

LOCATION MAP
SCALE: 1"=2000'

DEDICATION

STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, Aledo Heights, LLC, Kenmark Homes, LP & Elmwood Homes, LLC are the Owners of the herein described property:

Being a 93.54 acre tract situated in the I & G.N.R.R Company Survey, Abstract No. 1782, Parker County, Texas and being all of Lots 7-81, Aledo Heights, an addition to Parker County, Texas as recorded in Cabinet E, Slide 493, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows.

Beginning at a found 1/2 inch iron rod for the southwest corner of Lot 17 of said Aledo Heights Addition, same being the east line of Medina Drive, a private roadway and being in the north line of The Amended Replat of La Madera, Phase One as recorded in Cabinet D, Slide 224, Plat Records Parker County, Texas;

Thence North 00°33'02" West with the west line of said Aledo Heights Addition and east line of Medina Drive a distance of 2219.45 feet to a found 1/2 inch iron rod for the southwest corner of Lot 6 of said Aledo Heights Addition;

Thence North 89°32'51" East with the south line of said Lot 6 a distance of 228.10' to a found 1/2 inch iron rod in the west line of Palo Duro Drive, said point being the beginning of a curve to the right having a radius of 340.08 feet, a central angle of 21°34'10", and a long chord that bears North 10°33'52" East a distance of 127.27 feet;

Thence along said curve to the right and west line of Palo Duro Drive an arc distance of 128.03 feet to a found 1/2 inch iron rod;

Thence North 25°08'49" East, crossing Aledo Heights Drive, a distance of 70.78 feet to a set 1/2 inch iron rod in the north line of Aledo Heights Drive, said point being the beginning of a curve to the left having a radius of 286.00 feet, a central angle of 25°26'13", and a long chord that bears South 78°22'01" East a distance of 125.93 feet;

Thence along said curve to the left and north line of Aledo Heights Drive an arc distance of 126.97 feet to a found 1/2 inch iron rod;

Thence North 89°32'51" East with the north line of Aledo Heights Drive a distance of 875.53 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 614.00 feet, a central angle of 32°08'17", and a long chord that bears South 74°23'00" East a distance of 339.91 feet;

Thence along said curve to the left and north line of Aledo Heights Drive an arc distance of 344.40 feet to a found 1/2 inch iron rod for the southeast corner of Lot 5 of said Aledo Heights Addition, said point being the intersection of the north line of Aledo Heights Drive and the east line of Nocona Drive;

Thence North 89°27'14" East a distance of 138.51 feet to a point in the east line of said Aledo Heights Addition, same being in the west line of McDavid Springs, an addition to Parker County as recorded in Cabinet C, Slide 726, Plat Records Parker County, Texas;

Thence South 00°32'46" East with the east line of Aledo Heights Addition and the west line of McDavid Springs Addition a distance of 2245.83 feet to found 1/2 inch iron rod for the southeast corner Aledo Heights Addition, same being the northeast corner of that certain Quit Claim tract recorded in Volume 2948, Page 380, Deed Records Parker County, Texas;

Thence South 89°18'46" West with the north line of said Quit Claim tract a distance of 532.25 feet to a found 1/2 inch iron rod;

Thence South 00°41'14" East with the west line of said Quit Claim tract a distance of 35.00 feet to a found 1/2 inch iron rod in the north line of said Amended Replat of La Madera, Phase One;

Thence South 89°18'46" West with the south line of Aledo Heights Addition and the north line of La Madera Phase One a distance of 1214.60 feet to the Point of Beginning and Containing 4,074,725 square feet, 93.54 acres of land, more or less.

Does hereby dedicate the same to be known as LOTS 7 THRU 81 & 82X & 83X Aledo Heights, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

STATE OF TEXAS {}
COUNTY OF PARKER {}

Aledo Heights, LLC, Elmwood Homes, LLC, and Kenmark Homes, LP as Owner(s) of the land shown on this plat and whose name is subscribed hereto, dedicates forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

We also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

ALEDO HEIGHTS, LLC
LOTS 8, 9, 12, 13, 15-19, 21, 25-31, 33-41, 43-48, 50, 51, 52, 54-79, & 81

Printed Name: Jim Martin
Title: Mg.
Date: 4-26-24

KENMARK HOMES, LP
LOTS 7, 10, & 53

Printed Name: Debbie Oze
Title: member
Date: 4-29-24

ELMWOOD HOMES, LLC
LOTS 11, 14, 20, 22, 23, 24, 32, 42, 49, & 80

Printed Name: Ed Merkel
Title: Managing Partner
Date: 4-29-24

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET F, SLIDE 711
DATE 5/15/24

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

DEVELOPER:

ALEDO HEIGHTS, LLC
PO BOX 1840
ALEDO, TX 76008

202412417 PLAT Total Pages: 4

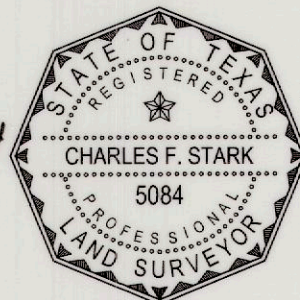


CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C???	105.42	300.00	20°08'02"	N9° 36' 52"E	104.88
C1	137.19	316.00	24°52'28"	S78° 00' 55"E	136.11
C2	294.10	583.99	28°51'14"	S76° 01' 32"E	291.00
C3	240.77	500.00	27°35'25"	S13° 21' 32"W	238.45
C5	17.08	12.00	81°32'37"	N60° 27' 12"E	15.67
C6	19.56	12.00	93°23'15"	S19° 14' 57"E	17.46
C7	18.84	12.00	89°56'58"	S44° 32' 24"W	16.96
C8	48.00	60.00	45°50'10"	N23° 56' 56"E	46.73
C9	16.85	12.02	80°22'14"	N49° 14' 00"E	15.51
C10	18.86	12.00	90°03'29"	S45° 27' 36"E	16.98
C11	18.80	12.00	89°44'56"	S44° 26' 18"W	16.93

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.

Charles F. Stark
CHARLES F. STARK
RPLS NO. 5084



STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared

Jim Martin
of Aledo Heights, LLC, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 26th day of April, 2024

Kelly Methvin
Notary Public in and for the State of Texas
KELLY METHVIN
Notary Public, State of Texas
Comm. Expires 03-29-2025
Notary ID 129048010

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared

Debbie Oze
of Kenmark Homes, LP, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 29th day of April, 2024

Kelly Methvin
Notary Public in and for the State of Texas
KELLY METHVIN
Notary Public, State of Texas
Comm. Expires 03-29-2025
Notary ID 129048010

STATE OF TEXAS

COUNTY OF PARKER

Before me, the undersigned authority, on this day appeared

Ed Merkel
of Elmwood Homes, LLC, known by me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on the 29th day of April, 2024

Kelly Methvin
Notary Public in and for the State of Texas
KELLY METHVIN
Notary Public, State of Texas
Comm. Expires 03-29-2025
Notary ID 129048010

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C12	73.68	60.00	70°21'26"	N57° 29' 54"W	69.14
C13	18.90	12.00	90°15'04"	S45° 33' 42"E	17.01
C14	18.80	12.00	89°44'56"	S44° 26' 18"W	16.93
C15	18.90	12.00	90°14'05"	N45° 34' 12"W	17.01
C16	18.90	12.00	90°15'04"	S45° 33' 42"E	17.01
C17	18.80	12.00	89°44'56"	S44° 26' 18"W	16.93
C18	18.90	12.00	90°14'05"	N45° 34' 12"W	17.01
C19	18.80	12.00	89°45'55"	N44° 25' 48"E	16.94
C20	19.72	12.00	94°08'31"	N12° 27' 45"W	17.57
C21	67.24	60.00	64°12'48"	N31° 39' 15"E	63.78
C22	195.42	60.00	186°36'51"	S45° 34' 12"E	119.80

GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING LINE SETBACKS:
FRONT BUILDING LINE = 60' UNLESS OTHERWISE SHOWN ON PLAT.
REAR BUILDING LINE = 30' UNLESS OTHERWISE SHOWN ON PLAT.
SIDE BUILDING LINE = 30' MINIMUM UNLESS OTHERWISE SHOWN ON PLAT.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE FLOOD HAZARD AREA ZONE A ACCORDING TO THE PARKER COUNTY FLOOD HAZARD BOUNDARY MAP NO. 48367C0425F. (04-05-19)
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING PUBLIC UTILITY & DRAINAGE EASEMENTS:
FRONTAGE OFFSET = 15' UNLESS OTHERWISE SHOWN ON PLAT.
SIDE OFFSET = 7.5' UNLESS OTHERWISE SHOWN ON PLAT.
REAR OFFSET = 15' UNLESS OTHERWISE SHOWN ON PLAT.
- THE SUBDIVISION WILL BE SERVED BY THE TOWN OF ANNETTA WATER SYSTEM.
- ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs).
- SELLING A PORTION OF THIS ADDITION BE METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW. AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- LOTS 82X & 83X ARE DEDICATED AS DRAINAGE & UTILITY EASEMENTS IN THEIR ENTIRETY. TO BE OWNED AND MAINTAINED BY THE HOA.
- TOTAL NUMBER OF LOTS = 75
- BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202 -- GRID).
- CENTRAL BOX UNITS (CBU'S) REQUIRED BY USPS FOR MAIL DELIVERY & MUST MEET POSTAL REGULATIONS.
- A 9-1-1 ADDRESS NUMBER SHALL BE ERRECTED BY THE LANDOWNER ON HIS/HER DRIVEWAY, VISIBLE AND READABLE FROM PUBLIC ROADS. REFLECTIVE HOUSE NUMBERS ARE REQUIRED.
- ALEDO HEIGHTS RELEASED FROM ETJ OF CITY OF ANNETTA SOUTH DECEMBER 21, 2023.

STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas
on the 13th day of May 2024
Pet. Deen, County Judge
George Conley, Commissioner Precinct #1
Jacob Holt, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Mike Hale, Commissioner Precinct #4

AMENDING FINAL PLAT
ALEDO HEIGHTS

LOTS 7 - 81, 82X & 83X
AS RECORDED IN CABINET E, SLIDE 493
PLAT RECORDS PARKER COUNTY, TEXAS

I & G N R.R. CO. SURVEY, A-1782
PARKER COUNTY, TEXAS
APRIL 2024
PRECINCT # 4

JOB No. 141-9710
JANUARY 2024

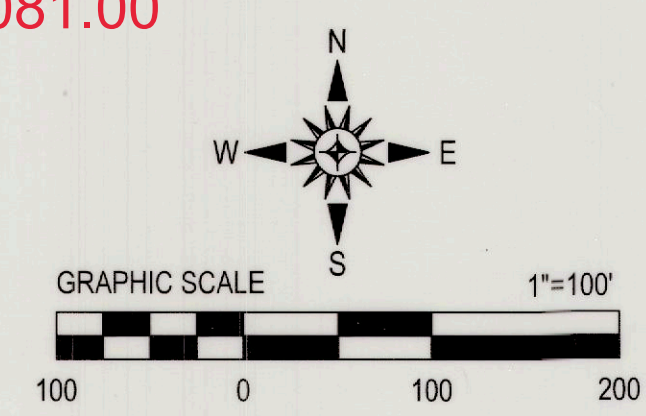
SHEET
1 of 4



NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED
IRON ROD SET / FOUND STAMPED
BARRON STARK
● SOLID CIRCLE INDICATES CONTROL
MONUMENT FOUND AS LABELED

10079.001.007.00-10079.001.081.00

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AL
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AMENDING FINAL PLAT
ALEDO HEIGHTS

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AS RECORDED IN CABINET E, SLIDE 493
PLAT RECORDS PARKER COUNTY, TEXAS

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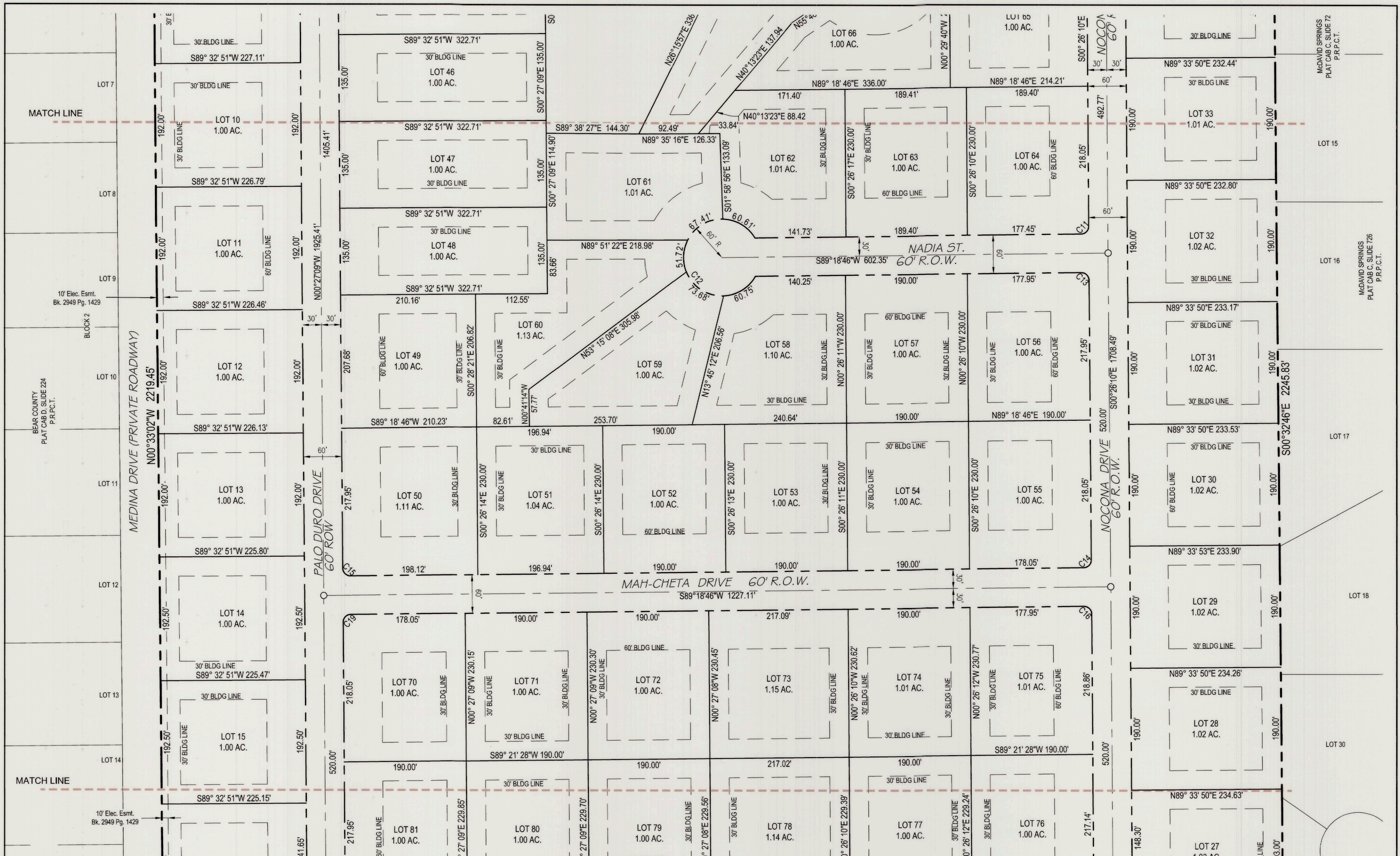
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

DEVELOPER:
ALEDO HEIGHTS, LLC
PO BOX 1840
ALEDO, TX 76008

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET F, SLIDE 711
DATE 5/15/24

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JANUARY 2024
SHEET
2 of 4



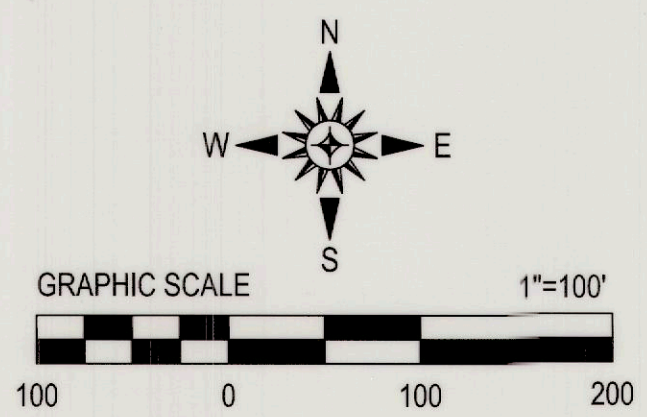
NOTE:
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B
Barron-Stark
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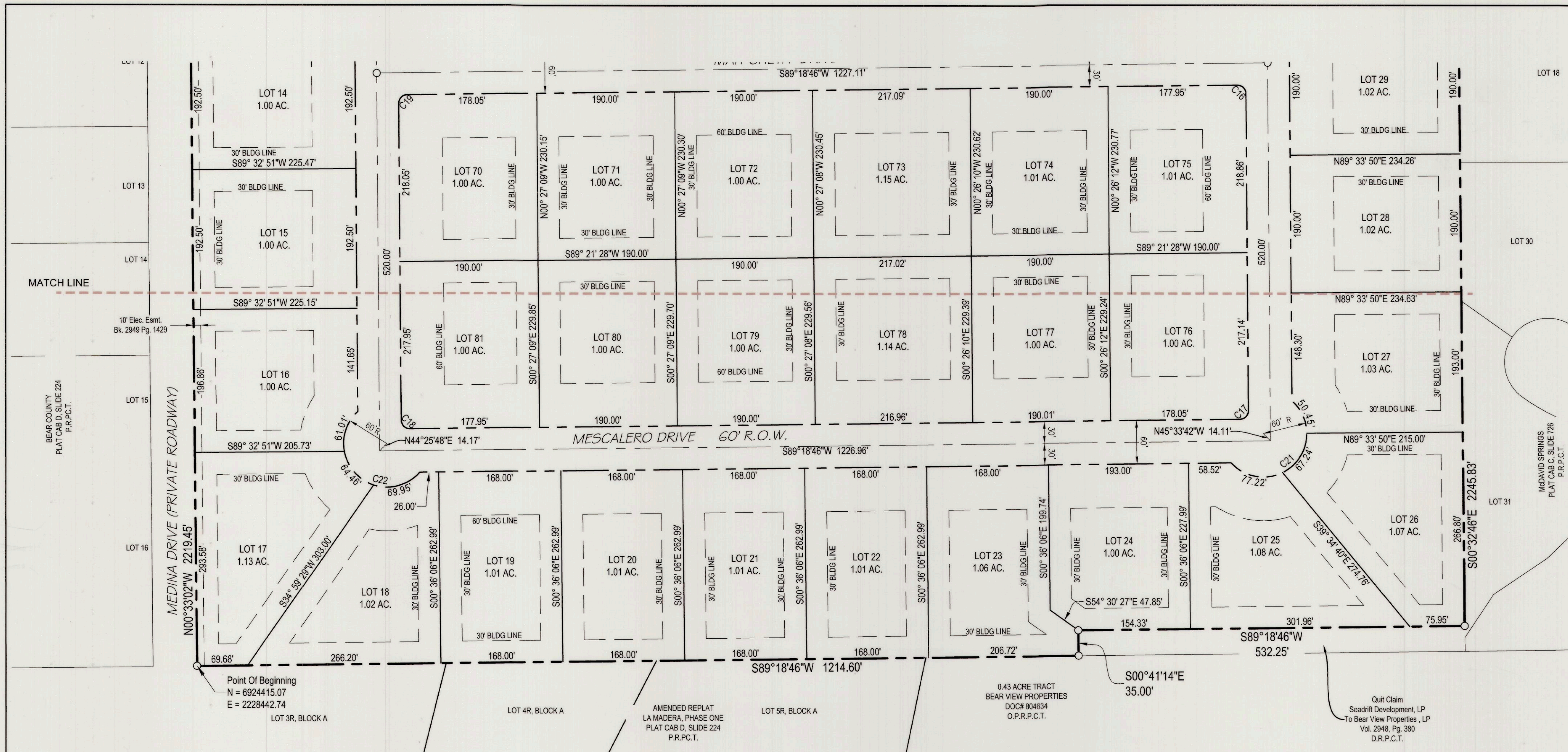


AMENDING FINAL PLAT ALEDO HEIGHTS

LOTS 7-81, 82X & 83X
 AS RECORDED IN CABINET E, SLIDE 493
 PLAT RECORDS PARKER COUNTY, TEXAS

I & G N.R.R. CO. SURVEY, A-1782
 PARKER COUNTY, TEXAS
 APRIL 2024
 PRECINCT # 4

JOB No. 141-9710
 JANUARY 2024
 SHEET
 3 of 4



Driveway Culvert Table							
Lot 7	24"	Lot 27	18"	Lot 47	24"	Lot 67	18"
Lot 8	24"	Lot 28	18"	Lot 48	24"	Lot 68	18"
Lot 9	24"	Lot 29	24"	Lot 49	24"	Lot 69	18"
Lot 10	24"	Lot 30	24"	Lot 50	18"	Lot 70	18"
Lot 11	18"	Lot 31	24"	Lot 51	18"	Lot 71	18"
Lot 12	18"	Lot 32	24"	Lot 52	18"	Lot 72	18"
Lot 13	18"	Lot 33	24"	Lot 53	18"	Lot 73	18"
Lot 14	18"	Lot 34	24"	Lot 54	18"	Lot 74	18"
Lot 15	18"	Lot 35	24"	Lot 55	18"	Lot 75	18"
Lot 16	18"	Lot 36	24"	Lot 56	18"	Lot 76	18"
Lot 17	18"	Lot 37	24"	Lot 57	18"	Lot 77	18"
Lot 18	18"	Lot 38	24"	Lot 58	18"	Lot 78	18"
Lot 19	18"	Lot 39	24"	Lot 59	18"	Lot 79	18"
Lot 20	18"	Lot 40	24"	Lot 60	18"	Lot 80	18"
Lot 21	18"	Lot 41	24"	Lot 61	18"	Lot 81	18"
Lot 22	18"	Lot 42	24"	Lot 62	18"	Lot 82X	18"
Lot 23	18"	Lot 43	24"	Lot 63	18"		
Lot 24	18"	Lot 44	24"	Lot 64	18"		
Lot 25	18"	Lot 45	24"	Lot 65	18"		
Lot 26	18"	Lot 46	24"	Lot 66	18"		

Driveway Spacing Per Posted Speed Limit	
30 MPH	200 FEET
35 MPH	250 FEET
40 MPH	305 FEET

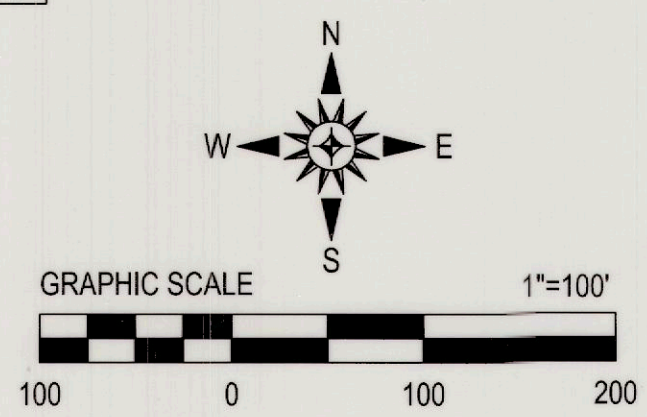
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 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

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 ALEDO HEIGHTS, LLC
 PO BOX 1840
 ALEDO, TX 76008

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORD
 CABINET **F**, SLIDE **711**
 DATE **5/15/24**



COUNTY CLERK STAMP

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202412417
 05/15/2024 04:02 PM
 Fee: 130.00
 Lila Deakle, County Clerk
 Parker County, TX
 PLAT

**AMENDING FINAL PLAT
 ALEDO HEIGHTS**
 LOTS 7-81, 82X & 83X
 AS RECORDED IN CABINET E, SLIDE 493
 PLAT RECORDS PARKER COUNTY, TEXAS

I & G N.R.R. CO. SURVEY, A-1782
 PARKER COUNTY, TEXAS
 APRIL 2024
 PRECINCT # 4

JOB No. 141-9710
 JANUARY 2024
SHEET
 4 of 4