
MORNINGSTAR
CAB. E. SLIDE 179
D.R.P.C.T.

PIN

"YPC TNP"

N59°48'53"E 310.62'

S79°52'34"E 269.21'

N75°48'02"E 373.80'

APPROX. SFHA ZONE A

CEMETERY
8.894 ACRES
387,430 SF
DOC. NO. 202533872
D.R.P.C.T.

REMAINDER
21.588 ACRES
940,357 SF
DOC. NO. 202533872
D.R.P.C.T.

CALLED 31.40 ACRES
CATHOLIC DIOCESE OF FORT WORTH
VOL. 2459, PG. 1357
D.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457 PG. 1676
D.R.P.C.T.

50' X 50' ADDITIONAL
TEMP. WORK SPACE ESMT
VOL. 2457 PG. 1676
D.R.P.C.T.

PERMANENT WATERLINE EASEMENT
INST. NO. 201512743
D.R.P.C.T.

PERMANENT SLOPE EASEMENT
INST. NO. 202232416
D.R.P.C.T.

J. KYLE SURVEY, A-708
& TERRY 2006

PUBLIC ACCESS & UTILITY
EASEMENT
INST. NO. 202232416
D.R.P.C.T.

PUBLIC RIGHT-OF-WAY
DEDICATION
INST. NO. 202232416
D.R.P.C.T.

THIS MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES

PFW HOLDINGS, INC.
INST. NO. 201410303
D.R.P.C.T.

OLD WEATHERFORD ROAD
VARIABLE WIDTH RIGHT-OF-WAY

S17°15'E 1540.22'

LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION
CAB. E. SLIDE 703
D.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457 PG. 1676

1/2" IR

5/8" IR

"SPOONER"

5/8" IR

"SPOONER"

N46°25'42"W 21.22'

5/8" IR

"SPOONER"

MAG NAIL
"SPOONER" SHINER

S88°37'39"W 884.91'

APPROXIMATE SURVEY LINE



505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph:817.865.1580 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROPERTY EXHIBIT MAP

HOLY REDEEMER
BEING 30.428 ACRES SITUATED IN
PARKER COUNTY, TEXAS

PROJ. MGR.: JD
DRAWN BY: CFC
DATE: 02/26/26
SCALE: 1" = 200'

SHEET

1

616.308001



Right-Of-Way Description

Being a 0.916 acre tract of land situated in the G. Tandy Survey, Abstract No. 2356 and being all of the Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and being a portion of the 31.40 acre tract of land described in General Warranty Deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning from an 1/2 inch iron rod located at the southeast corner of said 31.40 acre tract and the same being the southwest corner of Lot 1, Block 1 Aledo Middle School No. 2 Addition, Cabinet E, Page 703, Deed Records, Parker County, Texas;

Thence with the southern line of said Public Right-of-Way Dedication South 88 degrees 59 minutes 13 seconds West, 899.97 feet;

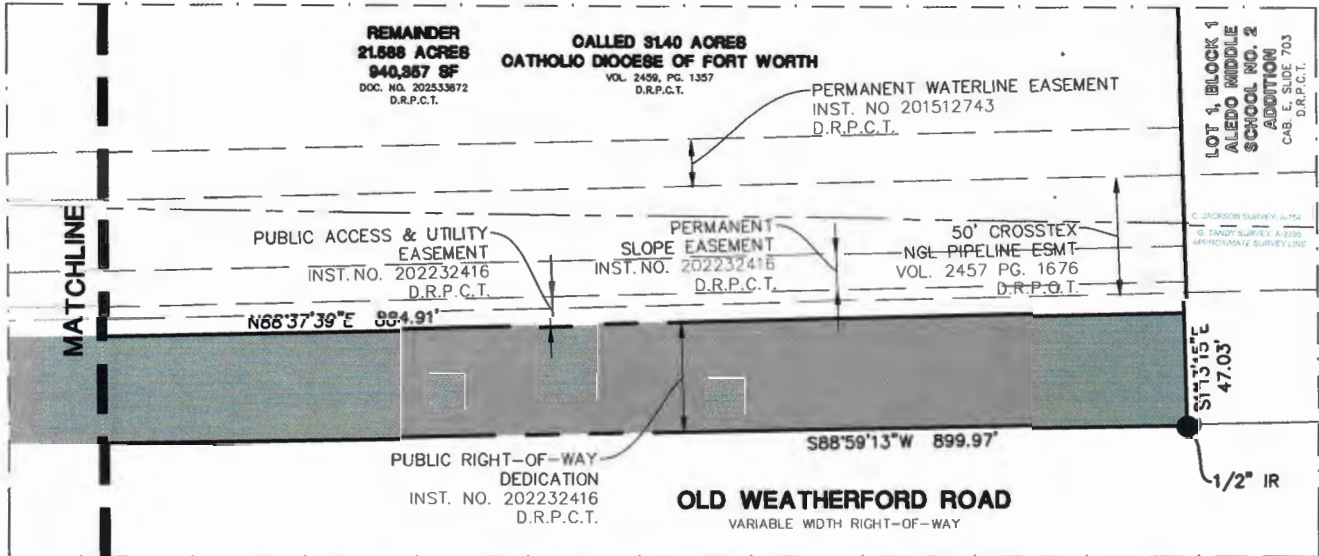
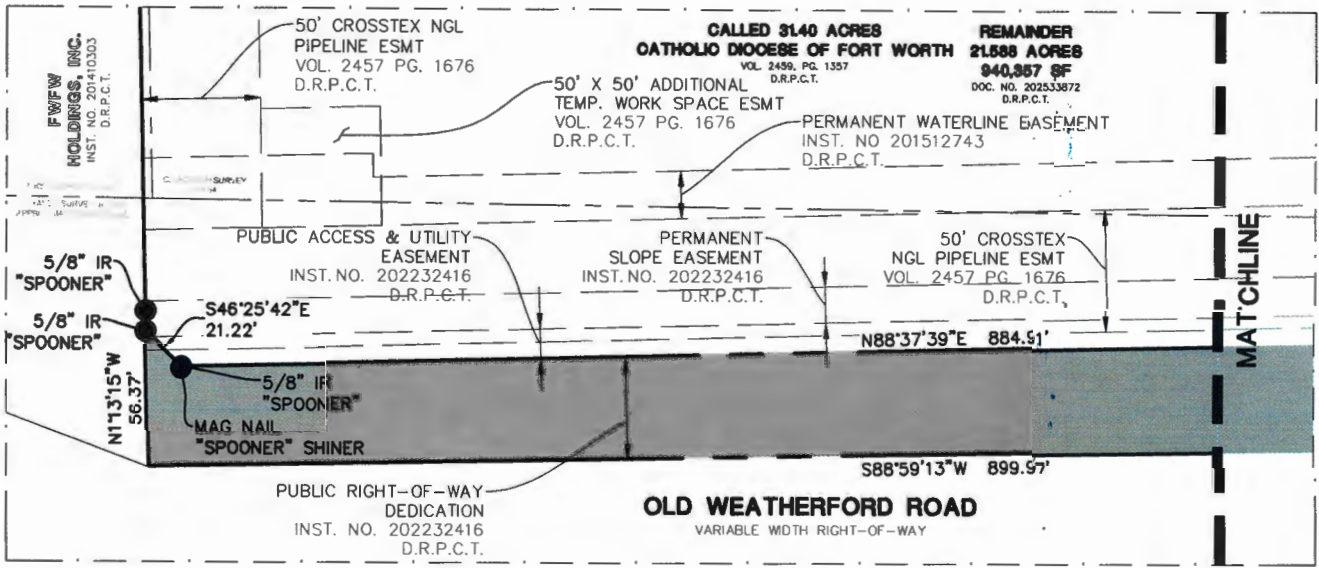
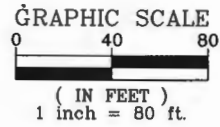
Thence with the western line of said Public Right-of-Way Dedication North 1 degrees 13 minutes 15 seconds West, 56.37 feet;

Thence South 46 degrees 25 minutes 42 seconds East, 21.22 feet;

Thence with the northern line of said Public Right-of-Way Dedication North 88 degrees 37 minutes 39 seconds East, 884.91 feet;

Thence South 1 degrees 13 minutes 15 seconds East, 47.03 feet to the Point of Beginning and containing 39,897 square feet or 0.916 acres of land, more or less.





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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

RIGHT-OF-WAY EXHIBIT

HOLY REDEEMER

BEING 0.916 ACRES SITUATED IN
PARKER COUNTY, TEXAS

PROJ. MGR.: JD
DRAWN BY: CFC
DATE: 02/26/26
SCALE: 1" = 80'

SHEET
2
616.308001



Subject Tract and Right-Of-Way Description

Being a 31.398 acre tract of land situated in the G. Tandy Survey, Abstract No. 2356 and being all of the Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and being a portion of the 31.40 acre tract of land described in General Warranty Deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod located at the southeast corner of said 31.40 acre tract and the same being the southwest corner of Lot 1, Block 1 Aledo Middle School No. 2 Addition, Cabinet E, Page 703, Deed Records, Parker County, Texas;

Thence South 88 degrees 59 minutes 13 seconds West, 899.97 feet;

Thence North 1 degrees 13 minutes 15 seconds West, 56.37 feet passing the northern Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and continuing a total of 1,402.57 feet to a point in the approximate center of a creek;

Thence along the north line of said 31.40 acre tract and with the approximate center of said creek the following three (3) calls:

1. North 59 degrees 48 minutes 53 seconds East, 310.62 feet;
2. South 79 degrees 52 minutes 34 seconds East, 269.21 feet;
3. North 75 degrees 48 minutes 02 seconds East, 373.80 feet;

Thence South 1 degrees 13 minutes 15 seconds East, 1,540.22 feet passing said northern Public Right-of-Way Dedication line and continuing a total of 1,587.25 feet to the Point of Beginning and containing 1,367,684 square feet or 31.398 acres of land, more or less.



LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. APPROXIMATE ABSTRACT/SURVEY LINE
- = PROP. LOT LINE
- = EX. FLOOD PLAIN LIMIT LINE
- P.O.B. = POINT OF BEGINNING
- IR = IRON ROD
- D.R.P.C.T. = DEED RECORDS PARKER COUNTY TEXAS

GRAPHIC SCALE
0 100 200
(IN FEET)
1 inch = 200 ft.



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ALEDO INDEPENDENT SCHOOL DISTRICT
VOL. 2583, PG. 1480
D.R.P.C.T.

BLOCK 68
MORNINGSTAR
CAB. E. SLIDE 179
D.R.P.C.T.

1/2" IR BENT

DRAINAGE EASEMENT
INST. NO. 20100819
D.R.P.C.T.

P.J. MCCLARY, A-907
C. JACKSON SURVEY, A-784

FWFW HOLDINGS, INC.
INST. NO. 201410303
D.R.P.C.T.

APPROXIMATE SURVEY LINE

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457 PG. 1676
D.R.P.C.T.

50' X 50' ADDITIONAL TEMP. WORK SPACE ESMT
VOL. 2457 PG. 1676
D.R.P.C.T.

PERMANENT WATERLINE EASEMENT
INST. NO. 201512743
D.R.P.C.T.

PERMANENT SLOPE EASEMENT
INST. NO. 202232416
D.R.P.C.T.

5/8" IR "SPOONER"

5/8" IR "SPOONER"

N113°15'W 56.37'
5/8" IR "SPOONER"

MAG NAIL "SPOONER" SHINER

PUBLIC ACCESS & UTIL EASEMENT
INST. NO. 202232416
D.R.P.C.T.

S88°59'13"W 899.97'

PUBLIC RIGHT-OF-WAY DEDICATION
INST. NO. 202232416
D.R.P.C.T.

1/2" IR

S113°15'E 47.03'

OLD WEATHERFORD ROAD
VARIABLE WIDTH RIGHT-OF-WAY

CEMETERY
8.894 ACRES
387,430 SF
DOC. NO. 202533872
D.R.P.C.T.

REMAINDER
21.588 ACRES
940,357 SF
DOC. NO. 202533872
D.R.P.C.T.

CALLED 31.40 ACRES
CATHOLIC DIOCESE OF FORT WORTH
VOL. 2459, PG. 1357
D.R.P.C.T.

N88°37'39"E 899.97'

APPROX. SFHA ZONE A

C. JACKSON SURVEY, A-754
J. RYLE SURVEY, A-792

PIN "YPC TNP"

1/2" IR

LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION
CAB. E. SLIDE 703
D.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457 PG. 1676



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PROPERTY WITH R.O.W. EXHIBIT

HOLY REDEEMER

BEING 31.40 ACRES SITUATED IN
PARKER COUNTY, TEXAS

PROJ. MGR.: JLD
DRAWN BY: CFC
DATE: 02/26/26
SCALE: 1" = 200'

SHEET
3
616.308001



Zoning District Description

Community Facilities "CF"

Being a 31.398 acre tract of land situated in the G. Tandy Survey, Abstract No. 2356 and being all of the Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and being all of the 31.40 acre tract of land described in General Warranty Deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

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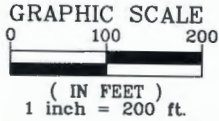
Note:

Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities



LEGEND

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- P.O.B. = POINT OF BEGINNING
- IR = IRON ROD
- D.R.P.C.T. = DEED RECORDS PARKER COUNTY TEXAS



NOTE

SUBJECT PROPERTY IS DESIGNATED AS COMMUNITY FACILITIES - (CF): PUBLIC FACILITIES INCLUDING CHURCHES, GOVT. OFFICES, HEALTH SERVICES, PUBLIC SAFETY, COLLEGES AND SCHOOLS, COMMUNITY AND GROUP HOMES, AND RECREATION FACILITIES.



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ALEDO INDEPENDENT SCHOOL DISTRICT
VOL. 2583, PG. 1480
D.R.P.C.T.

BLOCK 88
MORNINGSTAR
CAB. E. SLIDE 179
D.R.P.C.T.

1/2" IR
BENT
DRAINAGE EASEMENT
INST. NO. 201008919
D.R.P.C.T.

P.J. MCCLARY, A-907
C. JACKSON SURVEY, A-754

APPROXIMATE SURVEY LINE

FWFW HOLDINGS, INC.
INST. NO. 201410303
D.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457 PG. 1676
D.R.P.C.T.

50' X 50' ADDITIONAL
TEMP. WORK SPACE ESMT
VOL. 2457 PG. 1676
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PERMANENT WATERLINE EASEMENT
INST. NO. 201512743
D.R.P.C.T.

PERMANENT SLOPE EASEMENT
INST. NO. 202232416
D.R.P.C.T.

J. RYLE SURVEY, A-792
G. TANDY 2356

N1°13'15"W
56.37'
5/8" IR
"SPOONER"

MAG NAIL
"SPOONER" SHINER

PUBLIC ACCESS & UTIL
EASEMENT
INST. NO. 202232416
D.R.P.C.T.

S88°59'13"W
899.97'

PUBLIC RIGHT-OF-WAY
DEDICATION
INST. NO. 202232416
D.R.P.C.T.

S1°13'15"E
47.03'

1/2" IR

OLD WEATHERFORD ROAD
VARIABLE WIDTH RIGHT-OF-WAY

CEMETERY
8.894 ACRES
387,430 SF
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REMAINDER
21.588 ACRES
940,357 SF
DOC. NO. 202533872
D.R.P.C.T.

ZONE "CF"

CALLED 31.40 ACRES
CATHOLIC DIOCESE OF FORT WORTH
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D.R.P.C.T.

LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION
CAB. E. SLIDE 703
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50' CROSSTEX NGL PIPELINE ESMT
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APPROX. SFHA
ZONE A

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"YPC TNP"

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APPROXIMATE SURVEY LINE

N88°37'39"E 899.97'



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ZONING EXHIBIT

HOLY REDEEMER

BEING 31.40 ACRES SITUATED IN
PARKER COUNTY, TEXAS

PROJ. MGR.: JLD
DRAWN BY: CFC
DATE: 03/02/26
SCALE: 1" = 200'

SHEET

4

616.308001