

Plat Cab. B Slide 682

STATE OF TEXAS
COUNTY OF PARKER

1. THE UNDERSIGNED OWNER OF 1.61 ACRES OF LAND SITUATED IN THE A. B. SMITH SURVEY, ABSTRACT NO. 1223, PARKER COUNTY, TEXAS BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALEDO JOINT VENTURE BY DEED RECORDED IN VOLUME 1857, PAGE 292 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD, FOUND IN PLACE, IN THE EAST LINE OF F.M. HIGHWAY NO. 1187, SAID POINT BEING S 31 D 34' 22" W, A DISTANCE OF 693.69 FEET FROM THE SOUTHWEST CORNER OF THE L.R. FAULK SURVEY, ABSTRACT NO. 483, FOR THE NORTHWEST CORNER SAID LOT 1-R, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO E.W. AND MATTIE GLOVER BY DEED RECORDED IN VOLUME 256, PAGE 41 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS.

THENCE S 89 D 52' 01" E, ALONG AND WITH THE SOUTH LINE OF SAID GLOVER TRACT A DISTANCE OF 141.85 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHEAST CORNER OF SAID LOT 1-R;

THENCE S 08 D 31' 15" E, A DISTANCE OF 151.70 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK 1, ROLLINS ADDITION;

THENCE N 89 D 52' 01" E, ALONG AND WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 125.70 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE SOUTHWEST CORNER OF SAID LOT 2 AND ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO JIMMY D. AND JUDY L. RAMSEY BY DEED RECORDED IN VOLUME 1652, PAGE 982 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS;

THENCE S 07 D 12' 35" E, ALONG AND WITH THE WEST LINE OF SAID RAMSEY TRACT, A DISTANCE OF 144.54 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO PARKER SERVICE CO. BY DEED RECORDED IN VOLUME 685, PAGE 34 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS;

THENCE S 89 D 42' 00" W, ALONG AND WITH THE NORTH LINE OF SAID PARKER SERVICE CO. TRACT, A DISTANCE OF 51.35 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF SAID PARKER SERVICE CO. TRACT;

THENCE S 08 D 45' 00" E, ALONG AND WITH THE WEST LINE OF SAID PARKER SERVICE CO. TRACT, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE AT THE SOUTHWEST CORNER OF SAID PARKER SERVICE CO. TRACT AND ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO BEN E. HALE BY DEED RECORDED IN VOLUME 666, PAGE 05 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS;

THENCE S 89 D 42' 00" W, ALONG AND WITH THE NORTH LINE OF SAID HALE TRACT, A DISTANCE OF 213.20 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, AT THE NORTHWEST CORNER OF SAID HALE TRACT AND ON THE EAST LINE OF SAID F.M. HIGHWAY NO. 1187 FOR THE SOUTHWEST CORNER OF THIS TRACT;

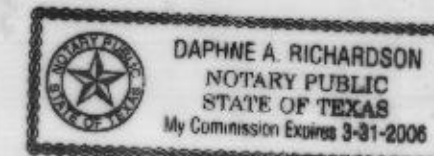
THENCE N 08 D 26' 55" W, ALONG AND WITH THE EAST LINE OF SAID F.M. HIGHWAY NO. 1187, A DISTANCE OF 348.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.61 ACRES.

DO HEREBY DESIGNATE THE ABOVE DESCRIBED PROPERTY AS REPLAT OF LOT 1, BLOCK 1, ROLLINS ADDITION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 526, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS AND LOT 3, BLOCK 1, ROLLINS ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT.

EXECUTED THIS THE 26 DAY OF March, 2002.

Charles Rollins
CHARLES ROLLINS, PARTNER

STATE OF TEXAS
COUNTY OF PARKER



BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CHARLES ROLLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 26 DAY OF

March, A.D., 2002.

Daphne A. Richardson
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES ON THE 31 DAY OF March, 2006

Doc 00441739 Bk OR Vol 1998 Pg 1944

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Mar 25, 2002 at 01:27P

Document Number: 00441739

Amount: .00

By Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Mar 26, 2002

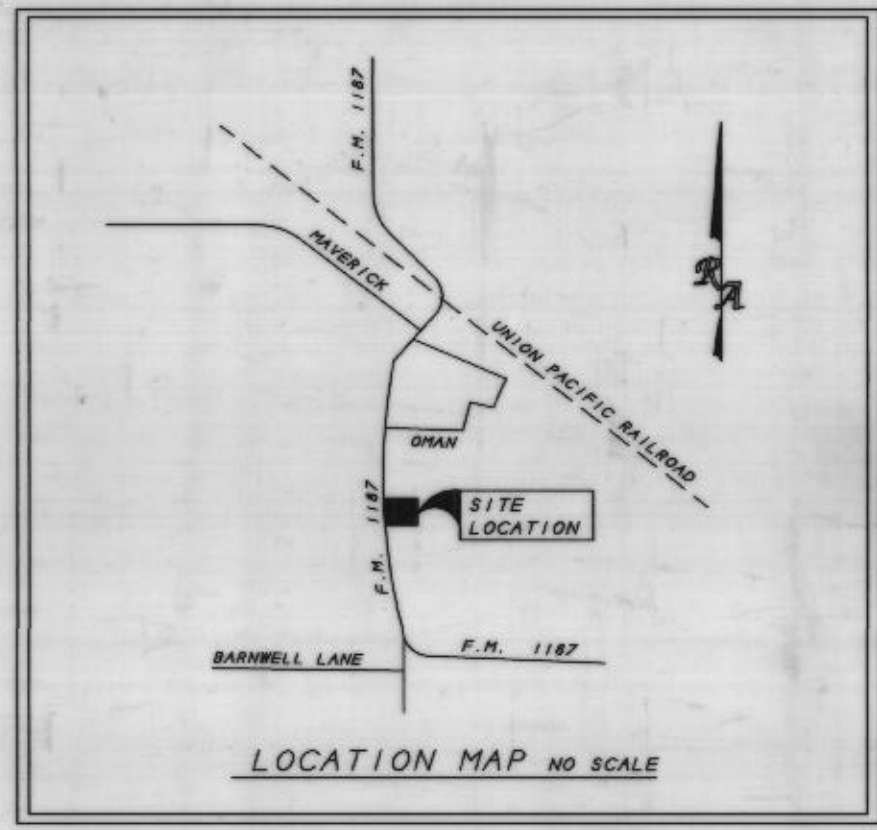
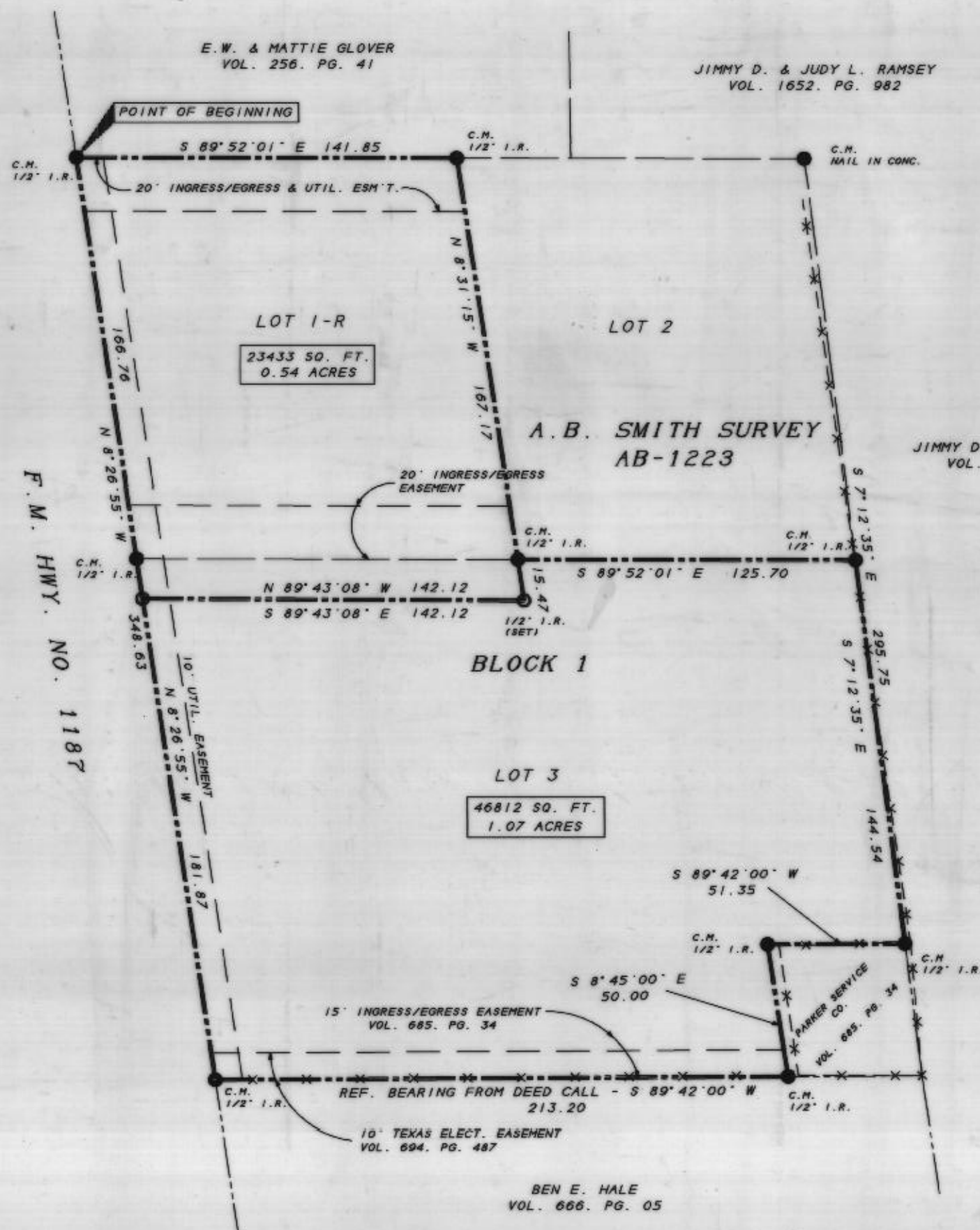
JERNE BRADSON, COUNTY CLERK
PARKER COUNTY

REPLAT OF

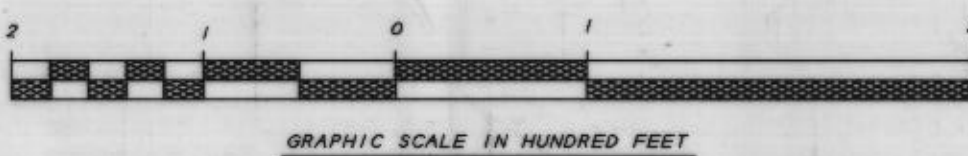
LOT 1, BLOCK 1, ROLLINS ADDITION
AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 526
OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS
AND

FINAL PLAT OF

LOT 3, BLOCK 1, ROLLINS ADDITION
AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS
BEING 1.07 ACRES OUT OF THE A. B. SMITH SURVEY, ABSTRACT NO. 1223,
PARKER COUNTY, TEXAS
VOL. 1857, PG. 292 R.R.P.C.T.



SCALE 1" = 50'



UTILITY EASEMENTS:

ANY PUBLIC UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OF IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NOTES:

- 1/2 INCH IRON RODS SET AT ALL CORNERS
- - CONTROL MONUMENT
- REFERENCE BEARING PER DEED CALL IN VOL. 1857, PG. 292.
- TOTAL LOTS - 2. (BLOCKS) - 1

SURVEYOR'S CERTIFICATE:

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SURVEYED ON THE GROUND AND THERE ARE NO VISIBLE EASEMENTS OR PROTRUSIONS EXCEPT AS SHOWN ON THIS PLAT.

B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

DATE: Mar. 13, 2002



ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0225 B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

APPROVED BY THE CITY OF ALEDO BOARD OF ALDERMAN THIS 26 DAY OF MARCH, 2002.
Richard Alford
MAYOR, BOARD OF ALDERMAN
Daphne Richardson
SECRETARY, BOARD OF ALDERMAN

"APPROVAL OF THIS 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 PLANNING AND ZONING COMMISSION"

OWNER/DEVELOPER
ALEDO JOINT VENTURE
13 DAVIS ROAD
CROWLEY, TEXAS, 76036
(817)297-3123
(817)297-2536

SURVEYOR
RIVERS & ASSOCIATES
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
(940)325-8613
FAX(940)325-8028