

WATER & SEWER NOTES:
DOMESTIC WATER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE WELLS.
SEWAGE DISPOSAL FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE SEWAGE FACILITIES.

RIGHT-OF-WAY DEDICATION NOTES:
ALL PUBLIC RIGHTS-OF-WAY SHALL BE DEDICATED TO PARKER COUNTY TO OWN AND MAINTAIN THE ROADWAYS.

FENCE CONSTRUCTION:
FUTURE FENCE CONSTRUCTION CANNOT ENCROACH WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENT.

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

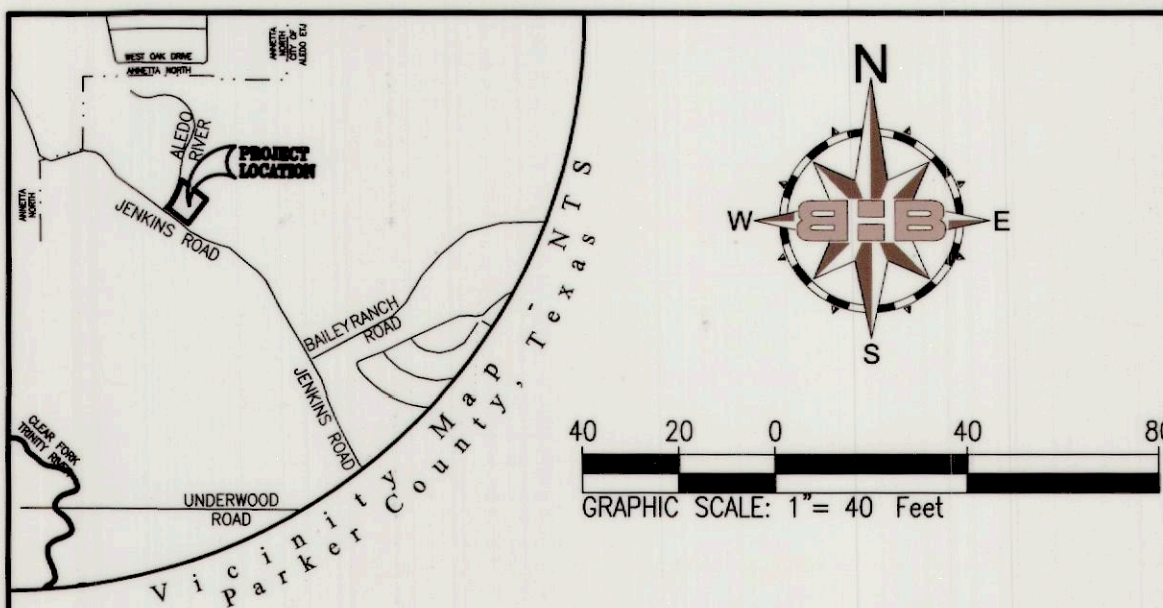
WAIVER FOR THE GROUNDWATER STUDY WAS APPROVED IN COMMISSIONER COURT ON FEBRUARY 28, 2022.

DRIVEWAY CULVERT:
MINIMUM DRIVEWAY CULVERT ON JENKINS ROAD SHALL BE 15" DIAMETER.

HOUSE NUMBER:
REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND WILL NEED TO BE MADE PART OF DEED RESTRICTIONS FOR PROPERTY OWNERSHIP. (ADOPTED BY COMMISSIONER'S COURT ON AUGUST 14, 2023)

A 9-1-1 ADDRESS NUMBER SHALL BE ERCTED BY THE LANDOWNER ON HIS/HER DRIVEWAY, SO AS TO BE BE VISIBLE AND READABLE FROM THE PUBLIC ROAD.

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	23°51'13"	810.00'	337.22'	N24°57'59"E	334.79'



LEGEND

● BHB..... 5/8" Capped Iron Rod Found Marked "BHB INC"
BL..... Building Line
D.&U.E..... Drainage and Utility Easement
D.R.P.C.T..... Deed Records, Parker County, Texas
P.R.P.C.T..... Plat Records, Parker County, Texas
VAM..... Visibility Access Maintenance

FLOOD ZONE NOTE

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 48367C0425F, Map Revised April 5, 2019.

STATE OF TEXAS
COUNTY OF PARKER:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

WHEREAS, WESTBROOK PROJECT MANAGEMENT, LLC, being the sole owner of the herein described property, to wit:

Being all of Lot 2, Block A, Aledo River - Phase 1, an addition to Parker County, Texas as shown on the plat recorded in Cabinet F, Slide 231, Plat Records, Parker County, Texas (P.R.P.C.T.);

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, WESTBROOK PROJECT MANAGEMENT LLC, owner, do hereby adopt this final plat designating the hereon described property as LOT 2R, BLOCK A, ALEDO RIVER - PHASE 1, an addition to Parker County, Texas and does hereby dedicate without reservation to Parker County for public use; the streets, rights-of-way, parks, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS 16th day of MAY 2024.

By: Fred Disney
Manager

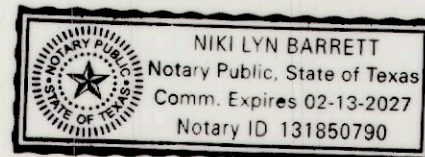
10094.00A.002.00

STATE OF TEXAS: §
COUNTY OF: Parker §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Fred Disney known to be the person whose name is subscribed hereto.

Given under my hand and seal of office this 16 day of may 2024.

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby certify that this plat is prepared from an actual on the ground survey of the land, and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of Parker County, Texas.

Toby G. Stock
Date: May 15, 2024
Registered Professional Land Surveyor No. 6412

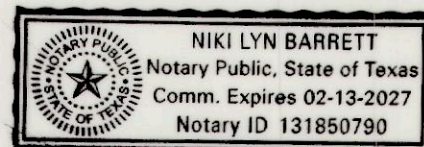


STATE OF TEXAS §
COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 15 day of May 2024.

Niki Lyn Barrett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER/DEVELOPER:
WESTBROOK PROJECT MANAGEMENT, LLC
ATTN: FRED DISNEY
1015 CHAMPIONS DR #1400
ALEDO, TEXAS 76008
Phone (817) 390-0202

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44 • TBPELS FIRM #10194146

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Distances shown are U.S. Survey feet displayed in surface values.
3. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
4. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202413544
05/28/2024 03:28 PM
Fees: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

WESTBROOK DEVELOPMENT CORPORATION
"TRACT 1"
DOC. NO. 201723726
O.P.R.P.C.T.

THE STATE OF TEXAS §
COUNTY OF PARKER §
APPROVED by the Commissioners Court of Parker County, Texas, on this the 28 day of May 2024.

Pat Deen, County Judge

George A. Conley
George Conley
Commissioner Precinct #1

Larry Walden
Larry Walden
Commissioner Precinct #3

Jacob Holt
Jacob Holt
Commissioner Precinct #2

Mike Hale
Mike Hale
Commissioner Precinct #4

10094
AL
L-17

F 724

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO REVISE THE SOUTHEAST BUILDING LINE FROM 35 FEET TO 25 FEET AND TO REMOVE THE NOTE LISTED UNDER THE DRIVEWAY ACCESS FROM JENKINS ROAD, THAT PREVENTS LOT 2, BLOCK A, FROM HAVING VEHICULAR ACCESS FROM JENKINS ROAD.

ACCESS FROM LOT 2 TO JENKINS ROAD IS PERMITTED IN ACCORDANCE WITH DRIVEWAY SPACING REQUIREMENTS AS STATED IN THE PARKER COUNTY SUBDIVISION ORDINANCE.

REPLAT
LOT 2R, BLOCK A
ALEDO RIVER - PHASE 1
Being a replat of Lot 2, Block A, Aledo River - Phase 1 as shown on the plat recorded in Cabinet F, Slide 231 Plat Records, Parker County, Texas and also
Being 2.207 acres situated in the Thomas Rolston Survey, Abstract No. 923, Parker County, Texas
MAY 2024

This plat filed in Cabinet _____, Slide _____