

OWNER'S CERTIFICATES AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY, DO HEREBY CERTIFY THAT IT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ANNETTA SOUTH, PARKER COUNTY, TEXAS.

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY ALSO HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF:

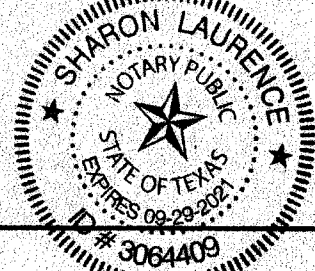
ALEDO HEIGHTS

AS SHOWN ON THIS PLAT DRAWING AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS, AND OTHER PUBLIC LANDS SHOWN HEREON.

SEADRIFT DEVELOPMENT, LLC
A Texas limited partnership
By Grant-Ive Development, LLC,
Managing General Partner

By: *Randy Stevenson*
Randy Stevenson, Managing Member

EXECUTED THIS THE 21 DAY OF FEBRUARY, 2020



ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED

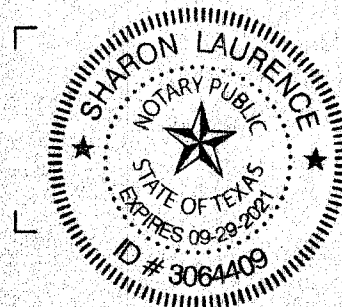
RANDY STEVENSON

KNOWN TO ME TO BE THE PERSON (PERSONS) WHOSE NAME (NAMES) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 21st DAY OF FEBRUARY, 2020

Sharon Laurence
NOTARY PUBLIC, PARKER COUNTY, TEXAS



GENERAL NOTES

SHEET OF SHEETS ACREAGE:
SCALE SMALLEST LOT: AC. LARGEST LOT AC.
LOT WIDTH: MIN. MAX. LOT DEPTH: MIN. MAX.

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

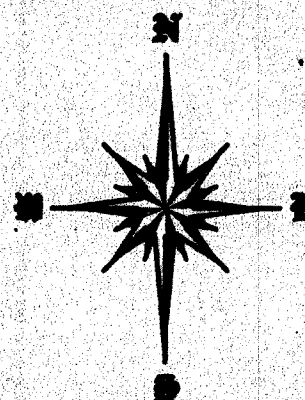
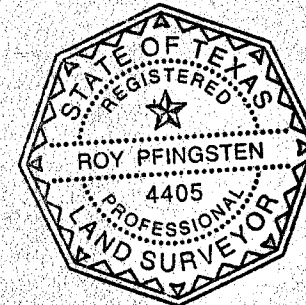
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE SURVEY PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

PLAT DESCRIPTION: ALEDO HEIGHTS

Roy Pfingsten
SIGNATURE

Roy Pfingsten
(PRINT NAME)
REGISTERED PUBLIC LAND SURVEYOR

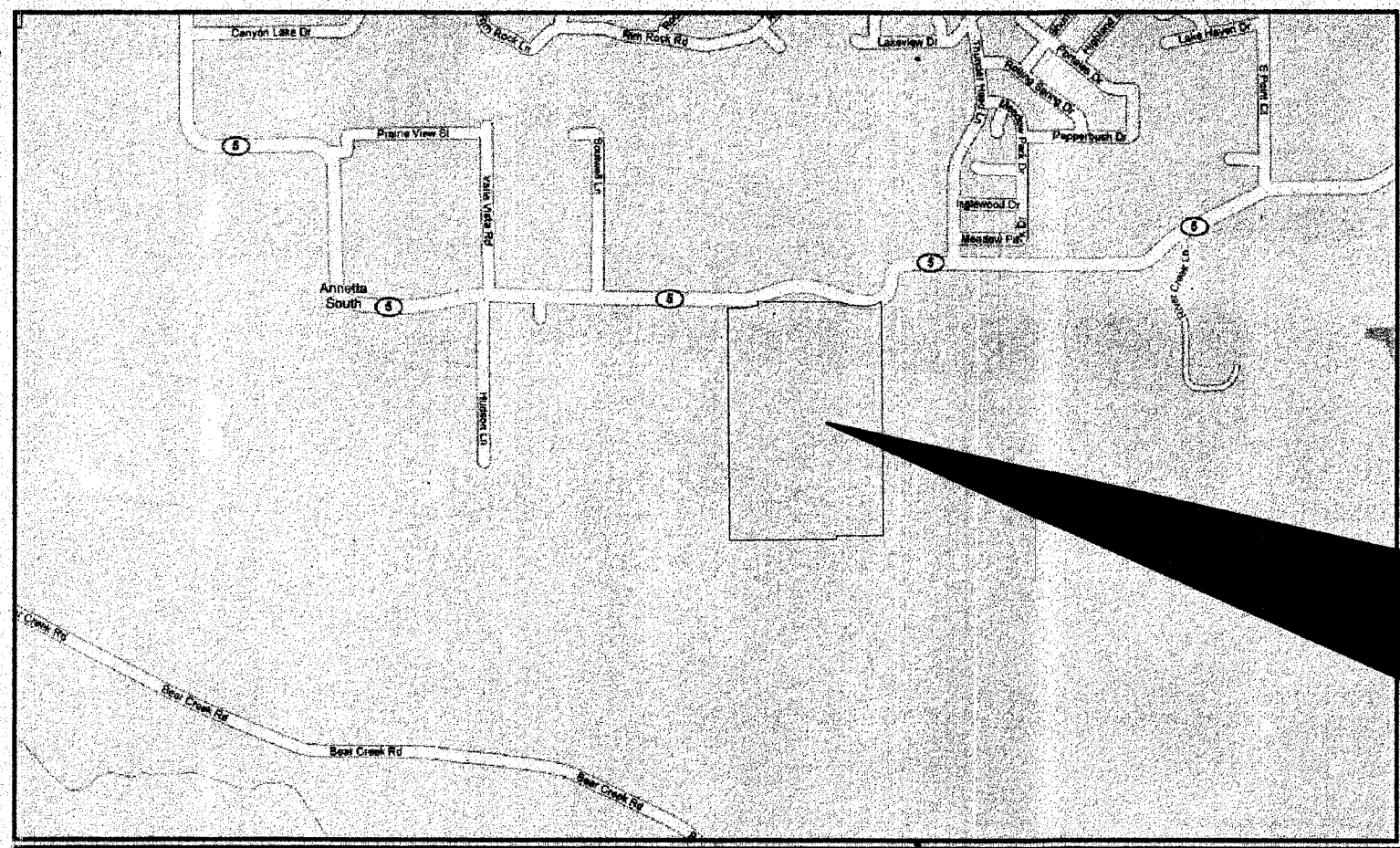
DATE: 21st February 2020



SURVEY MADE FOR:
SEADRIFT DEVELOPMENT, LP
2400-A ROOSEVELT DRIVE
ARLINGTON, TX 76016

10079
AL
K-19

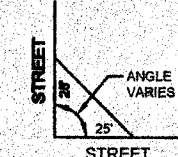
CERTIFICATE OF RECORD



LOCATION MAP

SCALE 1"=2000'

PROPERTY
LOCATION



VISIBILITY, ACCESS AND
MAINTENANCE EASEMENT
(VAM)
TYPICAL AT ALL
STREET INTERSECTIONS

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "25' x 25' VAM (Visibility, Access and Maintenance) Easement(s)" are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the City exercise the maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and features. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owner. No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

CITY APPROVAL OF FINAL PLAT

THE CITY OF ANNETTA SOUTH APPROVAL:

Planning & Zoning Date: 3-18-20

Planning & Zoning Chairman: *Chris Clark*

City Council Date: 3-10-2020

MAYOR: *Chris Clark*

City Secretary: *Cheryl Woodard*

City Engineer: *John C. A.*

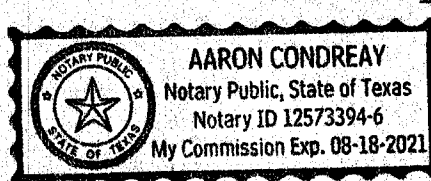
LIENHOLDER:

First National Bank of Weatherford

Eric Baker ETP
LIENHOLDER

THIS THE 21 DAY OF FEBRUARY, 2020

Aaron Condrey
NOTARY PUBLIC, PARKER COUNTY, TEXAS



PLAT NOTES:

BUILDING SETBACK LINES SHALL BE 60' FOR FRONT OF ALL LOTS. SIDE SETBACKS SHALL BE 30' MINIMUM. 30' BACK SETBACKS.

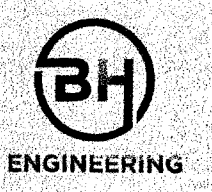
THIS SUBDIVISION IS IN THE FOLLOWING TAXING JURISDICTIONS: ALEDO I.S.D., CITY OF ANNETTA SOUTH & PARKER COUNTY; AND IS LOCATED WHOLLY WITHIN PRECINCT #4.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE FLOOD HAZARD AREA ZONE A ACCORDING TO PARKER COUNTY FLOOD HAZARD BOUNDARY MAP NO. 48367C & 0425 E, (09-26-08).

THERE SHALL BE A 15' UTILITY EASEMENT ALONG EACH STREET R.O.W., AND A 7.5' UTILITY AND DRAINAGE EASEMENT ON THE SIDES OF EACH LOT AND A 15' UTILITY AND DRAINAGE EASEMENT ON THE REAR OF ALL LOTS UNLESS NOTED OTHERWISE.

THIS SUBDIVISION WILL BE SERVED BY COMMUNITY WATER SYSTEM. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF'S).

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINDS AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



P.O. BOX 2230
WEATHERFORD, TX 76086
(817) 599-4278
(817) 599-4278 METRO
(817) 599-4279 FAX

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202009195
04/03/2020 01:07 PM
Fee: \$2.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
OF
ALEDO HEIGHTS
106.34 ACRES LOTS 1-81
I&G.N.R.R. CO. SURVEY, A-1782
CITY OF ANNETTA SOUTH
PARKER COUNTY, TEXAS
JANUARY 2020

E-493