

#1. BENCH MARK ELEVATION 943.82, NAIL IN POWER POLE 60' NORTH OF THE SW CORNER OF LOT 1, BLOCK 3.
#2. BENCH MARK ELEVATION 953.61, NAIL IN POWER POLE 22' NORTH OF THE SW CORNER OF LOT 1, BLOCK 4.

Doc 00404423 Bk OR Vol 1901 Pg 1629

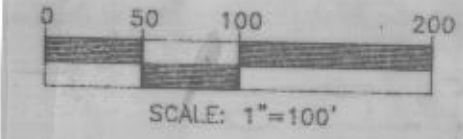
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Dec 11, 2000 at 10:57A

Document Number: 00404423
Acres: .80
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.

Dec 11, 2000

JESSE HANSON, COUNTY CLERK
PARKER COUNTY



NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0220C EFFECTIVE DATE, JAN. 3, 1997, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

B 549

LEGAL DESCRIPTION
FIELD NOTES OF A 20.80 acre tract of land being a part of the J.R. KINER SURVEY, Abstract 784, and the C.W. CARR SURVEY, Abstract 240, Parker County, Texas and being more fully described by metes and bounds as follows:
COMMENCING at a 4" steel post being the SE corner of the J.R. Kiner Survey, Abstract 784, said post 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, 670.00 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 493.92 ft. to a found 5/8" 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 datum: Radius 376.85 ft., Chord N 12°47'39" E, 98.13 ft., a distance of 98.39 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 datum: Radius 1472.46 ft., Chord N 19°31'30" E, 135.19 ft., a distance of 136.58 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 datum: Radius 1472.46 ft., Chord N 31°30'30" E, 106.63 ft., a distance of 106.63 ft. to the PT of said curve;
THENCE N 29°28'00" 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 20.80 acres of land more or less.

CITY APPROVAL STATEMENT
APPROVED by the City of Aledo Board of Aldermen this 20th day of November, 2000.
CHAIRMAN: [Signature]
SECRETARY: [Signature]

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, JR., 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: [Signature]
Texas Registration No. 2074 MARCH 18, 1999
REVISED NOVEMBER 1, 2000

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	76.29'	59.29'	31.23'	57.81'	N30°32'40"E	44°32'00"
C48	151.15'	69.72'	35.49'	69.10'	N22°30'25"W	26°28'35"
C49	201.15'	92.28'	47.23'	91.96'	N22°30'25"W	26°28'35"
C50	100.00'	112.59'	55.11'	109.32'	N45°41'28"E	96°35'39"
C51	50.00'	84.29'	35.11'	74.86'	N45°41'28"E	96°35'39"
C52	225.00'	370.27'	242.51'	329.88'	N38°53'01"W	94°17'23"
C53	175.00'	287.99'	188.62'	256.58'	N08°52'01"W	94°17'23"
C54	250.00'	123.91'	64.01'	121.93'	N82°53'58"W	39°29'48"
C55	250.00'	155.07'	80.12'	152.80'	N62°56'53"W	35°32'24"
C56	126.28'	35.60'	17.92'	35.48'	N44°44'05"E	18°09'10"

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

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

LOT 18 BLOCK 1
[Signature] Natalie Kozlowski
SHAWN AND NATALIE KRETZSCHMAR
3116 CLOVERMEADOW
FORT WORTH, TX 76123
(817) 294-8779

LOT 16 BLOCK 1
[Signature] [Signature]
VILLAGE HOMES
6300 RIDGLEA PLACE
SUITE 208
FORT WORTH, TX 76116
(817) 737-3377

NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 03-31-2002

NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 03-31-2002

NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 03-31-2002

PLAT ADOPTION
STATE OF TEXAS
COUNTY OF PARKER
I, [Signature], by and through the undersigned, its duly authorized agent, does hereby adopt this Plat designating the heretofore described real property as Fairview Addition, an Addition to the City of Aledo, Texas, AND DOES HEREBY CERTIFY THAT THEY ARE THE CURRENT OWNERS OF SAID LOTS, 1 BLOCK AND HAVE NO OBJECTION TO THIS PLAT.

SWORN TO AND SUBSCRIBED before me this 30th day of November, 2000.
[Signature]
Notary Public in and for the State of Texas

RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of the 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.
[Signature]
Owner (SYBARITE ENTERPRISES)
RICHARD LIPSCOMB

THE STATE OF TEXAS
COUNTY OF PARKER
The owner and lienholders 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 streets, alleys, parks, watercourses, drains, easements and easements thereon shown for the purpose and consideration expressed.
[Signature]
Owner (SYBARITE ENTERPRISES)
RICHARD LIPSCOMB
GIVEN MY HAND AND SEAL OF OFFICE on this 30th day of November, 2000.
[Signature]
Notary Public in and for the State of Texas

CORRECTED FINAL PLAT OF
LOTS 1-19, BLOCK 1
FAIRVIEW
TO CORRECT THE IMPROPERLY FILED PLAT OF
FAIRVIEW
FILED IN PLAT CABINET B, SLIDE 525
BEING A REVISION OF
ESTATES OF STONEGATE
FILED IN PLAT CABINET B, SLIDE 395
PLAT RECORDS, PARKER COUNTY, TEXAS
BEING 20.60 ACRES SITUATED IN THE J.R. KINER SURVEY, ABSTRACT NO. 784 & C.M. CARR SURVEY, ABSTRACT NO. 240, CITY OF ALEDO, PARKER COUNTY, TEXAS

20.60 ACRES
THE ZONING OF THE PROPERTY IS R-1