

WTW Properties, INC.
V. 2321 P. 1012, O.P.R.P.C.T.
Kangas Casas Ent., LLC
Doc#: 201422229, O.P.R.P.C.T.

STATE OF TEXAS
COUNTY OF PARKER

201814279 PLAT Total Pages: 1

WHEREAS, PARKER AREA INVESTMENTS, LLC, AND 411 DEVELOPMENT GROUP, LLC, BEING THE SOLE OWNERS OF A CERTAIN 2.394 ACRES TRACT OF LAND OUT OF THE ELIZA OXER SURVEY, ABSTRACT No. 1031, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CLERK'S FILE No. 201624721 & ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN CLERK'S FILE No. 201716520, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND ANGLE IRON IN THE CALLED SOUTH LINE OF BANKHEAD HIGHWAY (A PAVED SURFACE) FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. SAID ANGLE IRON BEING AT THE NORTHEAST CORNER OF LOT 1, SHADOW CREEK RANCH, PHASE I, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 794, PLAT RECORDS, PARKER COUNTY, TEXAS.

THENCE S 86°04'15" E 211.71' FEET ALONG THE SOUTH LINE OF BANKHEAD HIGHWAY TO A FOUND 1/2" IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°33'04" E 174.21' IRON ROD (CAPPED) FOR A CORNER OF THIS TRACT.

THENCE S 86°17'37" E 127.81' FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°18'31" E 173.96' FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 85°56'47" W 391.16' FEET TO A STEEL FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 07°55'42" E 346.58' FEET TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS:

THAT PARKER AREA INVESTMENTS, LLC, & 411 DEVELOPMENT GROUP, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, APOLINAR - PHILLIPS ADDITION, AN ADDITION TO THE ETJ OF THE CITY OF ALEDO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE WITHOUT RESERVATION, TO THE PUBLIC USE FOREVER, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS, IF ANY, SHOWN THEREON. THE EASEMENTS AND PUBLIC USE AREAS, IF ANY, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ETJ OF THE CITY OF ALEDO, TEXAS.

Britt Phillips
BRITT PHILLIPS - OWNER OF
PARKER AREA INVESTMENTS, LLC

Alex Apolinar
ALEX APOLINAR - OWNER OF
411 DEVELOPMENT GROUP, LLC

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRITT PHILLIPS, AS PRINCIPAL AND OWNER OF PARKER AREA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY CORPORATION ON BEHALF OF SAID TEXAS LIMITED LIABILITY CORPORATION AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2018.

Erica Schrick
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ERICA SCHRICK
Notary Public
State of Texas
ID # 124329700
Comm. Expires 1/5/2019

STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ALEX APOLINAR, AS PRINCIPAL AND OWNER OF 411 DEVELOPMENT GROUP, LLC, A TEXAS LIMITED LIABILITY CORPORATION ON BEHALF OF SAID TEXAS LIMITED LIABILITY CORPORATION AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED, WITHIN HIS CAPACITY, THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2018.

Amy A. Dulaney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AMY A. DULANEY
Notary Public
State of Texas
ID # 125125425
Comm. Expires 08/20/2020

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF ALEDO.

Patrick Carter
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691,
TEXAS SURVEYING, INC., 208 S FRONT ST, ALEDO, TX 76008
FIELD DATE SEPTEMBER 2016 - AN02508P

ACCT. NO.: 10147
SCH. DIST.: AL
CITY: L-17
MAP NO.:

FINAL PLAT
LOTS 1-2, BLOCK 1
APOLINAR - PHILLIPS ADDITION

BEING A 2.394 ACRES ADDITION TO THE ETJ OF THE CITY OF ALEDO, PARKER COUNTY, TEXAS, OUT OF THE ELIZA OXER SURVEY, ABSTRACT No. 1031, PARKER COUNTY, TEXAS
MAY 2018

OWNER/DEVELOPER(S):
PARKER AREA INVESTMENTS, LLC
P.O. BOX 92
ALEDO, TX 76008
817-228-9447

411 DEVELOPMENT GROUP, LLC
710 ROSEWOOD PLACE
ALEDO, TX 76008
817-492-5699

SURVEYOR:
PATRICK CARTER, R.P.L.S.
208 S FRONT ST
ALEDO, TX 76008
817-441-5263

TEXAS SURVEYING
FIRM No. 10100000 - WWW.TXSURVEYING.COM INC.

NOTES:

1) ON DATE OF SURVEY THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "X", ACCORDING TO THE F.J.M. COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEBSITE AT (FEMA.GOV).

2) ALL CORNERS ARE SET 1/2" IRON RODS (CAPPED - TEXAS SURVEYING, INC.) UNLESS OTHERWISE NOTED.

3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF ALEDO'S USE THEREOF. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF ALEDO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, (GRID)

9) WATER WILL BE PROVIDED BY PRIVATE WATER WELL.

10) SANITARY SEWER WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES.

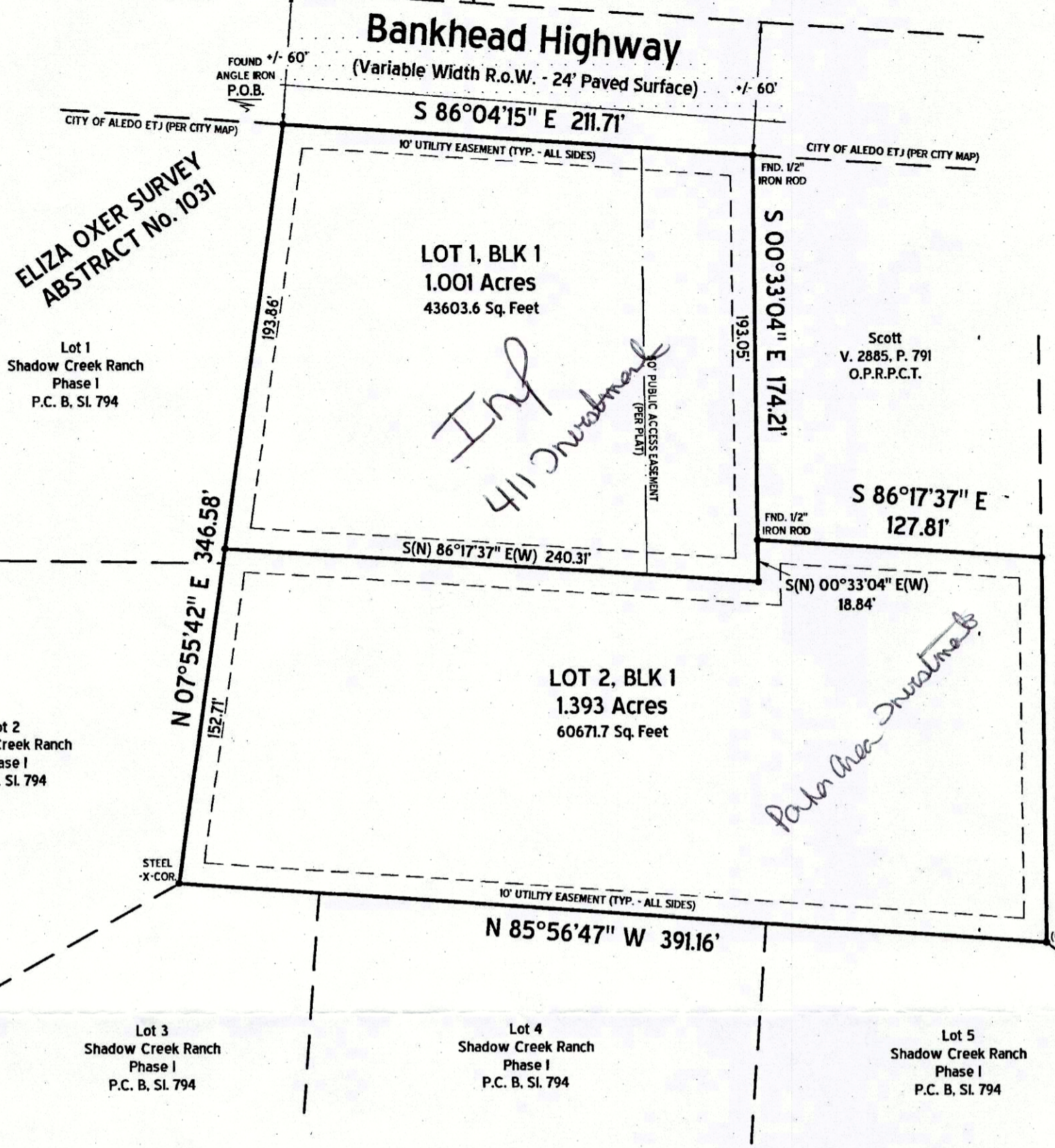
11) THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, AND OPEN SPACES AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER. SAID DEVELOPER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ALEDO, TEXAS FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS SET FORTH IN THIS PARAGRAPH.

14) THIS PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF ALEDO. PER E.T.J. AGREEMENT SIGNED JULY 13, 2011 AND FILED IN BOOK 2895, PAGE 249, O.P.R.P.C.T., PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED.

15) AT SUCH TIME AS THIS SUBDIVISION IS DEVELOPED, A DRAINAGE STUDY MAY BE REQUIRED TO BE PERFORMED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. SAID STUDY SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ALEDO AND ITS AUTHORIZED AGENTS. THE STUDY SHALL BE PERFORMED ACCORDING TO THE CURRENT STANDARDS OF THE CITY OF ALEDO AT THE TIME OF DEVELOPMENT. DRAINAGE IMPROVEMENTS IDENTIFIED AS NECESSARY BY THE STUDY SHALL BE CONSTRUCTED BY THE DEVELOPER AND/OR SUBSEQUENT LOT OWNERS IN ACCORDANCE WITH CITY POLICY.

16) PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION/PRIVATE PARK AREAS, AND OPEN SPACES SHALL BE CONSTRUCTED AND DEVELOPED ACCORDING TO THE CITY OF ALEDO SUBDIVISION REGULATIONS.

17) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.



LIEN HOLDER
THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION:
WB Collins
WB Collins
9732 Rivercrest Dr., Denton, Tx 76207

STATE OF TEXAS
COUNTY OF *Parker*
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *WB Collins*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2018.
Amy A. Dulaney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AMY A. DULANEY
Notary Public
State of Texas
ID # 125125425
Comm. Expires 08/20/2020

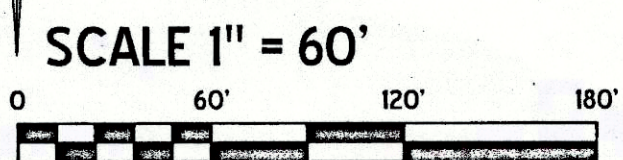
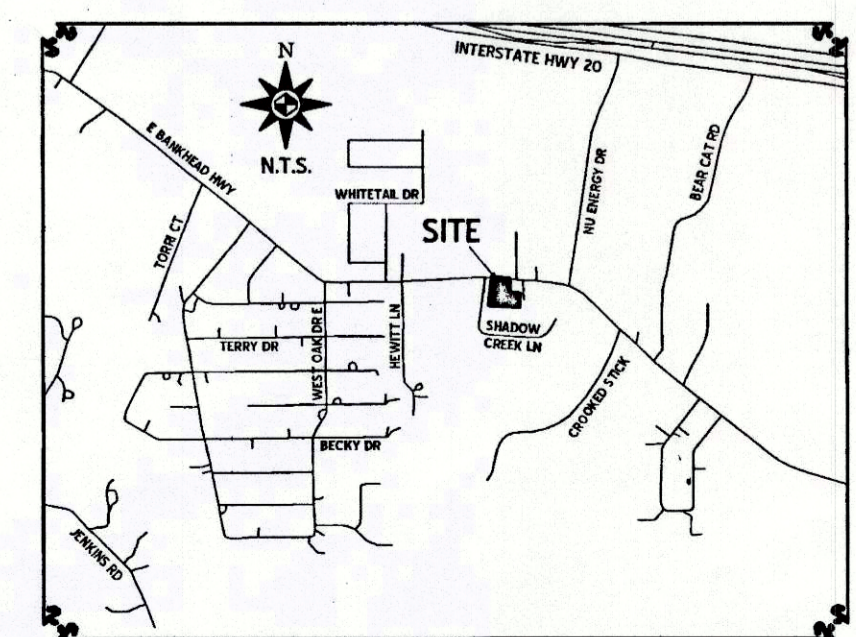
LIEN HOLDER
THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION:
Thomas Mozjeski
Thomas Mozjeski
1920 Los Cabos Ln., Arlington, Tx 76010

STATE OF TEXAS
COUNTY OF *DALLAS*
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Darenda S. Little*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF JUNE, 2018.
Darenda S. Little
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DARENDA S. LITTLE
Notary Public, State of Texas
Comm. Expires 06-20-2021
Notary ID 128470554

THE PLANNING CHAIRMAN OF THE CITY OF ALEDO, TEXAS, ON THIS 12th DAY OF June, 2018, HAS APPROVED OF THIS PLAT FOR FILING OF RECORD.
James B. Johnson
PLANNING CHAIRMAN, CITY OF ALEDO
ATTEST:
Alto

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jeanne Brunson
201814279
06/13/2018 10:34 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT



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