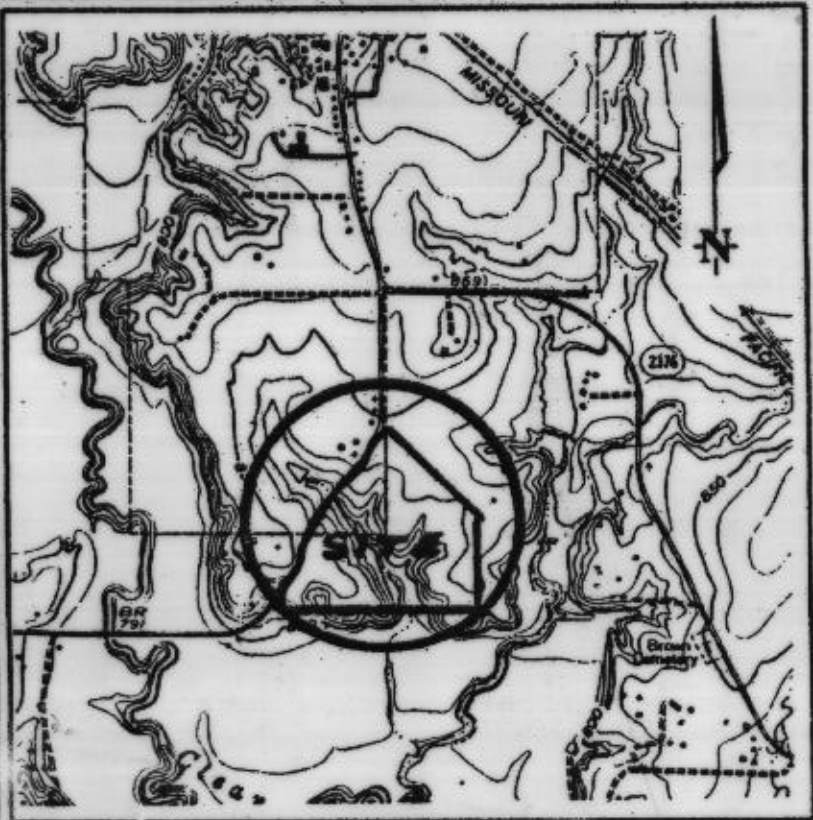


PCB-525



KEY MAP
SCALE: 1"=2000'

RESIDENTIAL ZONING
VILLAGES OF ALEDO
SUBDIVISION
CABINET B, SLIDE 99
CABINET B, SLIDE 145 (REVISION)

#1. BENCH MARK ELEVATION 943.82.
NAIL IN POWER POLE 60' NORTH
OF THE N.W. CORNER OF LOT 1,
BLOCK 1.
#2. BENCH MARK ELEVATION 953.61.
NAIL IN POWER POLE 22' NORTH
OF THE SW CORNER OF LOT 1,
BLOCK 1.

Doc Bk Vol Pg
00399522 OR 1891 1039

PCB-525

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Oct 05, 2000 at 12:50P
Document Number: 00399522
Amount: .00
By Patricia Nelson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped herein by me.
Oct 05, 2000

JENE BRINSON, COUNTY CLERK
PARKER COUNTY

LEGAL DESCRIPTION
FIELD NOTES OF A 20.60 acre tract of land being a part of the J.R. KINSER
SURVEY, Abstract 784, and the C.W. CARR SURVEY, Abstract 240, Parker County,
Texas and being more fully described by metas and bounds as follows:
COMMENCING at a 4" steel post being the SE corner of the J.R. Kinsler Survey,
Abstract 784, said point being the SW corner of the W.J. Mayo Survey, Abstract
975;
THENCE N 89°07'24" W, with the general line of a fence, 570.00 ft. to an iron
pin at the POINT OF BEGINNING;
THENCE N 89°07'24" W, 778.73 ft. to a fence post for a corner;
THENCE N 80°58'39" W, with the general line of a fence, 379.93 ft. to a 6"
steel post for a corner;
THENCE N 03°04'50" E, with the general line of a fence, passing a fence
post at 487.5 ft. and continuing a total distance of 463.92 ft. to a found
3/8" steel pin in the EBL of F.M. Highway 5, for a corner;
THENCE with the EBL of said F.M. Highway 5 and with a Curve to the Left,
said curve having the following data: Radius 374.85 ft., Chord N 12°47'39" E,
96.13 ft., a distance of 96.59 ft. to the PT of said curve;
THENCE N 05°28'00" E, with the EBL of said F.M. Highway 5, 88.80 ft. to
the PC of a Curve to the Right;
THENCE with the EBL of said F.M. Highway 5 and with the above mentioned
Curve to the Right, said curve having the following data: Radius 278.28 ft.,
Chord N 19°31'30" E, 135.19 ft., a distance of 136.56 ft. to the PT of said
curve;
THENCE N 33°35'00" E, with the EBL of said F.M. Highway 5, 44.80 ft. to the
PC of a Curve to the Left;
THENCE with the EBL of said F.M. Highway 5 and with the above mentioned
Curve to the Left, said curve having the following data: Radius 1472.46 ft.,
Chord N 31°30'30" E, 108.63 ft., a distance of 108.85 ft. to the PT of said
curve;
THENCE N 29°26'00" E, with the EBL of said F.M. Highway 5, 350.62 ft. to
an iron pin for a corner;
THENCE S 35°20'32" E a distance of 1070.00 ft. to an iron pin for a corner;
THENCE S 22°32'57" W, a distance of 471.05 ft. to the POINT OF BEGINNING,
and containing 20.60 acres of land more or less.

CITY APPROVAL STATEMENT
APPROVED by the City of Aledo, Board of Aldermen this 21st day of September, 2000
Daphne Richardson
CHAIRMAN
SECRETARY

Approval of this Plat shall be invalid unless the approved
Plat for such Addition is recorded in the office of the
County Clerk of Parker County Texas within six (6)
months from the date of final approval by the Aledo
Planning and Zoning Commission.



SURVEYOR'S CERTIFICATE
The surveyor responsible for surveying the subdivision area
shall attest to the accuracy of same in the following form:
THIS is to certify that I, DAVID HARLAN,
a Registered Public Surveyor of the State of Texas,
have plotted the above subdivision from an actual
survey on the ground; and all lot corners, angle
points, and points of curve are properly marked on
the ground; and that this plat correctly represents
that survey made by me or under my direction and
supervision.

Surveyor
Texas Registration No. 2874 Date 2-18-99
DAVID HARLAN
HARLAN LAND SURVEYING
DAVID HARLAN, JR. RPLS
215 E. EUREKA STREET
WEATHERFORD, TX 76086
(817) 596-9700

OWNER:
SYBARITE ENTERPRISES
2400 A ROOSEVELT
ARLINGTON, TX 76016
(817) 261-5088
Authorized Agent
RICHARD LIPSCOMB

McCARTHY TO
DAUGHERTY
VOL. 424, PG. 329

NOTE: ALL EASEMENTS SHALL BE DRAINAGE AND UTILITY EASEMENTS.
There shall be a 5' utility and drainage easement on
the front and sides of all lots unless otherwise noted.
The city shall maintain and be responsible for the
detention area after one year from the date of
acceptance.

AGRICULTURAL ZONING

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	376.85	96.39	14°39'18"	96.13	N12°47'39"E
C2	278.28	136.56	28°07'00"	136.56	N19°31'30"E
C3	1472.76	106.65	04°09'00"	106.63	N31°30'30"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C47	78.28	59.29	31.23	57.81	N30°32'40"E	44°32'00"
C48	151.15	89.72	35.49	89.10	N22°30'25"W	28°25'35"
C49	201.13	92.78	47.23	91.99	N22°30'25"W	18°25'35"
C50	100.00	168.59	12.23	149.32	N45°41'28"E	98°35'39"
C51	50.00	84.29	56.11	74.66	N45°41'28"E	98°35'39"
C52	225.00	370.27	242.51	329.88	N38°52'01"W	84°17'22"
C53	175.00	287.98	186.62	256.58	N38°52'01"W	84°17'22"
C54	250.00	123.81	66.25	121.83	N67°55'39"W	39°29'48"
C55	250.00	152.07	77.92	152.80	N67°55'39"W	39°29'48"
C56	125.00	35.60	19.82	35.48	N44°44'05"E	18°09'10"

MEDFORD TO BRISTOL
VOL. 275, PG. 494
D.R.P.C.T.

ROBINSON TO MADDOX
VOL. 406, PG. 436

BARNETT ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS - DESIGNERS
P.O. Box 1485 • Mineral Wells, Texas 76068 • 940-325-9417



DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plat does not include
any lots of a prior subdivision limited by deed restriction to
residential use for not more than one residential unit per
lot.
Owner (SYBARITE ENTERPRISES)
RICHARD LIPSCOMB
SHOWN TO AND SUBSCRIBED by me this 21st day of
September, 2000
Daphne Richardson
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER
The owner and lessholders of the land shown on this plat and
whose name is subscribed hereto, and in person or through a
duly authorized agent, dedicates to the use of the Public forever
all streets, alleys, parks, watercourses, drains, easements and
public places thereon shown for the purpose and consideration
therein expressed.
Owner (SYBARITE ENTERPRISES)
RICHARD LIPSCOMB
GIVEN MY HAND AND SEAL OF OFFICE on this 21st day of
September, 1999-2000
Daphne Richardson
Notary Public in and for the State of Texas

FINAL PLAT OF LOTS 1-19, BLOCK 1 FAIRVIEW.



NAME REVISION OF FINAL PLAT PREVIOUSLY NAMED
ESTATES OF STONEGATE FILED MARCH 1999
BEING 20.60 ACRES SITUATED IN THE J.R. KINSER
SURVEY, ABSTRACT NO. 784 & C.M. CARR SURVEY,
ABSTRACT NO. 240, CITY OF ALEDO, PARKER COUNTY,
TEXAS
September, 2000
20.60 ACRES
THE ZONING OF THE PROPERTY IS R-1