ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0220 C EFFECTIVE DATE JANUARY 03, 1987 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

BEARING CORRELATED TO: N 01°20'51"E ALONG EAST LINE OF FARM TO MARKET HIGHWAY NO. 1187.

NORMAN UNDERWOOD SURVEY ABST. NO. 1579

POINT OF BEGINNING

S86°43'07"E 1032.32'

N03°16'53"E 252.24'

N14°55'35"E 318.57'

N33°58'35"E 144.16'

N81°45'11"E 241.12'

N01°20'51"E 729.32'

S17°28'46"W 355.25'

S51°35'41"W 291.47'

S27°30'15"W 232.55'

S30°10'29"W 418.10'

S75°25'09"W 914.16'

FARM TO MARKET HIGHWAY NO. 1187 (100' R.O.W. - ASPHALT PAVING)

PROPOSED OUTER LOOP

BLOCK 1

1 1.573 ac.
2 1.503 ac.
3 1.617 ac.
4 2.009 ac.
5 2.261 ac.
6 1.778 ac.
7 2.361 ac.
8 2.181 ac.
9 1.843 ac.
10 1.767 ac.
11 1.645 ac.
12 1.729 ac.
13 1.859 ac.
14 2.214 ac.
5.740 ac.

0.760 ac. LOT A
COMMON AREA OPEN SPACE NOT A BUILDABLE LOT

ALEDO GROVE COURT (PRIVATE STREET) (LOT B, BLOCK 1)

15.0' RIGHT-OF-WAY DEDICATION 0.271 ACRES

ALEDO CREEKS ROAD

JAMES RANDAL ALBRITTON VOL. 1822, PG. 162

CREEKS OF ALEDO PLAT CABINET B, SLIDE 448

CREEKS OF ALEDO PLAT CABINET B, SLIDE 544

CREEKS OF ALEDO PLAT CABINET B, SLIDE 553

NOTE:
PRIVATE STREETS MAINTAINED BY ALEDO GROVE HOME OWNERS ASSOCIATION.
LOTS A & B, BLOCK 1 ARE COMMON AREAS MAINTAINED BY THE H.O.A.

Reference Number of Preliminary Plat is PP -3-110

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISION

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

PLAT APPROVED DATE: 5-28-04

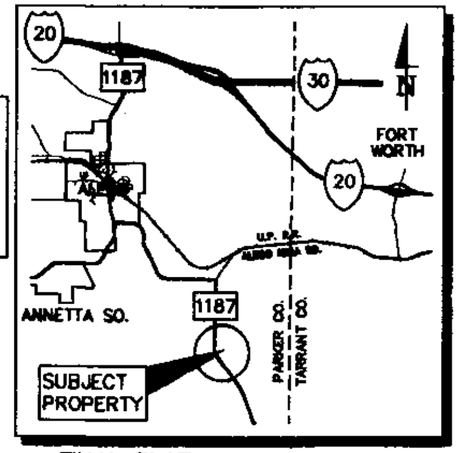
BY: Byron de Sousa CHAIRMAN

BY: John A. Dayfield SECRETARY

GRAPHIC SCALE: 1 IN = 100 FT

100 0 100 200

LOCATION MAP



STATE OF TEXAS REGISTERED BRENT A. MIZELL 1967 PROFESSIONAL LAND SURVEYOR

5-28-04

PLAT FILED 5-14 2004
CABINET C SLIDE 149
PARKER COUNTY PLAT RECORDS

ACCT. NO.: 13580
SCH. DIST.: AL
CITY: FW
MAP NO.: M19
SURVEY: ABST 1579 PARKER

FINAL PLAT

LOTS 1-14, BLOCK 1 & LOTS A & B, BLOCK 1, ALEDO GROVE

BEING 29.317 ACRES OF LAND SITUATED IN THE NORMAN UNDERWOOD SURVEY, ABSTRACT NUMBER 1579 PARKER COUNTY, TEXAS

PREPARED MARCH 8, 2004

OWNER:
ALEDO CREEK LTD.
A TEXAS LTD. PARTNERSHIP
WESTBROOK DEVELOPMENT CORPORATION, G.P.
SUITE 1014
1320 S. UNIVERSITY DR.
FORT WORTH, TEXAS, 76107
817-360-0202

SURVEYOR:
MIZELL LAND SURVEYING, INC.
117 John Street
P.O. Box 1029 Aledo Texas
(817) 441-6199 Fax (817) 441-6905

LandCon
Engineers · Planners · Surveyors
a Division of HUNTER ASSOCIATES TEXAS, LTD.

FP 04-040

Doc# 0052121656 Bk OR Vol 2228 Pg 1814
Jun 14, 2004
COUNTY OF PARKER
COUNTY CLERK
Deputy

E-989 /2003-061 /MS /03-08-04 /FP

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