



Point of Beginning

Found 5/8 Inch Capped Iron Rod Stamped 'Dunaway & Assoc.'

(City of Aledo Easement Volume 2020, Page 109 D.R.P.C.T.)

Let 1, Block 1
Faith Presbyterian Church
Cabinet C, Slide 633
P.R.P.C.T.

Grace Presbyterian, Inc.
Volume 2027, Page 1164
D.R.P.C.T.

(WC) = Rear lot corners are offset 2.00' inside lot.

NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2002.000.
2. All distances shown are at ground.
3. All property corners are set 5/8 inch capped iron rod stamped 'BHB INC' unless otherwise noted.
4. All Open Spaces and Park lots are to be owned and maintained by the Home Owners Association (HOA).
5. The HOA reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the HOA.
6. A portion of the subject property lies within Zone AE (Base Flood Elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008 (see hatched areas as shown) and also a portion of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
7. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.

Total Lots: 25

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201300849
01/14/2013 12:07 PM
Fee: 79.80
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

APPROVED by the Aledo City Council
this 14th day of January 2013.
St. Marshall
Mayor - City of Aledo
Jeanne McMiller
City Secretary - City of Aledo

ACCT. NO.: 16072
SCH. DIST.: ALEDO
CITY: ALEDO
MAP NO.: M-17

**Final Plat
Parks of Aledo, Phase 1B**

Being a 13.21 acres situated in the City of Aledo, Parker County, Texas and being within the John Sparger Survey, Abstract No.1230 and the James B. Carr Survey, Abstract No. 255
City of Aledo, Parker County, Texas

January 2013
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LEGEND
(CM).....Controlling Monument
B/L.....Building Line
U.E.....Utility Easement
SSMH.....Sanitary Sewer Manhole
●.....Found 5/8 Inch Capped Iron Rod Stamped 'BHB INC'

Owner:
Parks of Aledo, LLC
2020 West 5th Street, Suite A
Fort Worth, TX 76107

Land Surveyor:
BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgelo Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:Survey@hbinc.com

This plat filed in Cabinet D, Slide 217 Date _____