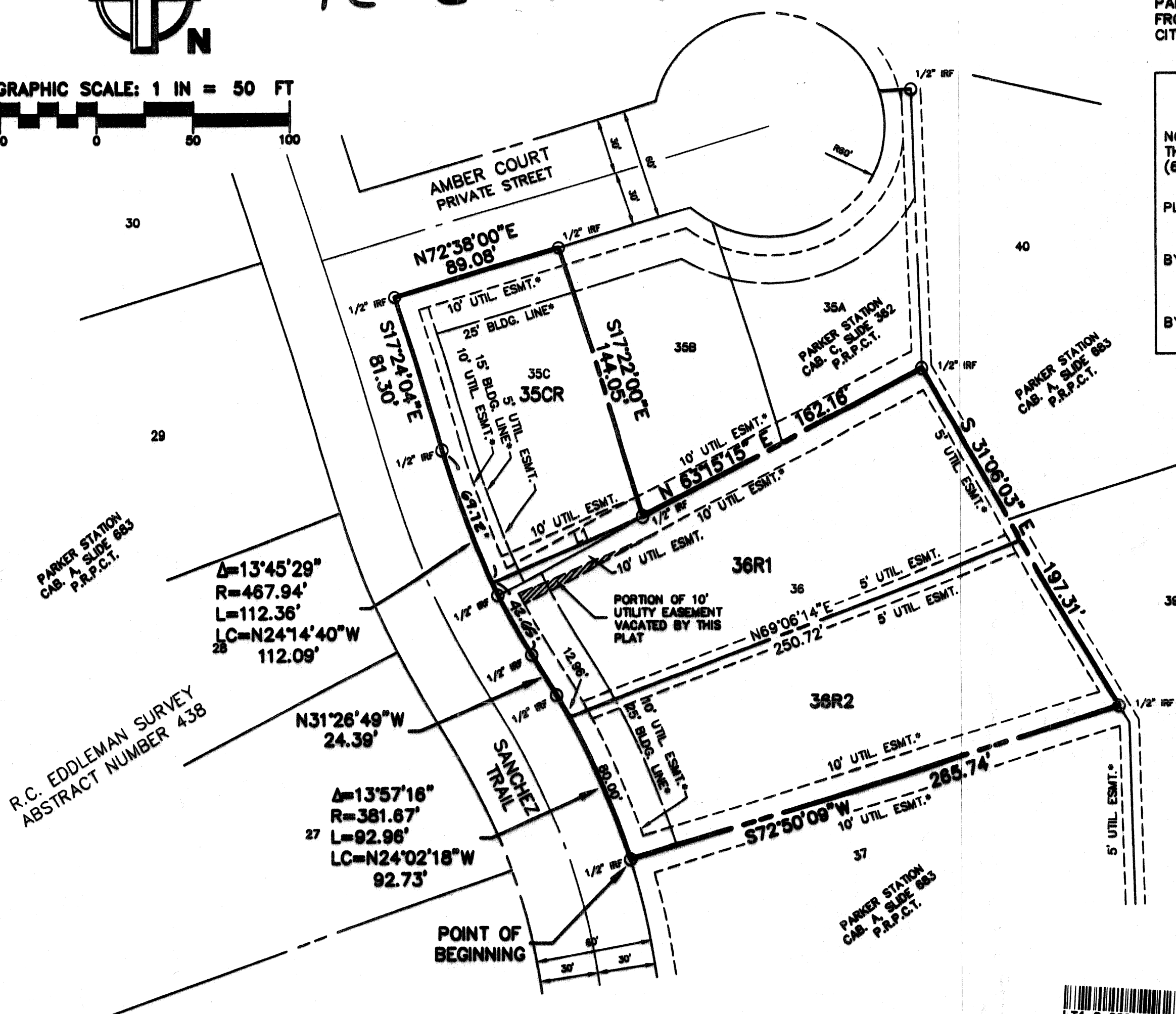
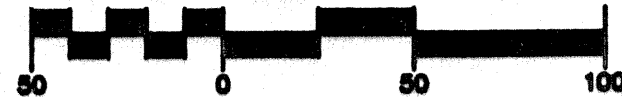


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GRAPHIC SCALE: 1 IN = 50 FT



R.C. EDDLEMAN SURVEY
ABSTRACT NUMBER 438

$\Delta=13^{\circ}45'29''$
 $R=467.94'$
 $L=112.36'$
 $LC=N24^{\circ}14'40''W$
 $112.09'$

$\Delta=13^{\circ}57'16''$
 $R=381.67'$
 $L=92.96'$
 $LC=N24^{\circ}02'18''W$
 $92.73'$

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°03'16"E	84.12'

NOTE:

- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
- BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.
- CLAIRE COURT AND AMBER COURT, PRIVATE STREETS, ARE ESTABLISHED AS DRAINAGE, UTILITY, AND EMERGENCY ACCESS EASEMENTS BY THIS PLAT.

THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.

THE PARKER STATION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. LOT 33H, SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF ALEDO, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCES OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.



ACCORDING TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 481859 0005 A, EFFECTIVE DATE JANUARY 3, 1997, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE:
EASEMENTS DENOTED WITH "*" ARE PER PARKER STATION RECORDED PLAT, CABINET A, SLIDE 683 AND CABINET C, SLIDE 362, PLAT RECORDS, PARKER COUNTY, TEXAS. ALL OTHER EASEMENTS AFFECTING LOTS 35C AND 36, PARKER STATION, PER THE PLAT RECORDED IN CABINET A, SLIDE 683 AND CABINET C, SLIDE 362, PLAT RECORDS, PARKER COUNTY, TEXAS, ARE VACATED AND ABANDONED BY THIS PLAT.

THE SUBJECT PROPERTY IS CURRENTLY ZONED "R-1", RESIDENTIAL ACCORDING TO THE ZONING MAPS OF THE CITY OF ALEDO, TEXAS.

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: Doug Burt
DOUG BURT, RPLS #2023

DATE: July 22, 2006

APPROVAL OF THE PLAT SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS WITHIN SIX (6) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE ALEDO CITY COUNCIL.

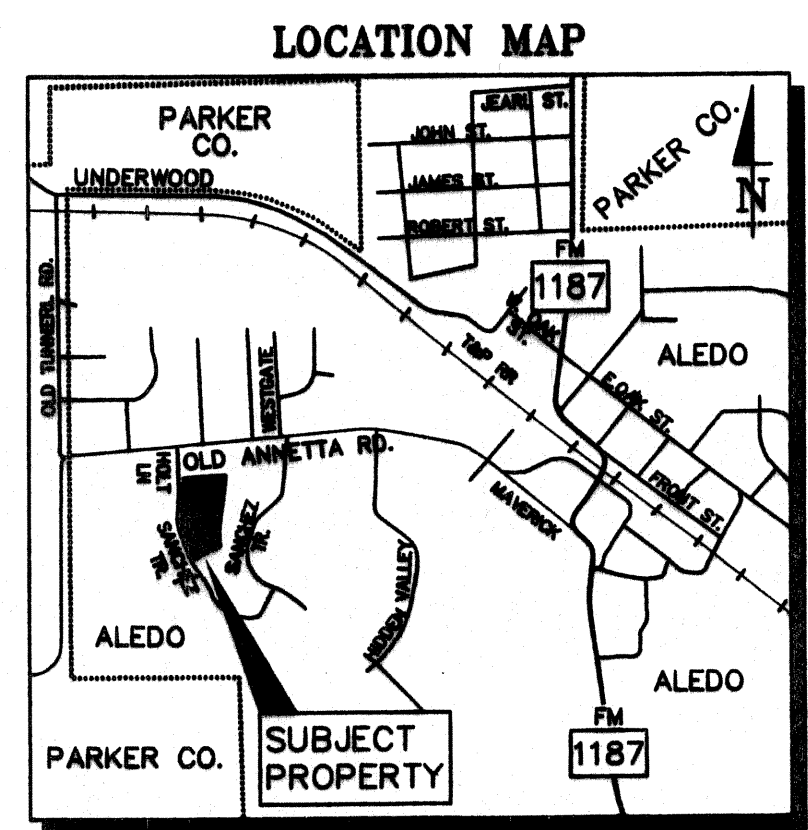
CITY OF ALEDO, TEXAS
CITY COUNCIL

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 6-22-06

BY: Kit Marshall
MAYOR

BY: Jennifer Peterson
CITY SECRETARY



UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE EASEMENT

NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A SITE EASEMENT SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.

DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE RECORDED PLAT FOR PARKER STATION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS. PLAT RECORDED IN CABINET A, SLIDE 683, PLAT RECORDS, PARKER COUNTY, TEXAS.

FINAL PLAT

**LOTS 35CR, 36R1 & 36R2
PARKER STATION**

BEING 1.311 ACRES OF LAND IN THE R.C. EDDLEMAN SURVEY, ABSTRACT NUMBER 438 AND BEING A REPLAT OF LOTS 35C & 36 PARKER STATION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS

SURVEYOR: _____

TEXAS GEOSPATIAL

117 JOHN STREET
ALEDO, TEXAS 76008
817.441.6199

ACCT. NO: 16065
SCH. DIST: AL
CITY: AL
MAP NO.: M-18

PREPARED APRIL 20, 2006

SHEET 1 OF 2

PREPARED BY

OWNER/DEVELOPER: _____

BPR ENTERPRISES, L.L.P.

9516 CAMP BOWIE WEST
FORT WORTH, TEXAS 76116
817.228.9447

SD Engineering, Inc.

Site Development Engineering

PO Box 1357 Aledo, TX 76008-1357
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