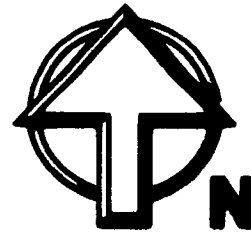


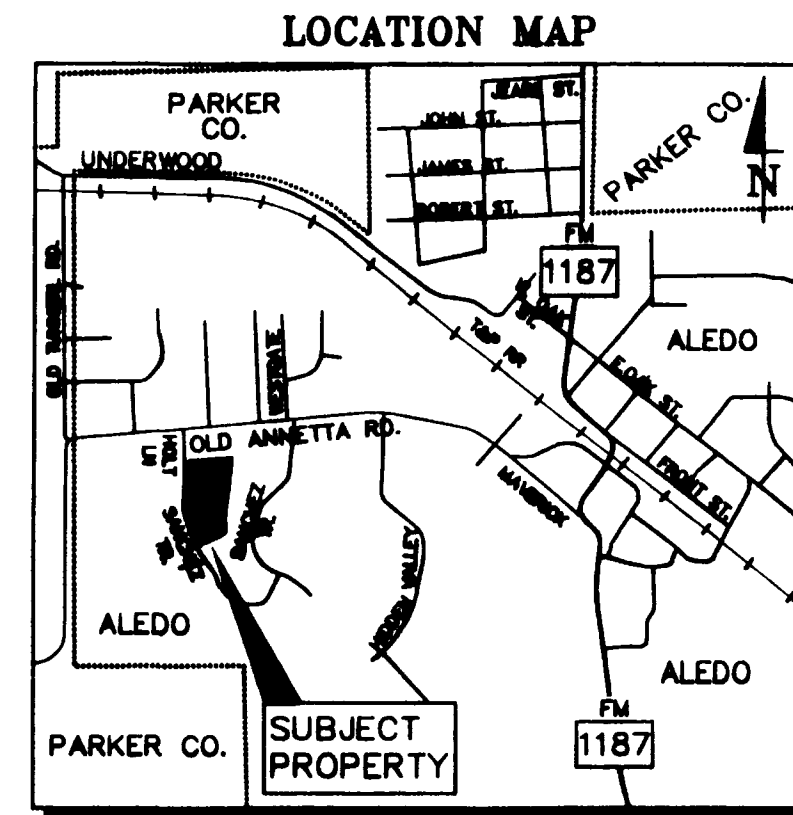
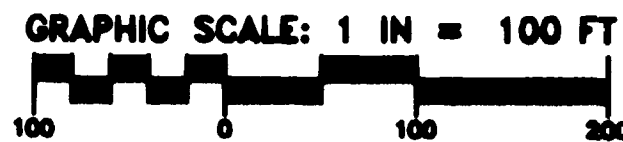
NOTE:

- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
- BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.
- CLAIRE COURT AND AMBER COURT, PRIVATE STREETS, ARE ESTABLISHED AS DRAINAGE, UTILITY, AND EMERGENCY ACCESS EASEMENTS BY THIS PLAT.



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Book 2487 Page 145



OLD ANNETTA ROAD

BERT C. SHOTWELL
VOL. 333, PG. 229
D.R.P.C.T.

NORMA JEAN LOLLEY
VOL. 1050, PG. 24
D.R.P.C.T.

BPR INVESTMENTS
VOL. 2333, PG. 1791
D.R.P.C.T.

R.C. EDDLEMAN SURVEY
ABSTRACT NO. 438

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 481650 0005 A, EFFECTIVE DATE JANUARY 3, 1997, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE:
EASEMENTS DENOTED WITH "E" ARE PER PARKER STATION RECORDED PLAT, CABINET A, SLIDE 683, PLAT RECORDS, PARKER COUNTY, TEXAS. ALL OTHER EASEMENTS AFFECTING LOTS 31-35, PARKER STATION, PER THE PLAT RECORDED IN CABINET A, SLIDE 683, PLAT RECORDS, PARKER COUNTY, TEXAS, ARE VACATED AND ABANDONED BY THIS PLAT.


APPROVAL OF THE 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 CITY COUNCIL.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE EASEMENT

NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A SITE EASEMENT SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.

 DENOTES MONUMENTS USED FOR BASIS OF BEARING.
BASIS OF BEARING IS THE RECORDED PLAT FOR PARKER STATION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS. PLAT RECORDED IN CABINET A, SLIDE 683, PLAT RECORDS, PARKER COUNTY, TEXAS.

**CITY OF ALEDO, TEXAS
CITY COUNCIL**

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: December 20, 2005

BY: Sue Langley
MAYOR

BY: Jennifer L. Wilson
CITY SECRETARY

PLAT FILED _____, 2005
CABINET _____, PAGE _____
PARKER COUNTY PLAT RECORDS

SURVEYOR: _____

HARLAN LAND SURVEYING, INC.
108 EUREKA STREET
WEATHERFORD, TX 76086
METRO (817) 598-9700 - (817) 598-0880
FAX: METRO (817) 341-2833

LT2-2487-145-1

OWNER/DEVELOPER:
BPR ENTERPRISES, L.L.P.
9516 CAMP BOWIE WEST
FORT WORTH, TEXAS 76116
817.228.9447

ACCT. NO: 16065
SCH. DIST: AL
CITY: AL
MAP NO: M-13

FINAL PLAT
LOTS 31A-35C
PARKER STATION

BEING 4.998 ACRES OF LAND IN THE R.C. EDDLEMAN SURVEY, ABSTRACT NUMBER 438 AND BEING A REPLAT OF LOTS 31-35 PARKER STATION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS

PREPARED OCTOBER 27, 2005

SHEET 1 OF 2

PREPARED BY

SD Engineering, Inc.
Site Development Engineering

PO Box 1387 Aledo, TX 76008-1387
(817) 441-6400 Fax (817) 441-6085
www.sd-engineering.com

LINE	BEARING	LENGTH
L1	N85°45'25"E	10.00
L2	N88°37'05"E	16.37

THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.

THE PARKER STATION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, LOT 334, SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF ALEDO, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: David Harlan, RPLS, HARLAN SURVEYING, INC.
DATE: FEB. 1, 2006

DATE: FEB. 1, 2006



7/0-27-06 / E/B / 05/0600