

LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Shaw Drive	Start	Burress Way	863
Block 1	Burress Way	Shaw Drive	End	245
Block 1	Burress Way	Green Court	End	637
Block 1	Green Court	Burress Way	Hall Avenue	446
Block 1	Hall Avenue	Green Court	End	649
Block 1	Green Court	Burress Way	End	1,304
Block 1	Burress Way	Rolling Hills Dr	Green Court	1,274
Block 2	Shaw Drive	Start	Burress Way	1,046
Block 2	Burress Way	Rolling Hills Dr	Shaw Drive	1,521
Block 3	Hall Avenue	Green Court	End	512
Block 3	Green Court	Burress Way	End	440

PRIVATE OPEN SPACE LOTS *			
LOT	BLOCK	AREA (Ac.)	NOTE
1x	1	4.81	HOA LOT - OPEN SPACE DRAINAGE LOT
2x	1	0.08	HOA LOT - OPEN SPACE DRAINAGE LOT
3x	2	4.39	HOA LOT - OPEN SPACE DRAINAGE LOT

* ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
* PER UDC SECTION 5.2, THE REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 0.47 ACRES. OPEN SPACE LOT 3x, BLOCK 2 PROVIDES APPROXIMATELY 2.18 ACRES OF USABLE AREA OUTSIDE OF THE FLOODPLAIN, THEREBY SATISFYING THE UDC REQUIREMENTS.

LAND USE SUMMARY TABLE		
SINGLE FAMILY RESIDENTIAL	103 LOTS	21.37 Ac.
PRIVATE OPEN SPACE	3	9.03 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	4,905 LF	5.75 Ac.

POPULATION DENSITIES	
PROJECT AREA	36.153 Acres
LOTS PER ACRE (103 LOTS/36.153 Ac.)	2.85 LOTS/ACRE
POPULATION YIELD	103 LOTS x 3.00 PEOPLE/LOT = 309 PEOPLE

LOT SIZE AVERAGES	
AVERAGE LOT SIZE (SQ. FT.)	8,932 SF
SMALLEST LOT (LOT 2, BLK 3 - 70' x 100')	7,000 SF
LARGEST LOT (LOT 44, BLK 1 - 47' x 219')	16,190 SF

R.O.W. DEDICATION	
RESIDENTIAL R.O.W.	5.75 Ac.
TOTAL R.O.W.	5.75 Ac.
RATIO TO TOTAL PROJECT AREA (36.153 Ac.)	15.09%

LOT COUNTS	
RESIDENTIAL LOTS	103 LOTS
OPEN SPACE LOTS	3 LOTS
TOTAL LOTS	106 LOTS

A PRELIMINARY PLAT FOR
SHAW RANCH
36.153 ACRES SITUATED IN THE
FAWKS, L R SURVEY, ABSTRACT
NUMBER 483
PARKER COUNTY, TEXAS
ALEDO, TEXAS

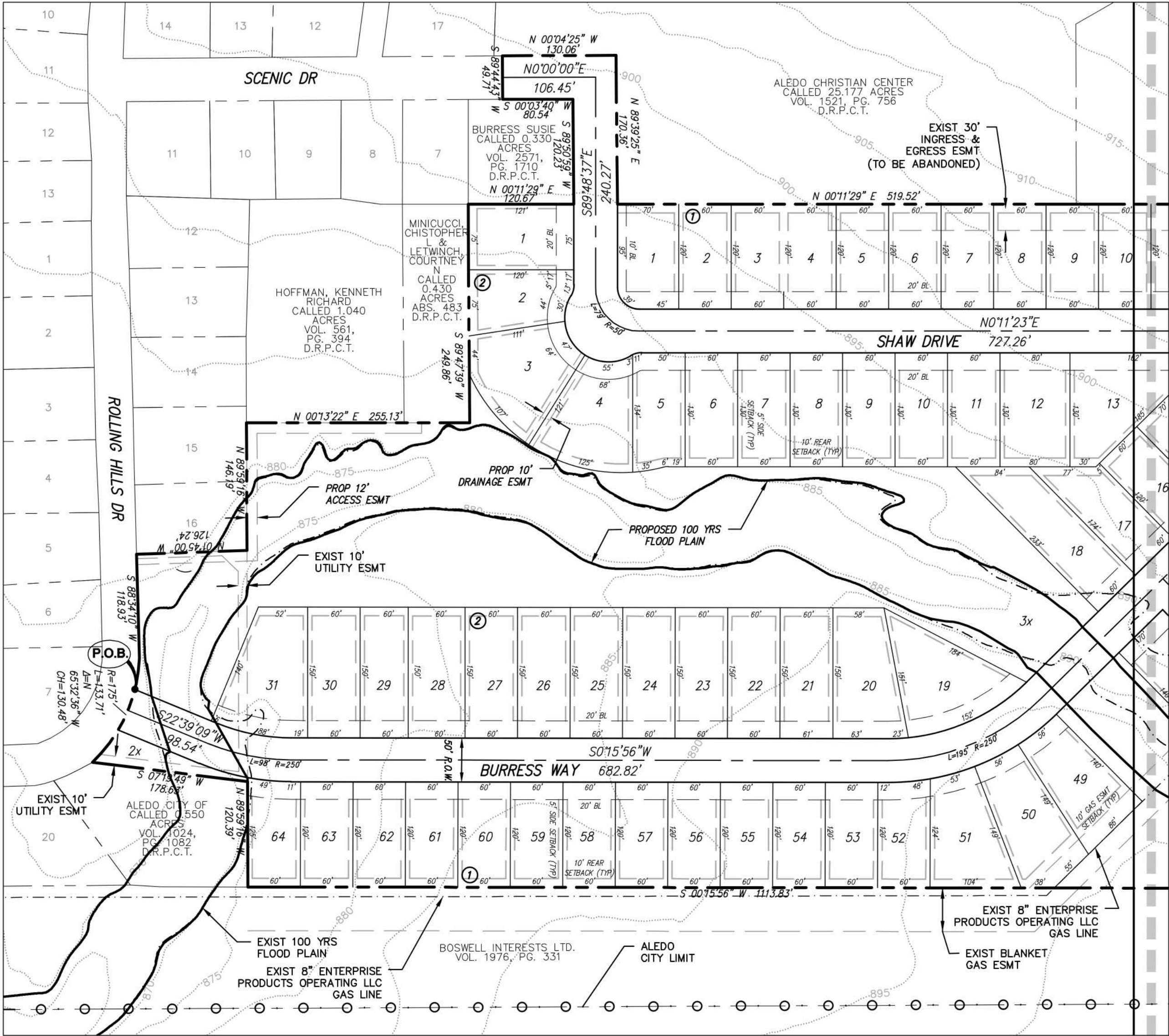
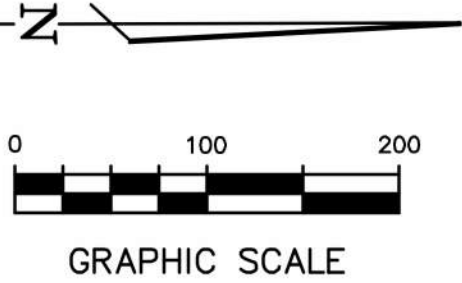
April 22, 2026
(SHEET 1 OF 4)

OWNER
SHAW RANCH DEVELOPMENT, LLC
601 S FM 1187, SUITE D
ALEDO, TEXAS 76008
972-822-3111

DEVELOPER
SHAW RANCH DEVELOPMENT, LLC
601 S FM 1187, SUITE D
ALEDO, TEXAS 76008
972-822-3111

ENGINEER
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DR, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: GUNNER CHI, P.E.

SURVEYOR
HORIZON LAND SURVEYING
P.O. Box 1935
AZLE, TEXAS 76098
(817) 584-9027
CONTACT: DOUG BURT



LOT YIELDS	
PROPOSED 60' WIDE LOTS	84 LOTS
PROPOSED 70' WIDE LOTS	19 LOTS
TOTAL LOTS	103

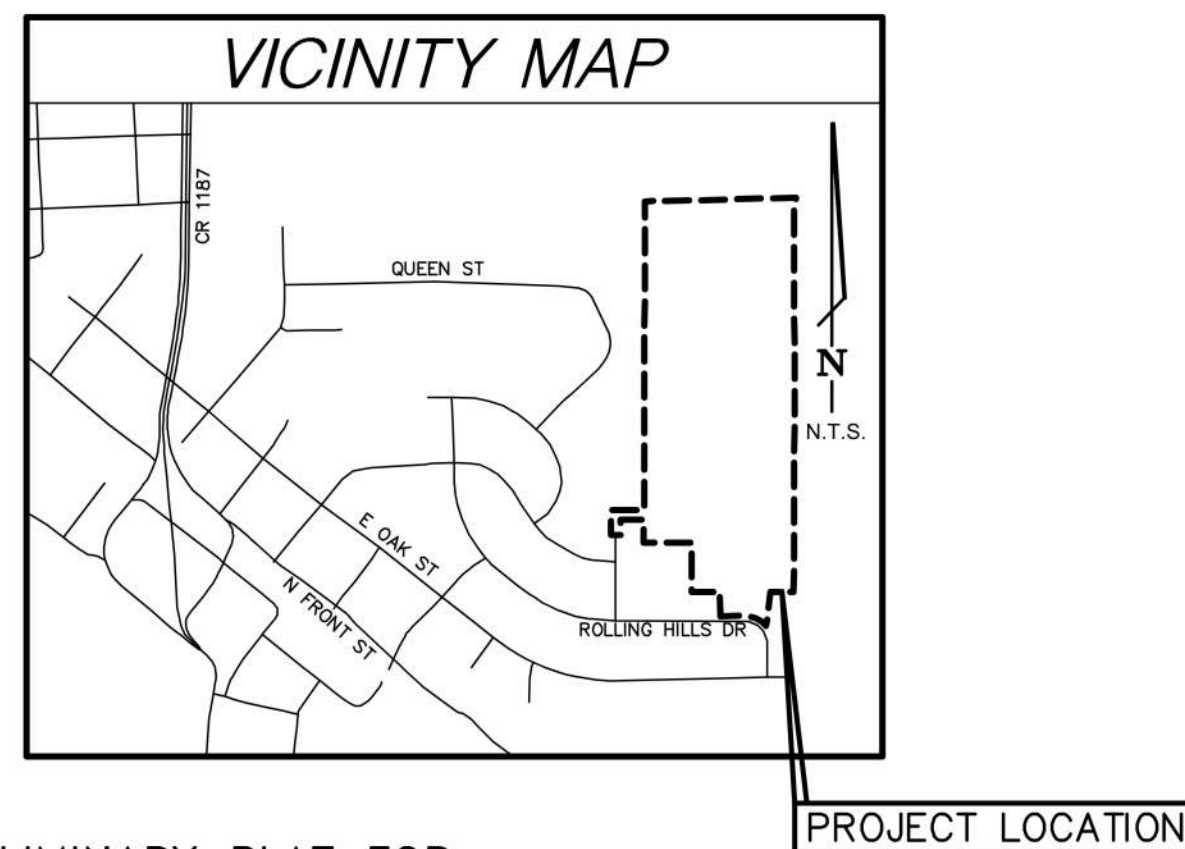
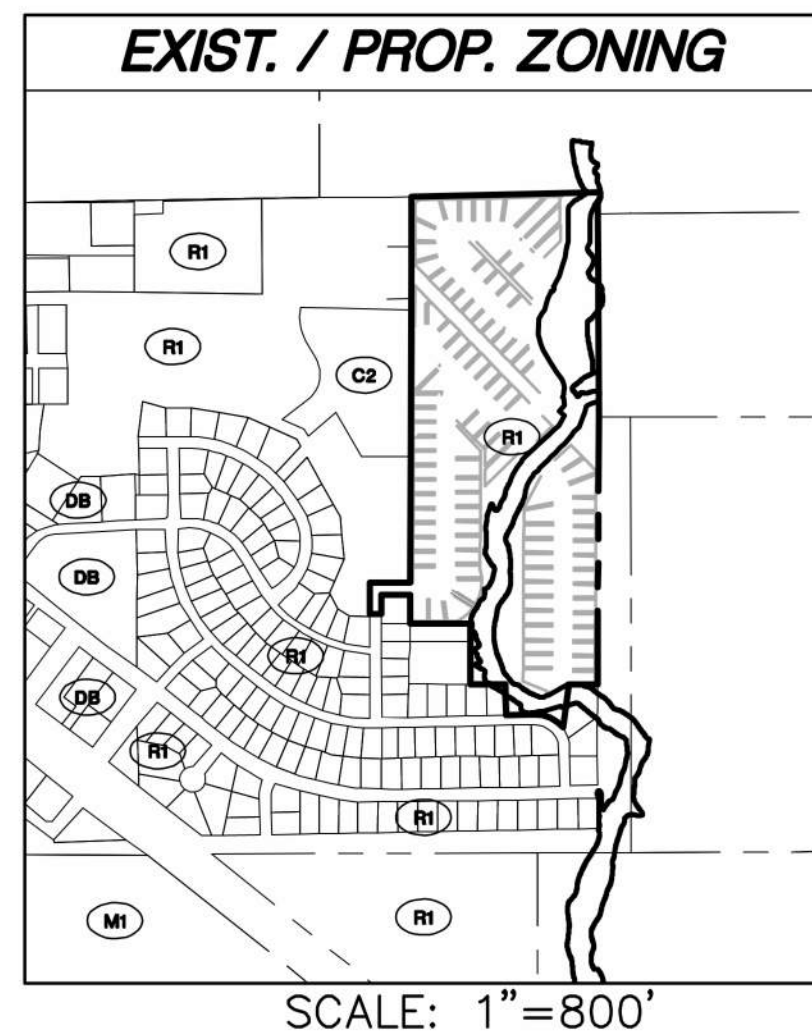
- NOTES**
1. THE ENTIRE DEVELOPMENT IS LOCATED WITHIN ALEDO CITY LIMITS.
 2. ENTIRE DEVELOPMENT IS LOCATED IN PARKER COUNTY.
 3. DEVELOPER WILL INSTALL WATER AND SANITARY SEWER.
 4. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY CITY OF ALEDO.
 5. FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 6. PROPOSED STREET R.O.W.s ARE 50' UNLESS OTHERWISE NOTED.
 7. DEVELOPMENT TO BE SERVED BY TWO POINTS OF ACCESS FROM ROLLING HILLS DR AND SCENIC DR.
 8. SIDEWALKS ADJACENT TO RESIDENTIAL LOTS WILL BE CONSTRUCTED BY THE BUILDER, WHILE SIDEWALKS WITHIN OPEN SPACE AREAS WILL BE CONSTRUCTED BY THE DEVELOPER.
 9. A TRAILS SYSTEM WILL BE PROVIDED IN THE OPEN SPACE AREAS.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2026
by the city council of the City of Aledo, Texas.

Mayor

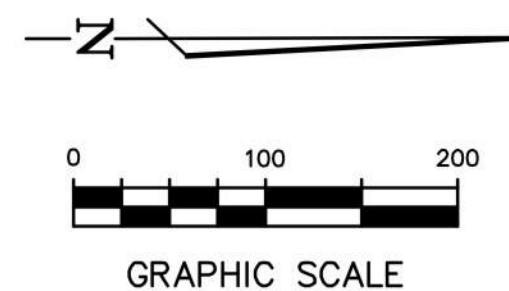
City Secretary



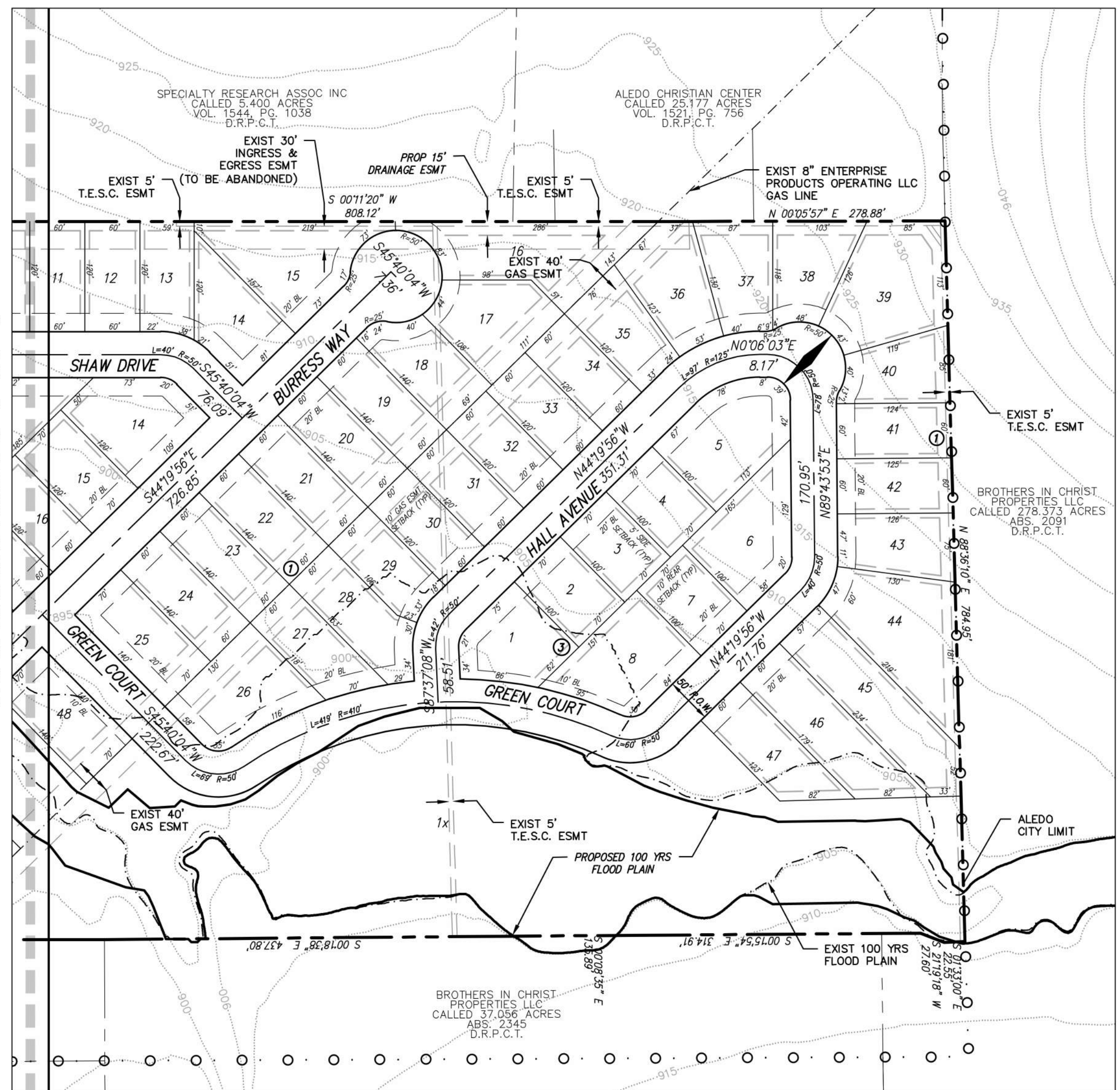
A PRELIMINARY PLAT FOR
SHAW RANCH
 36.153 ACRES SITUATED IN THE
 FAWKS, L R SURVEY, ABSTRACT
 NUMBER 483
 PARKER COUNTY, TEXAS
ALEDO, TEXAS

April 22, 2026
 (SHEET 2 OF 4)

OWNER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	DEVELOPER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
ENGINEER TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	SURVEYOR HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT



MATCHLINE SHEET 1 OF 4



LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ FT.)	AREA (AC.)
Block 1	1	8,266	0.19
Block 1	2	7,200	0.17
Block 1	3	7,200	0.17
Block 1	4	7,200	0.17
Block 1	5	7,200	0.17
Block 1	6	7,199	0.17
Block 1	7	7,199	0.17
Block 1	8	7,199	0.17
Block 1	9	7,199	0.17
Block 1	10	7,199	0.17
Block 1	11	7,199	0.17
Block 1	12	7,199	0.17
Block 1	13	7,191	0.17
Block 1	14	9,408	0.22
Block 1	15	13,825	0.32
Block 1	16	15,380	0.35
Block 1	17	10,519	0.24
Block 1	18	8,831	0.20
Block 1	19	8,400	0.19
Block 1	20	8,400	0.19
Block 1	21	8,400	0.19
Block 1	22	8,400	0.19
Block 1	23	8,400	0.19
Block 1	24	8,400	0.19
Block 1	25	9,800	0.22
Block 1	26	12,232	0.28
Block 1	27	8,067	0.19
Block 1	28	9,405	0.22
Block 1	29	7,242	0.17
Block 1	30	7,200	0.17
Block 1	31	7,200	0.17
Block 1	32	7,200	0.17
Block 1	33	7,200	0.17
Block 1	34	7,200	0.17
Block 1	35	8,008	0.18
Block 1	36	10,122	0.23
Block 1	37	8,597	0.20
Block 1	38	8,625	0.20
Block 1	39	14,973	0.34
Block 1	40	7,990	0.18
Block 1	41	7,470	0.17
Block 1	42	7,540	0.17
Block 1	43	8,418	0.19
Block 1	44	16,190	0.37
Block 1	45	14,466	0.33
Block 1	46	12,387	0.28
Block 1	47	9,038	0.21
Block 1	48	9,800	0.22
Block 1	49	10,112	0.23

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April 22, 2026
(SHEET 3 OF 4)

OWNER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	DEVELOPER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
ENGINEER TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	SURVEYOR HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT

LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ FT.)	AREA (AC.)
Block 1	50	11,186	0.26
Block 1	51	10,329	0.24
Block 1	52	7,292	0.17
Block 1	53	7,223	0.17
Block 1	54	7,223	0.17
Block 1	55	7,223	0.17
Block 1	56	7,223	0.17
Block 1	57	7,223	0.17
Block 1	58	7,223	0.17
Block 1	59	7,223	0.17
Block 1	60	7,223	0.17
Block 1	61	7,223	0.17
Block 1	62	7,223	0.17
Block 1	63	7,223	0.17
Block 1	64	7,329	0.17
Block 1	1x	23,264	4.81
Block 1	2x	391	0.08
Block 2	1	9,031	0.21
Block 2	2	7,708	0.18
Block 2	3	11,664	0.27
Block 2	4	11,301	0.26
Block 2	5	7,939	0.18
Block 2	6	7,802	0.18
Block 2	7	7,802	0.18
Block 2	8	7,802	0.18
Block 2	9	7,802	0.18
Block 2	10	7,802	0.18
Block 2	11	7,802	0.18
Block 2	12	10,403	0.24
Block 2	13	12,471	0.29
Block 2	14	11,380	0.26
Block 2	15	8,400	0.19
Block 2	16	7,200	0.17
Block 2	17	8,663	0.20
Block 2	18	12,189	0.28
Block 2	19	12,180	0.28
Block 2	20	10,834	0.25
Block 2	21	9,077	0.21
Block 2	22	8,989	0.21
Block 2	23	8,989	0.21
Block 2	24	8,989	0.21
Block 2	25	8,989	0.21
Block 2	26	8,989	0.21
Block 2	27	8,989	0.21
Block 2	28	8,989	0.21
Block 2	29	8,989	0.21
Block 2	30	8,989	0.21
Block 2	31	12,416	0.29
Block 2	3x	21,262	4.39
Block 3	1	9,195	0.21
Block 3	2	7,000	0.16
Block 3	3	7,000	0.16
Block 3	4	7,000	0.16
Block 3	5	13,177	0.30
Block 3	6	11,640	0.27
Block 3	7	7,000	0.16
Block 3	8	12,305	0.28

Metes and Bounds Description

Description for a tract of land situated in the L.R. FAWKS SURVEY, Abstract No. 483, Parker County, Texas, said tract being all of that certain tract of land described in deed to Jessica Erin Green Noteware, Andrea Celeste Green Leinberger, Sarah Elizabeth Burrress Smith, Rachel Leigh Burress Toliver, Hannah Christine Burrress Hall, Rebekah Michelle Burrress, Nathaniel Allen Burrress, John Mark Burrress, recorded in Clerks File No. 202503480, Real Records, Parker County, Texas, all of that certain tract of land described in deed to Cheryl Lynn Shaw, recorded in Volume 708, Page 472, Deed Records, Parker County, Texas, all of that certain tract of land described in deed to Elaine Sue Shaw, recorded in Volume 708, Page 470, Deed Records, Parker County, Texas, all of those certain tracts of land described as Aledo Billie Shaw Parcel 4, Parcel 5 and Parcel 6, in deed to The Billie J. Shaw Family Irrevocable Trust, recorded in Clerks File No. 202203602, Real Records, Parker County, Texas, oil of that certain tract of land described in deed to John Mark Burrress, recorded in Clerks File No. 202314699 and all of Lot 17, Block 9, Rolling Hills, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 371, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the North line of Rolling Hills Drive, said iron being for the Southwest corner of said Lot 17, Block 9 and the Southeast corner of Lot 16, Block 9;

thence N 01°45'00" W, with the common line of said Lot 16 & 17, Block 9, a distance of 126.24 feet to a capped iron set at the Northwest corner of said Lot 17, Block 9 and the Northeast corner of said Lot 16, Block 9 and being in the South line of said Aledo Billie Shaw Parcel 5;

thence N 89°59'16" W, with the North line of said Rolling Hills and with the South line of said Aledo Billie Shaw Parcel 5, a distance of 146.19 feet to a 1 1/2" pipe found at the Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southeast corner of that certain tract of land described in deed to Kenneth Richard Hoffman and Glenda Hoffman, recorded in Volume 561, Page 394, Deed Records, Parker County, Texas;

thence N 00°13'22"E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 561, Page 394 and with the East line of that certain tract of land described in deed to Christopher L. Minicucci and Courtney N. Letwinch, recorded in Clerks File No. 202520452, Real Records, Parker County, Texas, a distance of 255.13 feet to a Mizell capped iron found at an ell corner of said Aledo Billie Show Parcel 5 and the Southeast corner of said Clerks File No. 202314699 and the Northeast corner of said Clerks File No. 202520452;

thence S 89°47'39" W, with the most Westerly South line of said Aledo Billie Shaw Parcel 5 and with the South line of said Clerks File No. 202314699 and with the North line of said Clerks File No. 202520452, a distance of 249.86 feet to a capped iron found at the most Westerly Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southwest corner of said Clerks File No. 202314699 and the Northwest corner of said Clerks File No. 202520452 and the Northeast corner of Lot 7, Block 9 of said Rolling Hills and the Southeast corner of that certain tract of land described in deed to Susie Burrress, recorded in Volume 2571, Page 1710, Real Records, Parker County, Texas;

thence N 00°11'29"E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 2571, Page 1710, a distance of 120.67 feet to a capped iron set at the Northeast corner of said Volume 2571, Page 1710 and the most Easterly Southeast corner of said Aledo Billie Shaw Parcel 6;

thence S 89°50'59" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 120.23 feet to a spike found at the Northwest corner of said Volume 2571, Page 1710 and at an ell corner of said Aledo Billie Shaw Parcel 6;

thence S 00°03'40" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 80.54 feet to a Brooks Baker capped iron found at the Southeast corner of said Aledo Billie Shaw Parcel 6 and being for the Northeast corner of Scenic Drive;

thence S 89°44'43" W, with the South line of said Aledo Billie Shaw Parcel 6 and with the North line of said Scenic Drive, a distance of 49.71 feet to a 1/2" iron found at the Southwest corner of said Aledo Billie Show Parcel 6 and for the Northeast corner of Lot 17, Block 6, Rolling Hills and being for the most Southerly Southeast earner of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1521, Page 756, Real Records, Parker County, Texas;

thence N 00°04'25" W, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 130.06 feet to a capped iron set at an ell corner of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756;

thence N 89°39'25"E, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 170.36 feet to a capped iron set at the Northeast corner of said Aledo Billie Shaw Parcel 6 and for the Southeast corner of said Volume 1521, Page 756 and being in the West line of said Aledo Billie Shaw Parcel 5;

thence N 00°11'29"E. with the West line of said Aledo Billie Shaw Parcel 5 and the West line of said Aledo Billie Shaw Parcel 4 and with the East line of said Volume 1521, Page 756, a distance of 519.52 feet to a capped iron found;

thence N 00°11'20"E, with the West line of said Aledo Billie Shaw Parcel 4 and with the West line of said Volume 708, Page 470 and with the West line of said Volume 708, Page 472, and with the East line of said Volume 1521, Page 756, and the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1481, Real Records, Parker County, Texas, a distance of 808.12 feet to a 1/2" iron found at the Northwest corner of said Volume 708, Page 472 and the Southwest corner of said Clerks File No. 202503480;

thence N 00°05'57"E, with the West line of said Clerks File No. 202503480 and with the East line of said Volume 1371, Page 1481 and with the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1477, Real Records, Parker County. Texas, a distance of 278.88 feet to a 1" iron found at the Northwest corner of said Clerks File No. 202503480 and the Northeast corner of said Volume 1371, Page 1477 and being in the South line of that certain tract of land described in deed to Brothers in Christ Properties, LLC., recorded in Clerks File No. 202523049, Real Records, Parker County, Texas;

thence N 88°36'10" E. with the North line of said Clerks File No. 202503480 and with the South line of said Clerks File No. 202523049, a distance of 784.95 feet to a Brooks Baker capped iron found at the Northeast corner of said Clerks File No. 202503480 and for an ell corner of said Clerics File No. 202523049;

thence with the common line of said Clerks File No. 202503480 and said Clerks File No. 202523049, the following calls:

S 01°33'00"E a distance of 22.55 feet to a Brooks Baker capped iron found;

S 21°19'18" W a distance of 27.60 feet to a Brooks Baker capped iron found;

thence S 00°15'54"E. with the East line of said Clerks File No. 202503480 and the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 314.91 feet to an 8" wood post;

thence S 00°08'35" E, with the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 135.89 feet to a Brooks Baker capped iron found;

thence S 00°18'38" E. with the East line of said Volume 708, Page 472 and with the East line of said Volume 708, Page 470 and with the East line of said Aledo Billie Shaw Parcel 4, and with the West line of said Clerks File No. 202523049, a distance of 437.80 feet to a Brooks Baker capped iron found at the most Southerly Southwest corner of said Clerks File No. 202523049 and the Northwest corner of that certain tract of land described in deed to Boswell Interests, Ltd. recorded in Volume 1976, Page 331, Real Records, Parker County, Texas;

thence S 00°15'56" W, with the East line of said Aledo Billie Shaw Parcel 4 and the East line of said Aledo Billie Shaw Parcel 5 and with the West line of said Volume 1976, Page 331, a distance of 1113.83 feet to a capped iron set at the Southeast corner of said Aledo Billie Show Parcel 5 and the Northeast corner of that certain tract of fond described in deed to Parker County Utility District, recorded in Volume 1024, Page 1082, Real Records, Parker County, Texas;

thence N 89°59'16" W, with the common line of said Aledo Billie Shaw Parcel 5 and said Volume 1024, Page 1082, a distance of 120.39 feet to a 1/2" iron found at an ell corner of said Aledo Billie Shaw Parcel 5 and at the Northwest corner of said Volume 1024, Page 1082 and at the Northeast corner of said Lot 17, Block 9;

thence S 07°19'49" W, with the common line of said Lot 17, Block 9 and said Volume 1024, Page 1082, a distance of 178. 63 feet to a capped iron set in the North line of Rolling Hills Drive and being for the Southeast corner of said Lot 17, Block 9 and the Southwest corner of said Volume 1024, Page 1082 and being for the beginning of a curve to the left whose radius is 175.00 feet;

thence with the North line of said Rolling Hills Drive and with said curve turning to the left with an arc length of 133.71', with a chord bearing of N 65°32'36" W, with a chord length of 130.48 feet to a capped iron set;

thence S 88°34'10" W, with the North line of said Rolling Hills Drive, a distance of 118.93 feet to the POINT OF BEGINNING and containing 36.153 acres of land.

A PRELIMINARY PLAT FOR
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36.153 ACRES SITUATED IN THE
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NUMBER 483
PARKER COUNTY, TEXAS
ALEDO, TEXAS

April 22, 2026
(SHEET 4 OF 4)

OWNER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	DEVELOPER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
ENGINEER TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	SURVEYOR HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT

SURVEYOR'S CERTIFICATE

That I, Doug Burt, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Aledo, Texas.

Dated this the ____ day of _____, 2026.

Doug Burt
Texas Registered Professional
Land Surveyor No. 2023

STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Doug Burt, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS }
COUNTY OF }

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the *SHAW RANCH* subdivision to the City of Aledo, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the *SHAW RANCH* subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

OWNER
SHAW RANCH DEVELOPMENT, LLC

STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas