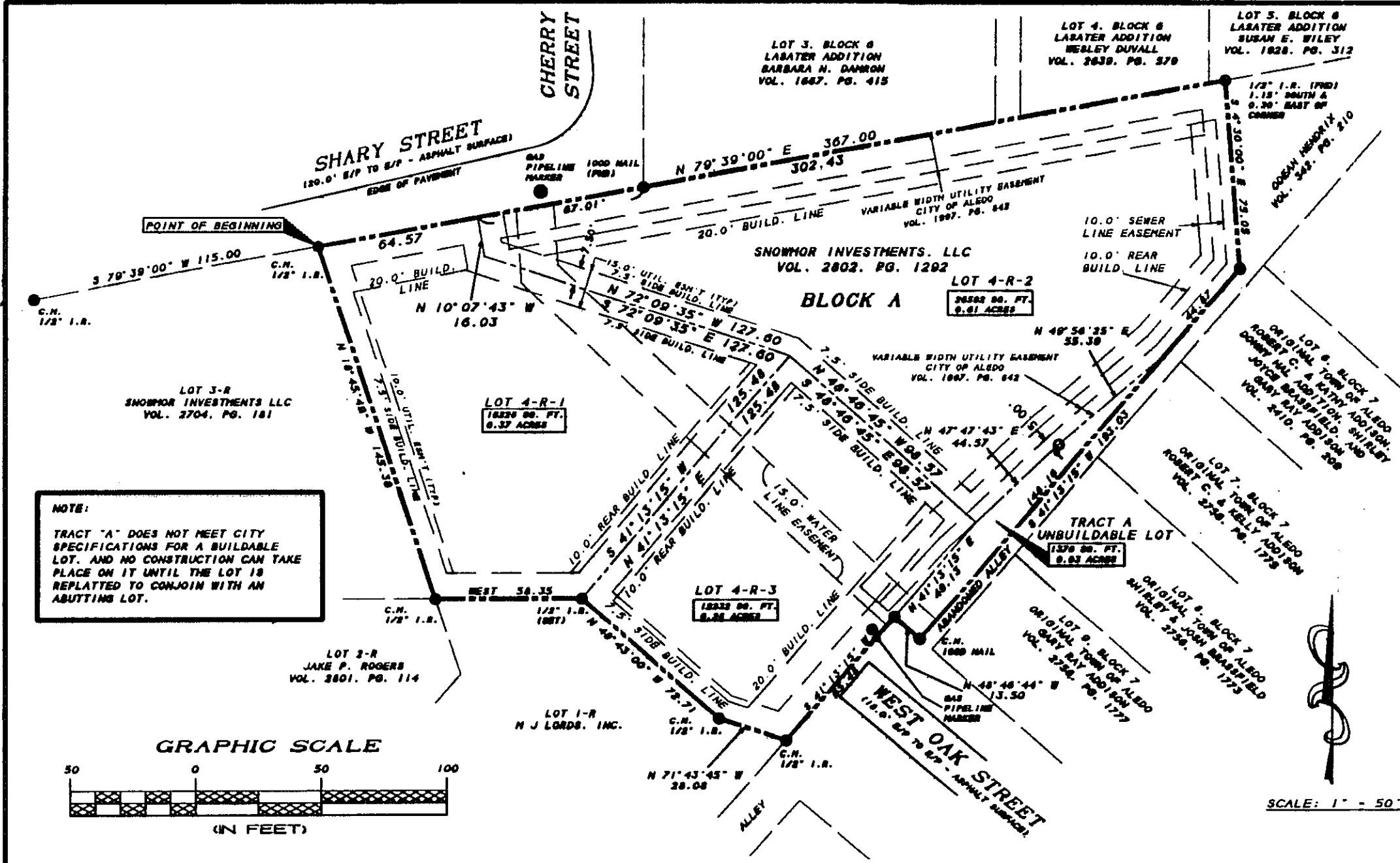


097



STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, SNOWHOR INVESTMENTS, LLC, IS THE OWNER OF LOT 4-R, BLOCK A, ORIGINAL TOWN OF ALEDO, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 703 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS (VOLUME 2802, PAGE 1292 R.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE SOUTH LINE OF SHARY STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4-R, BLOCK A, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE N 79D 39' 00" E, A DISTANCE OF 367.00 FEET TO A POINT, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH, 1.15 FEET AND EAST, 0.30 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 04D 30' 00" E, A DISTANCE OF 75.05 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ANGLE POINT OF THIS TRACT:

THENCE S 41D 13' 15" W, A DISTANCE OF 193.03 FEET TO A 100D NAIL, FOUND IN PLACE, ON THE NORTH LINE OF WEST OAK STREET, FOR AN ELL CORNER OF THIS TRACT:

THENCE N 48D 46' 44" W, ALONG AND WITH THE NORTH LINE OF SAID WEST OAK STREET, A DISTANCE OF 13.50 FEET TO A 100D NAIL, FOUND IN PLACE, FOR AN ELL CORNER OF THIS TRACT:

THENCE S 41D 13' 15" W, ALONG AND WITH THE WEST LINE OF SAID WEST OAK STREET, A DISTANCE OF 85.48 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 1-R, BLOCK A, ORIGINAL TOWN OF ALEDO, CABINET B, SLIDE 703 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 71D 43' 45" W, ALONG AND WITH THE NORTH LINE OF SAID LOT 1-R, A DISTANCE OF 28.08 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR AN ANGLE POINT OF THIS TRACT:

THENCE N 48D 43' 00" W, ALONG AND WITH THE NORTH LINE OF SAID LOT 1-R, A DISTANCE OF 72.71 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ANGLE POINT OF THIS TRACT:

THENCE WEST, ALONG AND WITH THE NORTH LINE OF SAID LOT 1-R, A DISTANCE OF 58.35 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3-R, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 18D 45' 49" W, ALONG AND WITH THE EAST LINE OF SAID LOT 3-R, A DISTANCE OF 145.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.30 ACRES.

NOW, THEREFORE, SNOWHOR INVESTMENTS, LLC, DO HEREBY ADOPT THIS REPLAT AND DESIGNATE THE SAME AS LOTS 4-R-1, 4-R-2, 4-R-3, AND TRACT A, ORIGINAL TOWN OF ALEDO, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ROADS, EASEMENTS, AND PUBLIC WAYS SHOWN HEREON.

BY: Pam Snowden DATE: 11/18/10
 PAM SNOWDEN (PRESIDENT)

EASEMENTS:
 THERE SHALL EXIST A 10 FOOT UTILITY EASEMENT ALONG ALL STREETS AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).

BUILDING LINES:
 FRONT BUILDING LINES ARE 20.00 FEET
 SIDE BUILDING LINES ARE 7.50 FEET
 REAR BUILDING LINES ARE 10.00 FEET

NOTE:
 WE DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST THE CITY OR COUNTY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

I, SNOWHOR INVESTMENTS, LLC, OWNER OF LOT 4-R, BLOCK A, ORIGINAL TOWN OF ALEDO, PARKER COUNTY, TEXAS HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

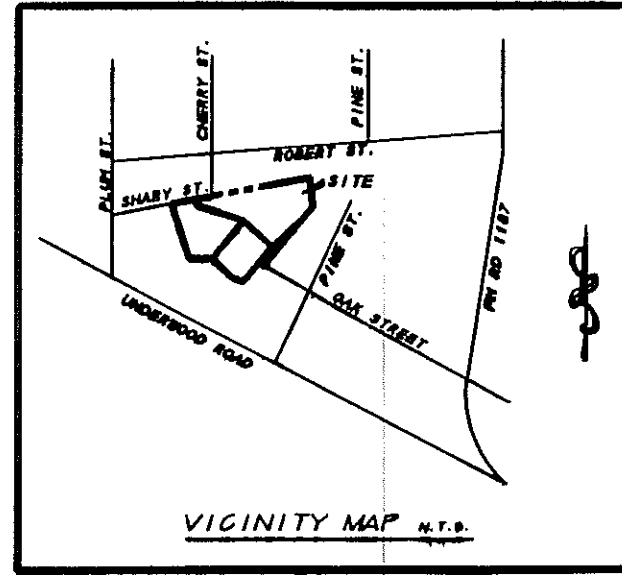
THIS PROPERTY IS LOCATED IN THE CITY OF ALEDO, PARKER COUNTY, TEXAS

BY: Pam Snowden DATE: 11/22/10
 PAM SNOWDEN (PRESIDENT)

NOTICE: SELLING OF A PORTION OF THIS PROPERTY BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND OTHER PENALTIES.

FLOOD NOTE:
 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 4837C0450E DATED SEPTEMBER 26, 2008.

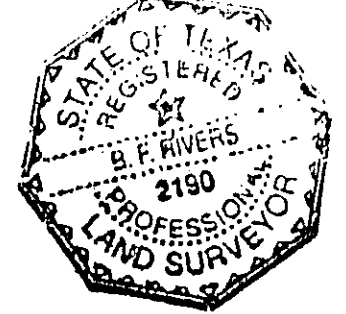
COUNTY OF PARKER
 STATE OF TEXAS
 BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pam Snowden, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this 18th day of November, 2010
Kathleen Wedell
 Notary Public in and for the State of Texas
 My Commission Expires On: 10/28/2014



Recorded on this _____ day of _____, 200____
 in Vol. (Cob.) D, Pg. (Slide) 97 of the
 Plat Records of Parker County, Texas.

 County Clerk, Parker County, Texas.

SURVEYOR'S CERTIFICATION:
 I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2010.
 B.F. RIVERS, M.S., P.E., R.P.L.S.
 NO. 2190 STATE OF TEXAS
 ACCT. NO.: 10085
 SCH. DIST.: AL
 CITY: AL
 MAP NO.: M-18



CITY APPROVAL OF REPLAT:
 ADOPTED BY THE CITY OF ALEDO, TEXAS, ON THIS 18th DAY OF Nov 2010
Kie Marshall 11-18-2010
 SIGNATURE OF MAYOR DATE
Kathleen Wedell 11-22-2010
 CITY SECRETARY DATE

ENGINEER/SURVEYOR
 RIVERS SURVEYING, INC.
 139 CROWLEY LANE
 MINERAL WELLS, TEXAS 76067
 940-325-8613
 FAX 940-325-8028

OWNER/DEVELOPER
 SNOWHOR INVESTMENTS, LLC
 P.O. BOX 312
 ALEDO, TEXAS 76008
 817-441-7707

FINAL REPLAT
 LOTS 4-R-1, 4-R-2, 4-R-3, AND
 TRACT A, BLOCK A
 ORIGINAL TOWN OF ALEDO
 PARKER COUNTY, TEXAS
 BEING A REPLAT OF
 LOT 4-R, BLOCK A
 ORIGINAL TOWN OF ALEDO
 ACCORDING TO THE PLAT RECORDED IN
 CABINET B, SLIDE 703 OF THE
 PLAT RECORDS OF PARKER COUNTY, TEXAS
 SHEET 1 OF 1 SHEETS

Doc# 757094 Fees: \$66.00
 12/20/2010 8:09AM # Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 JERNE BRUNSON, COUNTY CLERK