

Regular Planning and Zoning Commission Meeting

Aledo Council Chambers | Aledo Municipal Complex

200 Old Annetta Road, Aledo, Texas 76008

Thursday, April 9, 2026, at 6:00 PM

AGENDA

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Public Comment

This is an opportunity to address the Planning Commission on any matter, whether or not it is posted on the agenda. Individual public comments are normally limited to 3 minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the public to hold their comment on an agenda item if the item is posted as a Public Hearing. The Planning and Zoning Commission cannot, by law, take any action, nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Planning and Zoning Commission will receive the information and ask City Staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

5. Consent Agenda

a. Approval of the March 12, 2026 Regular Meeting Minutes

6. Public Hearings and Action Items

The following items are the regular business of the Planning and Zoning Commission. If any item requires a public hearing, it will be noted in the caption of the item.

a. Hold a public hearing to consider and recommend amendment to the City of Aledo Unified Development Code (UDC), to establish the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards and corresponding references to the new district throughout the Unified Development Code (UDC).

b. Consider a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.

7. Adjourn

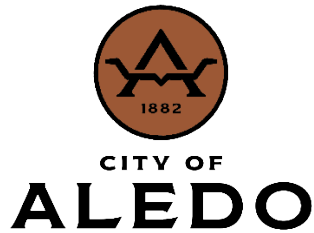
Note: The Aledo Planning and Zoning Commission may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the [City's website](#), and said notice remained posted for at least two hours after the meeting was convened.

Staci L. King, TRMC, CMC
City Secretary



PLANNING AND ZONING COMMISSION MEETING
Thursday, March 12, 2026, at 6:00 P.M.

The Planning and Zoning Commission of the City of Aledo, Texas, convened on Thursday, February 12, 2026, at 6:00 p.m., at the Aledo Community Center, 104 Robinson Court, Aledo, Texas, for the purpose of Regular Commission Meeting, with the meeting being open to the public and notice of said meeting having been posted as prescribed by Chapter 551, Texas Government Code, with the following members being present:

COMMISSIONERS PRESENT: Matt Poston, Chair
Holly Robertson, Vice Chair
Jessica Dobbins
Sandra Smith, Alternate Commissioner (seated)

STAFF PRESENT: Candice Edmondson, City Manager
Alice Zamora, Permit Technician (serving as recording secretary)

OTHERS PRESENT: Grant Fore, The Berkley Group (via videoconference)
Elizabeth Yelverton, City Attorney
Jenny Tatum, Kimley-Horn
Mason Shoaf, Kimley-Horn

1. CALL TO ORDER

Chairman Matt Poston called the meeting to order at 6:01 p.m.

2. INVOCATION

Vice Chair Holley Robertson led the invocation.

3. PLEDGE OF ALLEGIANCE

Chairman Poston led the Pledge of Allegiance to the United States Flag.

4. PUBLIC COMMENTS

No members of the public came forward to address the Commission

5. CONSENT AGENDA

- a. Consider approval of the minutes of the Planning and Zoning Commission meetings held December 11, 2025, January 8, 2026, and February 12, 2026.**

Motion by Holly Robertson, second by Sandra Smith, to approve the Consent Agenda as presented. MOTION CARRIED by unanimous vote.

6. ITEMS FOR DISCUSSION

- a. Hold a public hearing to consider and recommend a zoning change from an interim classification of (AG) Agricultural to (C-3) Regional Commercial for property located at 2 Dean Drive, Aledo, Texas 76008, located along Dean Drive south of the intersection of Dean Drive and Bankhead Highway, and further identified as Lots 2R1-2R5, Mid Park Business Community, totaling approximately 5.23 acres.**

Chairman Poston opened the public hearing at 6:09 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:09 p.m.

Grant Fore with The Berkley Group presented the staff report. The property was annexed into the City of Aledo in June 2025 following a development agreement executed March 18, 2025, to allow connection to city water and sewer services. Upon annexation the property automatically received interim AG zoning since permanent zoning was not assigned at that time. The development agreement anticipated zoning of the property as C-3 Regional Commercial.

The site currently contains Magnolia Learning Academy, with the remainder of the property vacant. Adjacent land uses included Aledo ISD administrative and transportation offices to the south, Aledo ISD administrative public safety offices and a contractor's office to the west, and vacant property to the north

and east. Staff noted the City's 2018 Future Land Use Map designates the area as industrial, which allows regional commercial uses under the Unified Development Code.

MOTION by Holly Robertson, second by Sandra Smith to recommend approval of the zoning change from AG to C-3 for the property located at 2 Dean Drive as presented. MOTION CARRIED by unanimous vote.

b. Presentation and discussion regarding Traffic Level of Service (LOS)

Jenny Tatum and Mason Shoaf with Kimley-Horn presented an overview of Traffic Level of Service standards as part of the City's ongoing updates to development and design standards. The presentation explained that Level of Service is a qualitative measure used to describe traffic conditions and delay at intersections, ranging from LOS A (minimal delay) to LOS F (failing conditions).

The presenter noted that the City of Aledo currently requires a minimum standard of **Level of Service C**, while many municipalities and the Texas Department of Transportation utilize **Level of Service D** as the standard. Discussion included the potential advantages and disadvantages of each standard, including impacts on development requirements, roadway capacity, infrastructure costs, and traffic operations.

Commissioners discussed how traffic studies evaluate conditions in existing conditions, build-out year, and in some cases five-year horizon. No action was taken on this item.

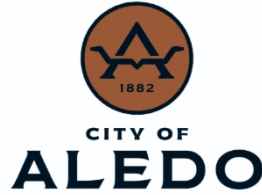
7. Adjournment

The meeting was adjourned at 6:25 p.m.

Matt Poston, Chair

Attest:

Staci L King, City Secretary



Date: April 9, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: Hold a public hearing to consider and recommend amendment to the City of Aledo Unified Development Code (UDC), to establish the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards and corresponding references to the new district throughout the Unified Development Code (UDC).

Summary:

Texas Senate Bill 785, proposed and adopted during the 2025-2026 legislative session, goes into effect on September 1st, 2026. This law pertains to regulation of U.S. Department of Housing and Urban Development (HUD)-code manufactured homes at the City level and requires:

- **No discretionary permitting:** Cities cannot require a Specific Use Permit (SUP) or similar use permit for a new HUD-code manufactured home if they do not require one for other residential housing in the same zoning category.
- **By-right zoning required:** Cities must allow new HUD-code manufactured homes by right in at least one residential zoning classification or equivalent district.
- **Preservation of local authority:** This law preserves the authority of Cities to determine the location and the size of the by-right, permissible area for new manufactured homes.
- **Limited exceptions:** This law includes narrow exemptions to private deed restrictions established before January 2nd, 2025 and historic landmarks and local historic districts.

Currently, the City's UDC does not clearly provide a dedicated zoning district for manufactured homes, nor does it fully align with the upcoming state requirements regarding their placement and regulation.

To comply with the newly enacted law under Senate Bill 785, Staff is proposing to create a new residential zoning district - Manufactured Homes (MH) District, allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities. Staff has done a comprehensive review of the City's Unified Development Code (UDC), and recommends the following amendments to effectively create the new district and associated regulations:

Article 2, Districts: Creation of the Manufactured Home (MH) District allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities with development standards:

Table 2.1 Allowed Uses: Add MH column with Manufactured Homes listed as a permitted (P) by-right use in the MH district. Uses that are currently allowed in most residential districts (parks, civic spaces, schools, etc.) are also allowed in the MH district for consistency purposes.

A redlined exhibit of the recommended UDC updates is included in your packet.

It is important to note that this amendment only proposes to create the new MH zoning district and does not assign or rezone any property at this time. Any application of the new MH district will require separate hearings and consideration. Staff anticipates returning at a later date with recommendations regarding appropriate locations for the MH district.

Recommendation:

Staff recommends approval of the proposed UDC amendments as written to comply with the newly enacted law under SB 785.

Attachments:

1. UDC Updates for MH

Article 2 – Districts

Establishment of Districts. The districts are established as districts within this Ordinance. The designation and location of the specific Districts shall be established and governed in the City of Aledo Zoning Map (Exhibit __).

Purpose and Intent of Districts. The overarching purpose of the district is to set expectations for future development and maintain the goals and aspirations of the residents in the neighborhood. In designating districts, this Ordinance extends its purpose to identify and preserve certain character and authenticity within such districts.

Residential

Residential districts are intended to:

1. Provide appropriate locations for residential development that are consistent with the City of Aledo Future Land Use Plan, as amended over time;
2. Ensure adequate light, air, and privacy for all dwelling units;
3. Appropriately address multi-modal transportation access and ensure adequate availability of public services and utilities;
4. Allow for a variety of housing types that meet the diverse needs of residents; and
5. Protect residential development from the encroachment of uses that are incompatible with residential uses.

In all residential zoning districts, complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses are also allowed.

Commercial/Mixed Use

Commercial and mixed-use districts are intended to:

1. Accommodate a range and different scales of non-residential uses, including office, retail, commercial, and service uses needed by Aledo;
2. Encourage site planning, land use planning, and architectural design that create interesting and attractive environments;
3. Maintain and enhance the City's economic base and provide a range of shopping, entertainment, housing, lodging, and employment opportunities for the residents and visitors of Aledo;
4. Minimize potential negative impacts of commercial and mixed-use development on adjacent residential neighborhoods; and
5. Help ensure that the appearance and operational impacts of commercial and mixed-use developments do not adversely affect the character of the areas in which they are located.

Industrial

Industrial districts are intended to:

1. Accommodate a range of industrial uses, including storage, logistics, assembly, and manufacturing uses in Aledo;

2. Encourage site planning, land use planning, and architectural design that create attractive but functional and safe environments;
3. Maintain and enhance the City's economic base and provide employment and manufacturing opportunities for Aledo residents;
4. Minimize potential negative impacts of industrial uses on other adjacent uses; and
5. Help ensure that the appearance and operational impacts of industrial developments do not adversely affect the character of the areas in which they are located.

Special

Special zoning districts are intended to:

1. Provide a flexible zoning tool in the form of special development standards intended to implement unique development projects that can better respond to changing market demand;
2. Encourage site planning, land use planning, and architectural design that creates interesting, pedestrian-friendly, and walkable environments;
3. Maintain and enhance the City's economic base and provide shopping, entertainment, and employment opportunities close to where people live;
4. Provide a range of housing types within the context of a walkable development to maximize long-term viability; and
5. Preserve and protect public assets and natural environment in and around the City of Aledo.

Manufactured Home (MH)

| | |
|--|---------------|
| Intent: | |
| <p>1. Provide appropriate locations for manufactured home developments that are consistent with the City of Aledo Future Land Use Plan, as amended over time;</p> <p>2. Allow for manufactured homes on individual lots and/or in manufactured home communities, that meet the current and future housing needs of residents</p> | |
| Purpose: Residential properties with a Manufactured Home use. | |
| Density | |
| (a) Dwelling Units/Acre (maximum) | 10 |
| Lot Dimensions | |
| (b) Lot Area (minimum) sq. Ft. | - |
| (c) Lot Width (minimum) feet | - |
| (d) Lot Depth (minimum) feet | - |
| Setbacks | |
| (e) Street, Front (minimum) feet | |
| Primary or Secondary Street | 25 |
| Local or Private Street | 25 |
| (f) Street, Side (minimum) feet | |
| All roadways | 10 |
| Alley / private easements | 5 |
| (g) Rear (minimum) feet | |
| Alley / private easements | 10 |
| (h) Side, Interior (minimum) feet | 10 |
| Height (maximum) feet | |
| (i) To the highest level of the eave of roof or top of parapet | 35 |
| Lot Coverage (maximum) Percentage | |
| (j) Total of all buildings on the lot | 35% |
| Off-Street Parking and Loading | |
| (k) Number of off-street parking spaces, per dwelling unit | See Article 3 |
| Notes | |
| <p>1. Pursuant to Article 1 General Provisions, Section 7 Non-Conformities, G: A non-conforming HUD-Code manufactured home by exchanged or replaced by another HUD-Code manufactured home, provided the manufactured home is owner occupied.</p> <p>2. The MH district is exempt from residential design standards outlined in Article 3, Development Standards.</p> | |

Table 2.1 – Allowed Uses

P = Permitted by right P = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

| Land Use | AG | ER | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | MU | DT | M-1 | M-2 | MH | PARKS |
|--|-----------|-----------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|------------|-----------|--------------|
| COMMERCIAL USES | | | | | | | | | | | | | | |
| Retail sales or service with no drive-through facility (Note: Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations, which are categorized under Other Uses; retail alcohol sales are subject to regulations outlined in Note 1 at the bottom of the Table) | | | | | | S | P | P | P | P | P | P | | |
| Finance, insurance, and real estate establishments, including banks, credit unions, real estate, and property management services, with no drive-through facility | | | | | | S | P | P | P | P | P | P | | |
| Offices for business, professional, and technical uses, including accountants, architects, lawyers, doctors, etc. | | | | | | P | P | P | P | P | P | P | | |
| Foodservice uses such as full-service restaurants, cafeterias, and snack bars with no drive-through facilities, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation (Note: Refer to Note 1 at the bottom of the Table regarding alcohol sales) | | | | | | S | P | P | P | P | P | P | | |
| ARTS, ENTERTAINMENT, AND RECREATION USES | | | | | | | | | | | | | | |
| Art galleries | | | | | | P | P | P | P | P | P | P | | |
| Art, antiques, furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service) | | | | | | | P | P | P | P | P | P | | |

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|--|-----------|-----------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|------------|-----------|--------------|
| Land Use | AG | ER | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | MU | DT | M-1 | M-2 | MH | PARKS |
| Theater, cinema, dance, or music establishment | | | | | | | P | P | P | P | P | P | | |
| Museums and other special-purpose recreational institutions | | | | | | | P | P | P | P | P | P | | P |
| Fitness, recreational sports, gym, or athletic club | | | | | | S | P | P | P | P | P | P | | |
| Parks, greens, plazas, squares, and playgrounds | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| EDUCATIONAL PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES | | | | | | | | | | | | | | |
| Business associations and professional membership organizations | | | | | | S | P | P | P | P | P | P | | |
| Schools, libraries, and community halls | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Civic uses (City Hall, courthouse, and other public offices and functions) | | | | | | S | P | P | P | P | P | P | | |
| Social and fraternal organizations | | | | | | S | P | P | P | P | P | P | | |
| Social services and philanthropic organizations | | | | | | S | P | P | P | P | P | P | | |
| Religious institutions | P | S | S | S | S | S | P | P | P | P | P | P | S | |
| INDUSTRIAL USES | | | | | | | | | | | | | | |
| Brewery, Distillery and Winery | | | | | | | P* | P | P* | P* | P | P | | |
| Commercial Food, Textile, and Product Manufacturing | | | | | | | P* | P | P* | P* | P | P | | |
| Heavy Manufacturing (that may produce hazardous waste) | | | | | | | | | | | | | S | |
| Miscellaneous Light Manufacturing and Warehousing | | | | | | | P* | P* | P* | P* | P | P | | |
| Telecommunications and Broadcasting (Radio, TV, Cable, Wireless Communications, Telephone, Etc.) | S | | | | | S | S | S | S | S | P | P | | |

Table 2.1 – Allowed Uses

P = Permitted by right P = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

| Land Use | AG | ER | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | MU | DT | M-1 | M-2 | MH | PARKS |
|--|-----------|-----------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|------------|-----------|--------------|
| Wholesale Trade and Warehouse | A | | | | | | P* | P | P* | P* | P | P | | |
| Self-Storage Facility (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming. | | | | | | | P* | P | P* | P* | P | P | | |
| <i>Self-Storage Facility (New), after 9/4/2025</i> | | | | | | | | P | P* | | P | P | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | |
| Home occupations | A | A | A | A | A | | | | A | A | | | A | |
| Live/work units | P | P | P | P* | P* | | | | P* | P* | | | | |
| Residential apartments and/or condominiums (ground floor) | | | | S | P | | | | P* | P* | | | | |
| Upper-floor residential uses | | | | S | P | | | | P | P | | | | |
| Multi-Plex (up to four units) | | | | P | P | | | | P | P | | | | |
| Single-family residential attached dwelling unit (Townhomes) | | | | P | P | | | | P | P | | | | |
| Single-family residential detached dwelling unit | P | P | P | P | | | | | P | P | | | | |
| Accessory Dwelling Unit | P* | P* | P* | P* | | | | | | P* | | | | |
| <i>Manufactured Home</i> | | | | | | | | | | | | | P | |
| OTHER USES | | | | | | | | | | | | | | |
| Auto Service Establishment, including Gas Stations | | | | | | | P* | P | P* | | P | P | | |
| Car Wash Establishment, Primary and Accessory Use (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming | | | | | | | P* | P | P* | | P | P | | |

Table 2.1 – Allowed Uses

| <i>P = Permitted by right P* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required</i> | | | | | | | | | | | | | | |
|--|-----------|-----------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|------------|-----------|--------------|
| Land Use | AG | ER | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | MU | DT | M-1 | M-2 | MH | PARKS |
| Car Wash Establishment, Primary and Accessory Use (New), after 9/4/2025 | | | | | | | | P | P | | P | P | | |
| Model homes for sales and promotion** | P | P | P | P | P | | | | | P | | | P | |
| Bars, Taverns | | | | | | | | | | | | | | |
| Full-service hotels | | | | | | | P | P | P | P | | | | |
| Bed and breakfast establishments | | | | P | P | P | | | P | P | | | | |
| Outdoor storage | P* | | | | | | P | P | | | | P | | |
| Outdoor display (within 10 feet of front facade of building only; merchandise must be brought indoors after closing) | | | | | | P | P | P | P | P | | | | |
| Parking, surface | A | | | A | A | A | A | A | A* | A* | A | A | | A |
| Parking, structured | | | | A | A | A | A | A | A | A | A | A | | A |
| Sales from kiosks, food trucks, etc. | P* | | | | | P* | P* | P* | P* | P* | P* | P* | | P* |
| Any permitted use with a drive through facility | | | | | | | P* | P* | | | | | | |
| Farmer's market | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Veterinary clinic, Pet lodging (no outdoor kennels) | P | | | | | P | P | P | P | P | P | P | | |
| Veterinary Clinic, Pet lodging with outdoor kennels | P* | | | | | | | S | | | S | S | | |
| Urban Agriculture, Community Gardens, or other innovative agriculture | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Recreational Vehicle Park or Resort | P* | | | | | | | | | | | | | |

Notes:

- 1. Per propositions adopted by election held on 05/10/2014, the sale of alcohol is limited to the following: The sale of mixed beverages in restaurants with a Food and Beverage Permit (the TABC requires a certain percentage of food to be sold for this permit/license); and the sale of wine and beer for off-premise consumption*



Date: April 9, 2026
To: Planning and Zoning Commission
From: Grant Fore, Senior Planner, Berkley Group
Subject: Consider a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.

Summary:

OWNER: Elaine Sue Shaw Burgess

APPLICANT: Gunner Chi, TNP Engineering

LOCATION: NE of Rolling Hills Drive and Scenic Drive

SIZE: 36.153 acres

EXISTING ZONING: R-1 Single Family Residential

EXISTING USE: Single Family Residential

PROPOSED USE: Single Family Residential

The applicant, TNP Engineering, is proposing to develop the Shaw Ranch subdivision to include 103 residential lots and 3 open space lots.

The proposed one hundred three (103) residential lots range from approximately 7,000 to 16,000 square feet in size. The property is zoned R-1 Single-Family residential, which has the following minimum lot design standards; all proposed lots depicted on the plat comply with these design standards:

Category

Standard

Density

(a) Dwelling Units/Acre 4.0 (maximum)

Lot Dimensions

(b) Lot Area (minimum) 7,000 sq. ft.

(c) Lot Width (minimum) 50 feet

(d) Lot Depth (minimum) 100 feet

Setbacks

(e) Street, Front (minimum)

– Primary or Secondary Street 20 feet

– Local or Private Street 20 feet

(f) Street, Side (minimum)

– All roadways 10 feet

– Alleys/private easements 10 feet

(g) Rear (minimum) 10 feet

– Alley/private easements 10 feet

(h) Side, Interior (minimum) 5 feet

Height (maximum)

(i) To eave, roof ridge, or parapet 35 feet

Lot Coverage (maximum) 60% (total of all buildings on the lot)

Off-Street Parking & Loading See Article 3 for number of off-street spaces per dwelling unit

Notes —

UTILITIES

The Applicant is proposing to tie into nearby City water and infrastructure. The Applicant is proposing to construct public improvements, including 8” water and 8” sewer lines, in accordance with City standards to serve the development.

DRAINAGE

The Applicant has provided site specific pre-development and post-development drainage data which has been reviewed by the City Engineer.

ROADWAY/ACCESS

The plat proposes 2 access points via Rolling Hills Drive and Scenic Drive. The plat proposes to establish the following interior roads: Shaw Drive, Burrell Way, Hall Avenue and Green Court, with 50' right of way per road (25' to the centerline of the road).

OPEN SPACE

The plat proposes approximately 9 acres of open space with the dedication of 3 private open space lots to be maintained by a Homeowners Association.

PLANNING AND ZONING COMMISSION ROLE

According to Unified Development Code, Chapter 1, General Provisions, 16. C, Platting Procedures/Preliminary Plat:

ix. Following review of the preliminary plat and other materials submitted in accordance with these regulations, and review with the subdivider on changes deemed advisable and the kind and extent of improvements to be made, the Planning and Zoning Commission shall, within 30 days of the actual filing date, approve with modifications or deny approval of the proposed preliminary plat. If approved with modifications, the commission shall express its approval as approval with modifications and state the conditions of such approval, if any, or if denied, shall express its denial and its reasons therefore.

x. Approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat.

xi. The commission shall, in its action on the preliminary plat, consider the physical arrangement of the subdivision and determine the adequacy of street and thoroughfare rights-of-way and alignment and the compliance of the streets and thoroughfares with the comprehensive plan, the existing street pattern in the area and with any other applicable provisions of the comprehensive plan. Based upon recommendations of the staff, the commission shall also ascertain that adequate easements for proposed or future utility service and surface drainage are provided, and that the plat complies with the provisions of the zoning ordinance.

xiii. Approval of the preliminary plat shall be valid for a period of 24 months from the date of approval, and the general terms and conditions under which the approval was granted will not be changed. The preliminary plat shall be considered void unless a final plat is submitted within the 24-month period. The validity of the preliminary plat is extended for 24 months from the approval date of a partial final plat of any portion of the preliminary plat, and/or the acceptance of any community facilities installed by the subdivider in the subdivision. The 24-month period may be extended by the City, based upon the written request of the subdivider and his explanation of mitigating circumstances.

According to Section 212, Municipal Regulation of Subdivisions, of the Texas Local Government Code:

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

1. *The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plat within 30 days after the date the plat is filed. A plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.*
2. *If an ordinance requires that a plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plat within 30 days after the date the plat is approved by the planning commission or is approved by the inaction of the commission.*

A plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

Sec. 212.005. APPROVAL BY MUNICIPALITY REQUIRED.

(a) The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies the requirements of this subchapter.

Recommendation:

Staff recommends APPROVAL of the Preliminary Plat, subject to the following conditions:

1. Address all pending City of Aledo review comments.

Attachments:

1. Plat Application - Shaw Ranch
2. Preliminary Plat - Shaw Ranch
3. Review



PLAT AND ZONING APPLICATION

PLEASE CHECK THE APPROPRIATE BOX BELOW

- PRELIMINARY PLAT
- FINAL PLAT
- MINOR PLAT
- REPLAT
- PLANNED DEVELOPMENT (PD)
- PD AMMENDMENT
- ZONING CHANGE
- CHANGE OF USE/NEW USE
- SPECIFIC USE PERMIT (SUP)

PROPERTY INFORMATION:

Project Name: Shaw Ranch - Aledo

Project Address (Location): NE of Rolling Hills Dr and Scenic Dr in Aledo, Texas

Legal Description (Lot & Block): 36.153 acres of land situated in the L.R. FAWKS SURVEY, Abstract 483, Parker County, Texas

Proposed Number of Lots: 106 Gross Acres: 36.153

Existing Zoning: R1 Proposed Zoning: R1

Existing Use: Single Family Residential Proposed Use: Single Family Residential

APPLICANT/OWNER/SURVEYOR/ENGINEER INFORMATION:

APPLICANT:

Name: Gunner Chi - TNP

Address: 5237 N. Riverside Dr, Suite 100 Phone: 817-420-7394

City: Fort Worth Fax: _____

State: TX Zip: 76137 Email: gchi@tncinc.com

Signature: *Gunner Chi* Date: 02/03/2026

Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

PROPERTY OWNER:

Name: Elaine Sue Shaw Burress

Address: 218 Scenic Dr. Phone: 817-492-3667

City: Aledo Fax: _____

State: TX Zip: 76008 Email: susie.burress@yahoo.com

Signature: *Elaine Sue Shaw Burress* Date: 02/05/2026

SURVEYOR:

Name: Doug Burt - Horizon Land Surveying

Address: P.O. Box 1935 Phone: 817-584-9027

City: Azle Fax: _____

State: TX Zip: 76098 Email: horizonlandtx@gmail.com

ENGINEER:

Name: Gunner Chi, P.E. Firm: TNP

Address: 5237 N. Riverside Dr, Suite 100 Phone: 817-420-7394

City: Fort Worth Fax: _____

State: TX Zip: 76137 Email: gchi@tncinc.com

FOR OFFICE USE ONLY

APPLICATION FEE: _____ SUBMITTAL DATE: _____

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

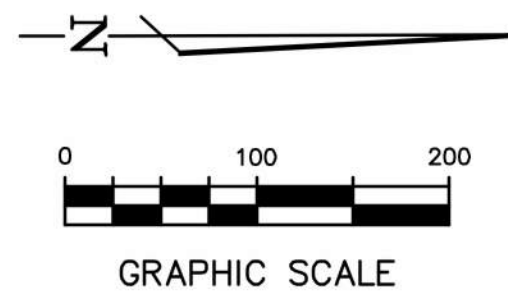
March 30, 2026
 (SHEET 1 OF 4)

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

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

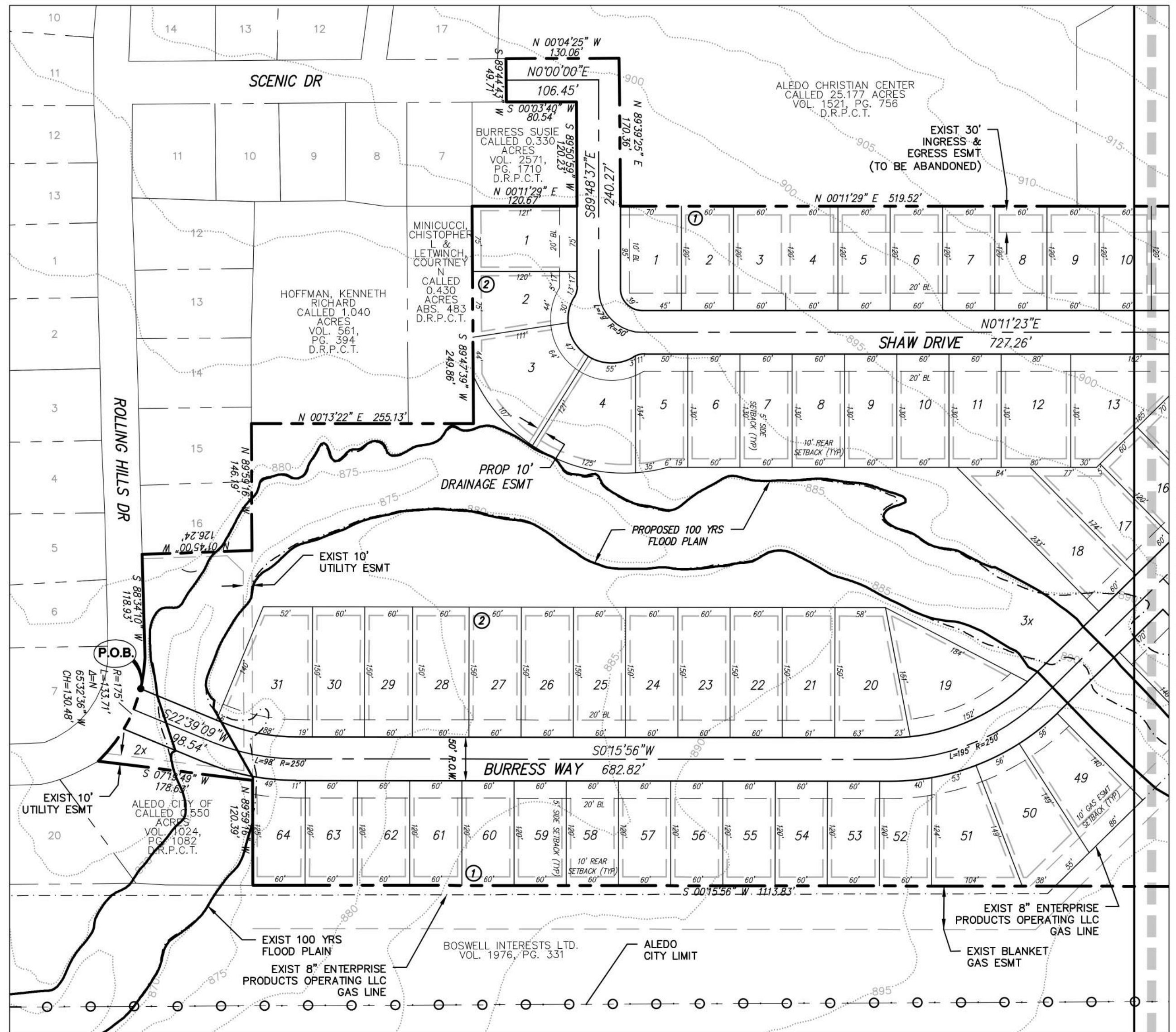
ENGINEER
 TEAGUE MALL AND PERKINS, INC.
 5237 N. RIVERSIDE DR, SUITE 100
 FORT WORTH, TEXAS 76137
 (817) 336-5773
 CONTACT: GUNNER CHI, P.E.

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



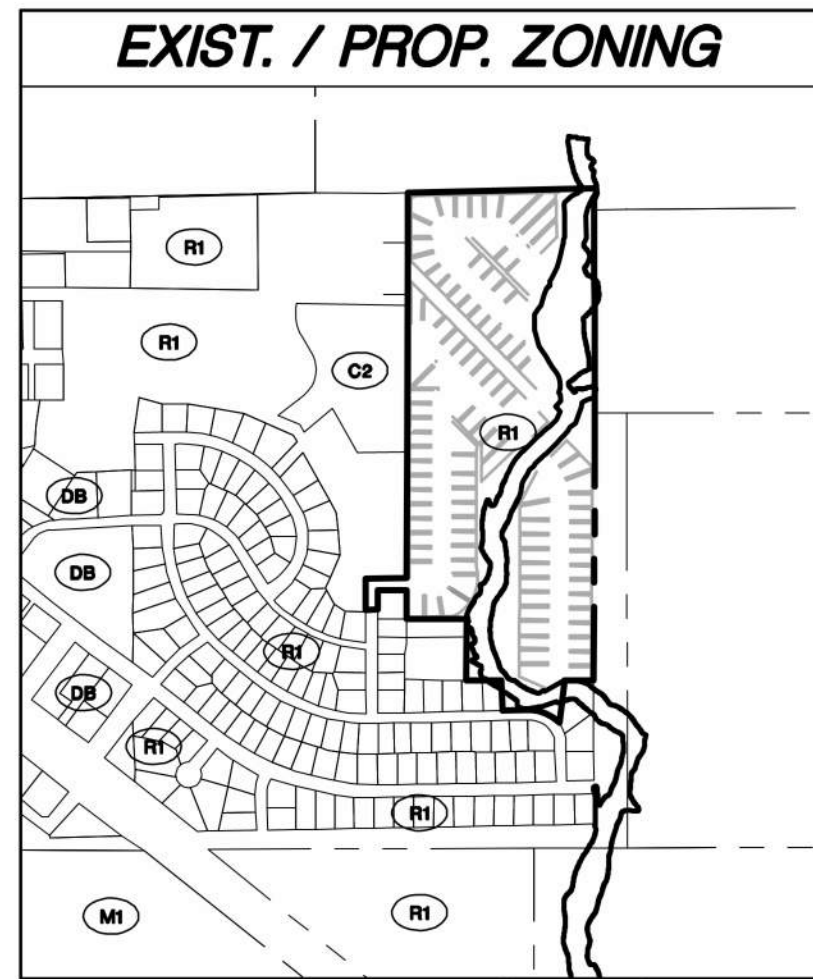
MATCHLINE SHEET 2 OF 4

CERTIFICATE OF APPROVAL

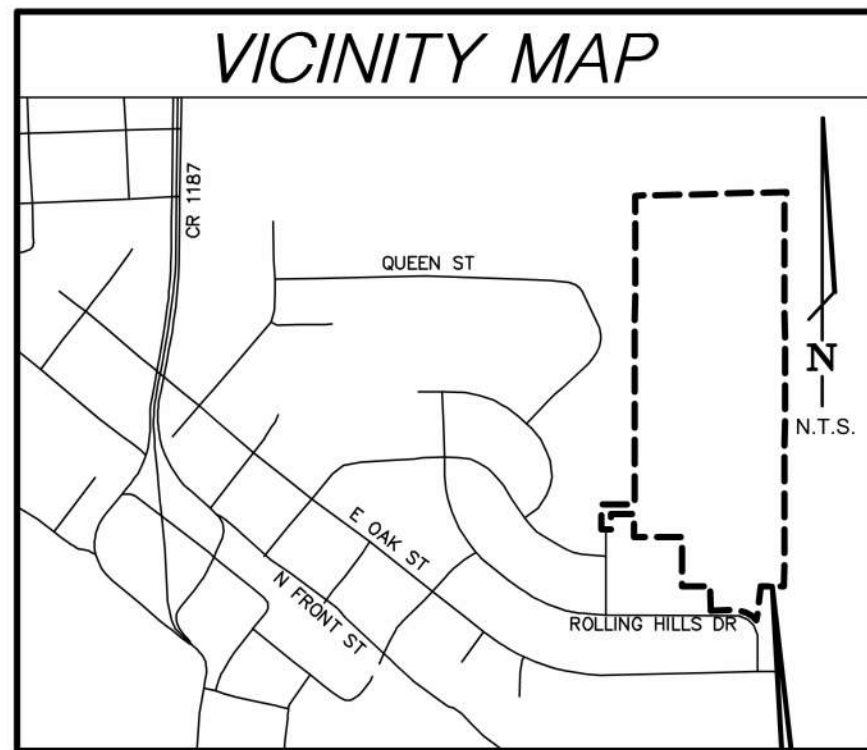
Approved this _____ day of _____, 2026
 by the city council of the City of Aledo, Texas.

 Mayor

 City Secretary



SCALE: 1"=800'



PROJECT LOCATION

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

March 30, 2026
 (SHEET 2 OF 4)

OWNER
 Korp Development, LLC
 601 S FM 1187, SUITE D
 ALEDO, TEXAS 76008
 972-822-3111

DEVELOPER
 Korp Development, LLC
 601 S FM 1187, SUITE D
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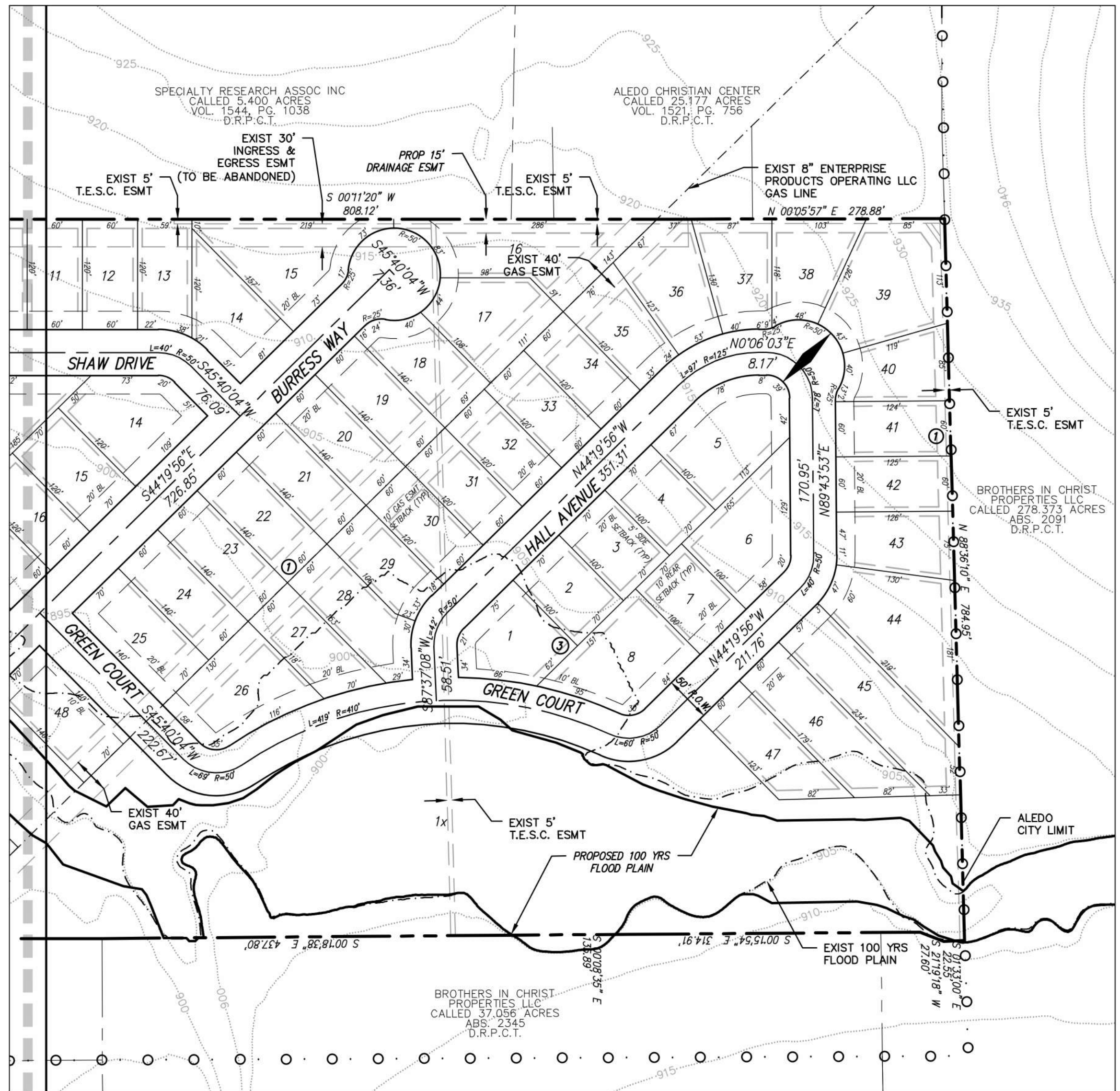
ENGINEER
 Teague Nall and Perkins, Inc.
 5237 N. RIVERSIDE DR, SUITE 100
 FORT WORTH, TEXAS 76137
 (817) 336-5773
 CONTACT: GUNNER CHI, P.E.

SURVEYOR
 Horizon Land Surveying
 P.O. Box 1935
 AZLE, TEXAS 76098
 (817) 584-9027
 CONTACT: DOUG BURT



GRAPHIC SCALE

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 |

| 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 Burruss Smith, Rachel Leigh Bures Toliver, Hannah Christine Burruss Hall, Rebekah Michelle Burruss, Nathaniel Allen Burruss, John Mark Burruss, 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. Show 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 Burruss, 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. Mincucci 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 Shaw 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 Burruss, 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 Shaw Parcel 6 and for the Northeast corner of Lot 17, Block 6, Rolling Hills and being for the most Southerly Southeast corner 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 Clerks 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 Shaw Parcel 5 and the Northeast corner of that certain tract of land 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.

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 FAWKS, L R SURVEY, ABSTRACT
 NUMBER 483
 PARKER COUNTY, TEXAS
ALEDO, TEXAS

March 30, 2026
 (SHEET 3 OF 4)

| | |
|---|---|
| OWNER KORP DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111 | DEVELOPER KORP DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111 |
| ENGINEER TEAGUE MALL 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 |

A PRELIMINARY PLAT FOR
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 36.153 ACRES SITUATED IN THE
 FAWKS, L R SURVEY, ABSTRACT
 NUMBER 483
 PARKER COUNTY, TEXAS
ALEDO, TEXAS
 March 30, 2026
 (SHEET 4 OF 4)

| | |
|---|---|
| OWNER KORP DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111 | DEVELOPER KORP 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
 KORP 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

| LIST OF BLOCK LENGTHS | | | | |
|-----------------------|----------|------------------|----------|-------------|
| BLOCK | STREET | FROM | TO | LENGTH (FT) |
| Block 1 | Street A | Start | Street B | 863 |
| Block 1 | Street B | Street A | End | 245 |
| Block 1 | Street B | Street C | End | 637 |
| Block 1 | Street C | Street B | Street D | 446 |
| Block 1 | Street D | Street C | End | 649 |
| Block 1 | Street C | Street B | End | 1,304 |
| Block 1 | Street B | Rolling Hills Dr | Street C | 1,274 |
| Block 2 | Street A | Start | Street B | 1,046 |
| Block 2 | Street B | Rolling Hills Dr | Street A | 1,521 |
| Block 3 | Street D | End | Street C | 512 |
| Block 3 | Street C | Street B | 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.

| 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 |

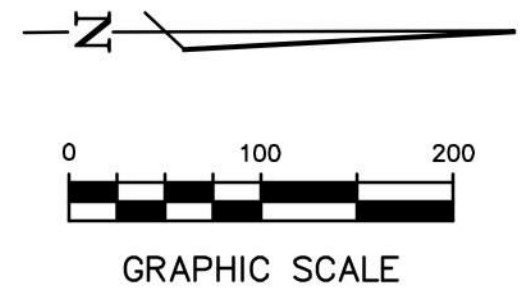
| LOT SIZE AVERAGES | |
|--|-----------|
| AVERAGE LOT SIZE (SQ. FT.) | 8,932 SF |
| SMALLEST LOT (LOT 2, BLK 3 - 70' x 100') | 7,000 SF |
| LARGEST LOT (LOT 44, BLK 1 - 47' x 219') | 16,190 SF |

| 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% |

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

February 26, 2026
 (SHEET 1 OF 3)

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



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

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

- NOTES**
- THE ENTIRE DEVELOPMENT IS LOCATED WITHIN ALEDO CITY LIMITS.
 - ENTIRE DEVELOPMENT IS LOCATED IN PARKER COUNTY.
 - WATER AND SANITARY SEWER IS PROVIDED BY CITY OF ALEDO.
 - FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 - PROPOSED STREET R.O.W.'S ARE 50' UNLESS OTHERWISE NOTED.
 - DEVELOPMENT TO BE SERVED BY TWO POINTS OF ACCESS FROM ROLLING HILLS DR AND SCENIC DR

It appears that the proposed road and lot configuration has isolated and landlocked two existing lots from public road frontage. Additional right-of-way or a shared access driveway shall be dedicated as apart of this plat to allow public access to the two existing lots.

The utility plan appears to show a proposed storm drain between Lots 3 and 4 Block 2. The Engineer shall provide a proposed utility easement for this storm drain for the City of Aledo to have access for future maintenance.

The minimum lot width for single family district zoning is 50'. The Engineer shall confirm with the City of Aledo if this will be allowed along cul-de-sacs.

The metes and bounds shown on the plat are not legible. These labels shall be revised to be larger and legible. (typ)

2. Describe how you meet UDC Section 5.2 for required features for open space.

It appears street ROW cuts through existing City of Aledo well site. Coordinate with City for approval.

Clarify if engineer will be submitting CLOMR/ LOMR?

Provide proposed street names.

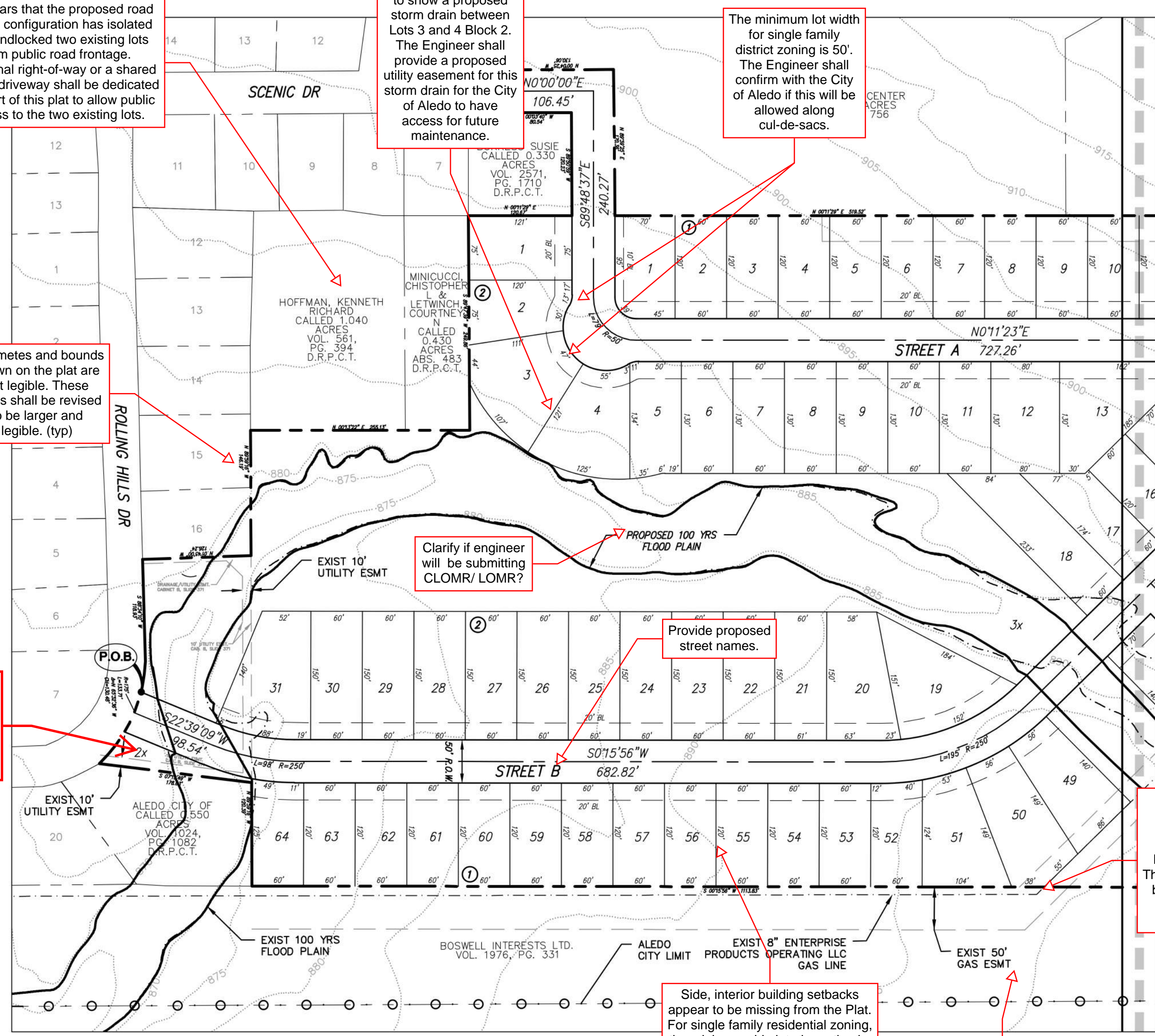
The location of the existing 8" gas line shall be indicated inside of property boundary for clarity. The gas line appears to be located along the proposed lot boundaries.

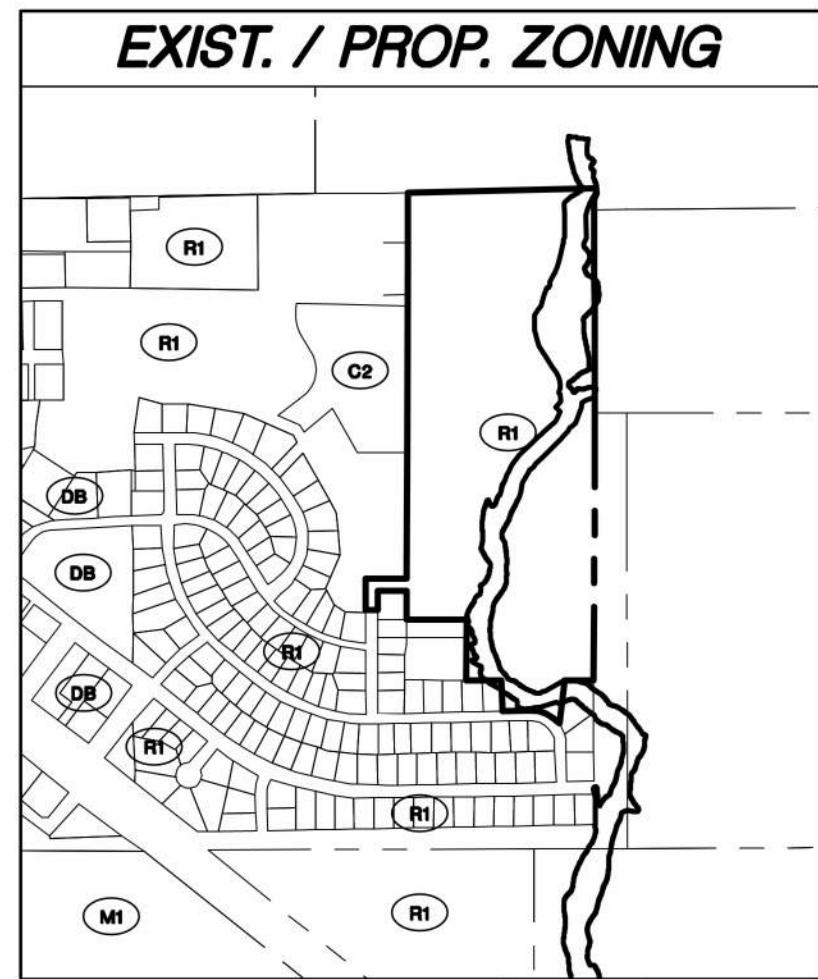
Side, interior building setbacks appear to be missing from the Plat. For single family residential zoning, the minimum side interior setbacks shall be a minimum of 5 feet.

Existing easement shown throughout the development is labeled as a 40' easement. Engineer and Surveyor shall confirm widths of existing gas easement.

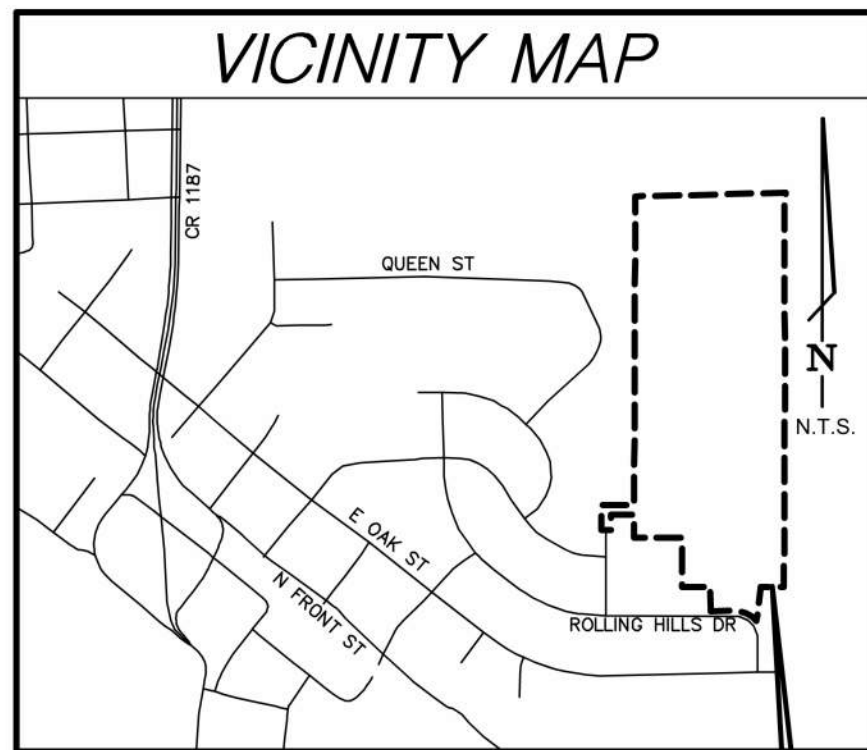
The signature block for the City of Aledo approval shall be provided

The owner statement and surveyor signature block/ preliminary statement appear to be missing





SCALE: 1"=800'



PROJECT LOCATION

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

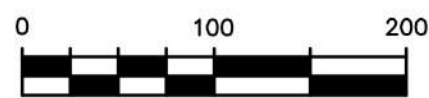
February 26, 2026
 (SHEET 2 OF 3)

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

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

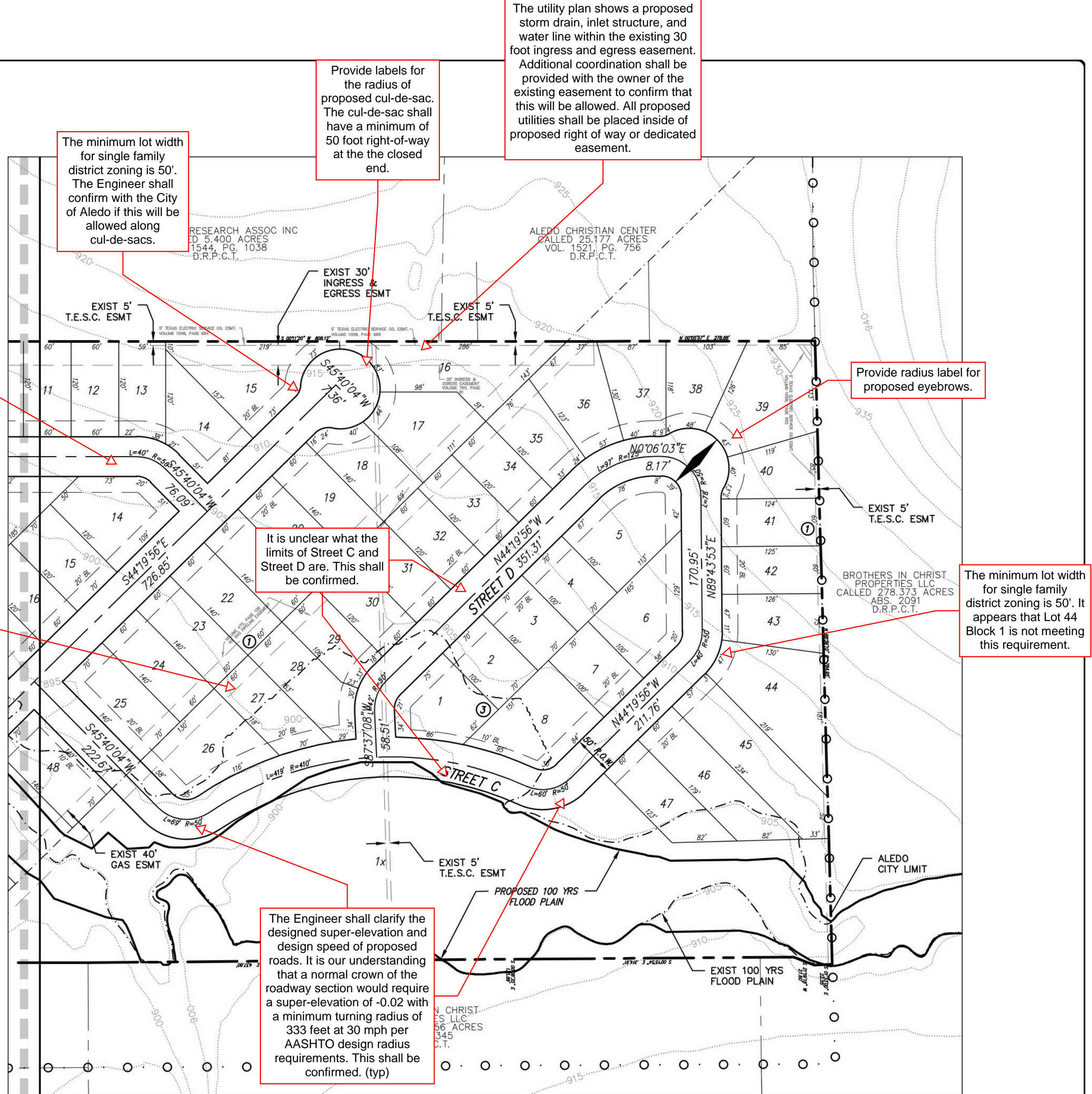
ENGINEER
 TEAGUE MALL AND PERKINS, INC.
 5237 N. RIVERSIDE DR, SUITE 100
 FORT WORTH, TEXAS 76137
 (817) 336-5773
 CONTACT: GUNNER CHI, P.E.

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



GRAPHIC SCALE

MATCHLINE SHEET 1 OF 3



The minimum lot width for single family district zoning is 50'. The Engineer shall confirm with the City of Aledo if this will be allowed along cul-de-sacs.

Provide labels for the radius of proposed cul-de-sac. The cul-de-sac shall have a minimum of 50 foot right-of-way at the closed end.

The utility plan shows a proposed storm drain, inlet structure, and water line within the existing 30 foot ingress and egress easement. Additional coordination shall be provided with the owner of the existing easement to confirm that this will be allowed. All proposed utilities shall be placed inside of proposed right of way or dedicated easement.

Provide proposed street names.

It is unclear what the limits of Street C and Street D are. This shall be confirmed.

Provide radius label for proposed eyebrows.

Provide building line offset of existing gas easement to prevent any structures from being built on existing gas easement.

The minimum lot width for single family district zoning is 50'. It appears that Lot 44 Block 1 is not meeting this requirement.

The Engineer shall clarify the designed super-elevation and design speed of proposed roads. It is our understanding that a normal crown of the roadway section would require a super-elevation of -0.02 with a minimum turning radius of 333 feet at 30 mph per AASHTO design radius requirements. This shall be confirmed. (typ)

| 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 |

| 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 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 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 Burruss Smith, Rachel Leigh Bures Toliver, Hannah Christine Burruss Hall, Rebekah Michelle Burruss, Nathaniel Allen Burruss, John Mark Burruss, 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. Show 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 Burruss, 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 Shaw 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 Burruss, 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 Shaw Parcel 6 and for the Northeast corner of Lot 17, Block 6, Rolling Hills and being for the most Southerly Southeast corner 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 Clerks 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 Shaw Parcel 5 and the Northeast corner of that certain tract of land 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
SHAW RANCH
36.153 ACRES SITUATED IN THE
FAWKS, L R SURVEY, ABSTRACT
NUMBER 483
PARKER COUNTY, TEXAS
ALEDO, TEXAS

February 26, 2026
(SHEET 3 OF 3)

Please include all lots in list of lots table. The lots being dedicated for proposed drainage easement appear to be missing.

Add a plat note for sidewalks

| | |
|---|---|
| OWNER KORP DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111 | DEVELOPER KORP DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111 |
| ENGINEER TEAGUE MALL 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 |