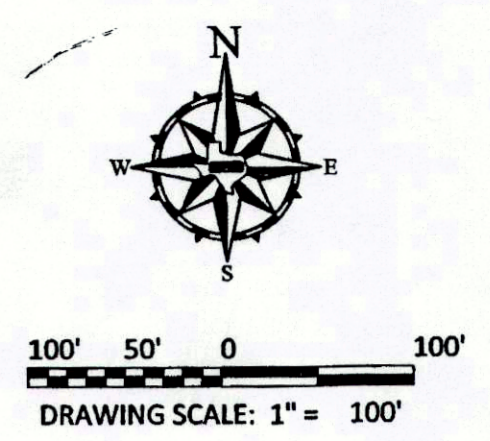


201705323 PLAT Total Pages: 4
 201705323 PLAT Total Pages: 4



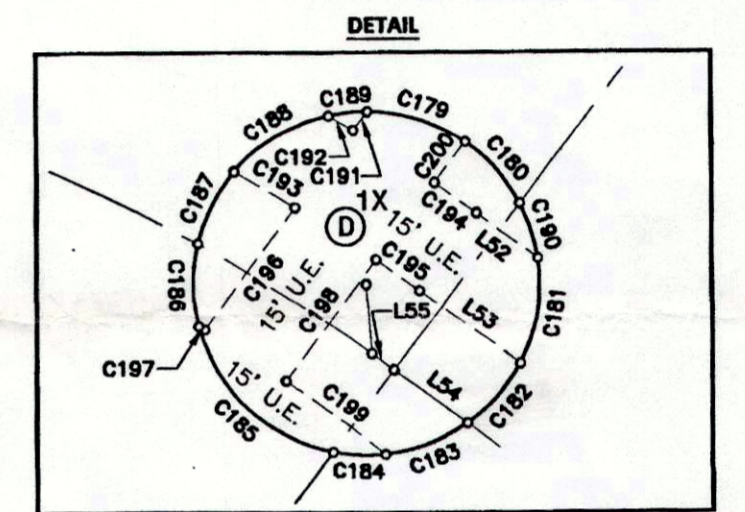
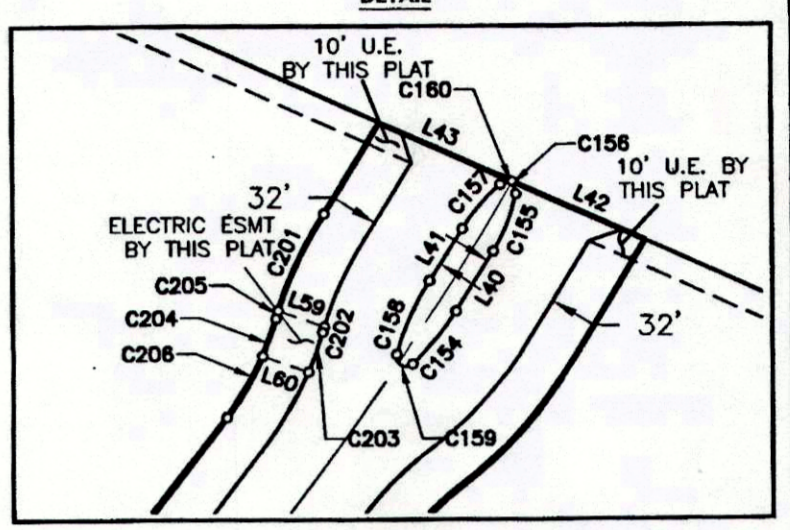
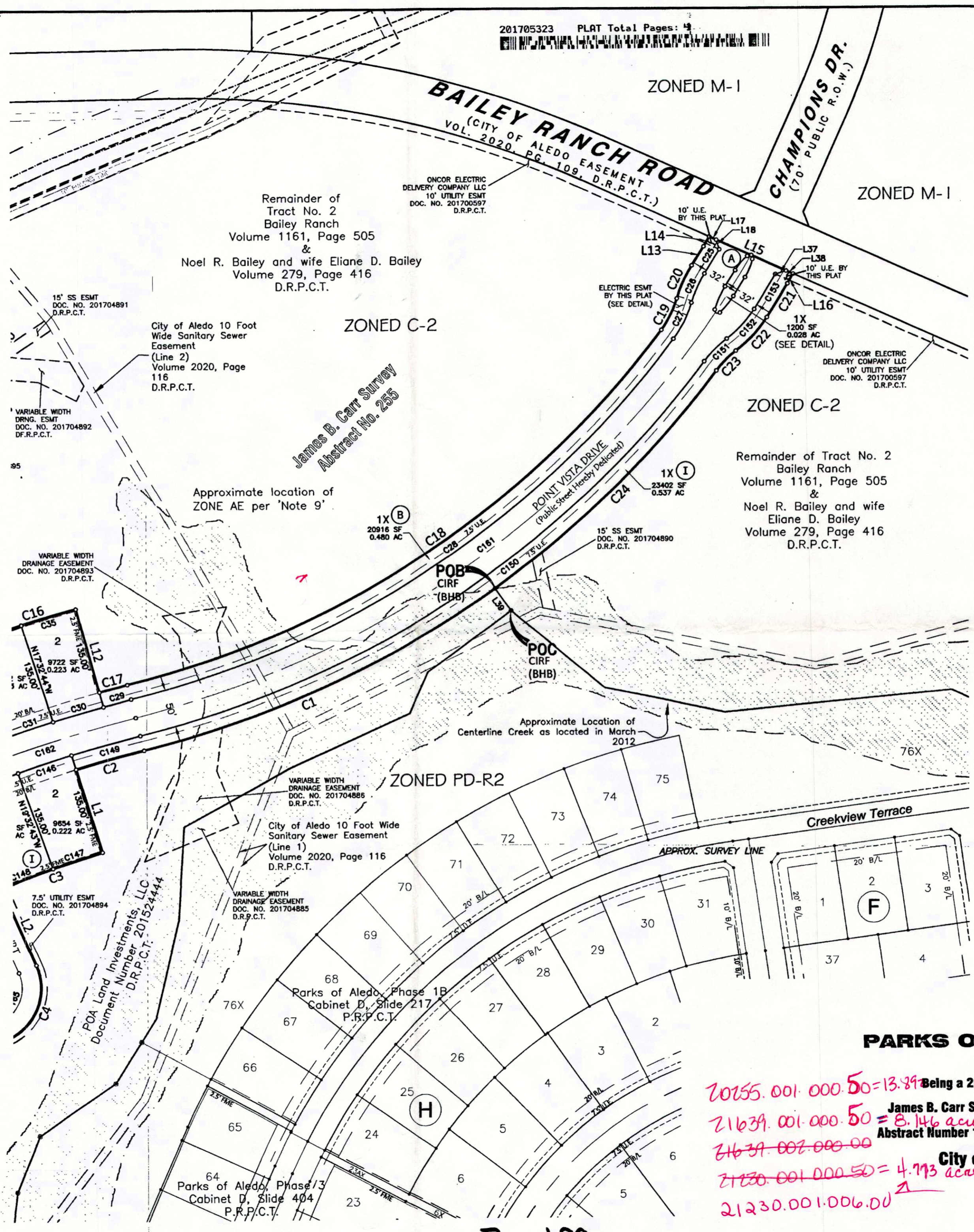
- LEGEND**
- B/L.....Building Line
 - CIRF.....5/8" Capped Iron Rod Marked "BHB INC"
 - D&U.E...Drainage & Utility Easement
 - FME.....2.5' Fence Maintenance Easement
 - U.E.....Utility Easement

- NOTES**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
 2. All distances shown are at ground.
 3. All property corners are set 5/8 inch capped iron rod stamped 'BHB INC' unless otherwise noted.
 4. The HOA reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the HOA.
 5. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 6. A portion of the subject property lies within Zone AE - Base Flood Elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008 (see hatched areas as shown) and also a portion of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 7. Visibility Easement on Lot 17X, Block G. The area between the Prairie Avenue right-of-way and the visibility easement shall remain unobstructed by permanent or temporary objects between one and seven feet above ground level or top of curb, whichever is the most critical with the exception of the trunk of the existing 36" oak tree".

Residential Lots: 70
 Open Space Lots: 8 -
 LOT 1X, BLK A, LOT 1X, BLK B, LOT 6X, BLK C, LOT 1X, BLK D, LOT 1X, BLK E, LOT 17X, BLK G, LOT 12X, BLK H, AND LOT 1X, BLK I
 Total Lots: 78

Owner:
 POA Point Vista, LLC
 2929 West 5th Street, Suite A
 Fort Worth, TX 76107

Land Surveyor:
B B BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
 6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
 jmgotta@bhinc.com 817-338-1277 www.bhinc.com
 BHB Project #2014.801.060 TBPE Firm F-44 TBPLS Firm 10011300



ASST. NO: 10071
 SCH. DIST.: QL
 CITY: L-17 M-17
 MAP NO.:

FINAL PLAT
PARKS OF ALEDO, POINT VISTA, PHASE ONE
 Being a 26.811 acre tract of land situated within the James B. Carr Survey, Abstract Number 255, John Sparger Survey, Abstract Number 1230 & John G. Wray Survey, Abstract Number 1639
 City of Aledo, Parker County, Texas
 ZONED: PD R-2
 MARCH 2017
 SHEET 1 OF 4

2055.001.000.50 = 13.89
 21639.001.000.50 = 8.146 acres
 21639.002.000.00
 21230.001.000.50 = 4.793 acres
 21230.001.006.00

This plat filed in Cabinet D, Slide 689 Date