

RICHARD C. EDDLEMAN SURVEY
ABST. NO. 438

Doc 00510395 OR Bk 2196 Vol 1160 Pg

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mar 02, 2004 at 11:11A

Decoral Number: 061036

Amount: \$5.00

By: Monica Castro

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 aforesaid records of Parker County
as stamped hereon by me.

Mar 02, 2004

Jane Brunson, County Clerk
Parker County

MISSOURI & PACIFIC RAILROAD
(R.O.W. - VARIES)

R=1748.25' L=858.02'
DELTA=28°07'13"
L.C.B.=S 73°56'24"E
L.C.D.=849.44'

VICINITY MAP N.T.S.

100-YEAR FLOOD PLAIN
PER FEMA COMMUNITY PANEL
NO. 481659 0005 A

TUNNEL ROAD
(PRIVATE ROAD)

15' UTILITY EASEMENT

MINIMUM FINISHED FLOOR ELEVATIONS

| | |
|-----------------|--------|
| BLOCK 1, LOT 1 | 819.50 |
| BLOCK 2, LOT 1 | 819.50 |
| BLOCK 2, LOT 2 | 819.00 |
| BLOCK 2, LOT 3 | 818.50 |
| BLOCK 2, LOT 4 | 818.00 |
| BLOCK 2, LOT 5 | 818.00 |
| BLOCK 2, LOT 6 | 818.50 |
| BLOCK 2, LOT 7 | 819.00 |
| BLOCK 2, LOT 17 | 859.60 |
| BLOCK 2, LOT 18 | 859.60 |

NOTE:
ALL LOTS SHALL HAVE A 5' WIDE UTILITY EASEMENT ON ALL
SIDE AND REAR LOT LINES UNLESS SHOWN OTHERWISE.

BEARINGS CORRELATED TO DEED CALL: S 01°54'11"E
ALONG WEST LINE OF CITY OF ALEDO TRACT RECORDED
IN VOL. 1816, PG. 756, RRPCT.

THE EASEMENT RECORDED IN VOL. 251, PAGE 301,
DOES NOT AFFECT THIS SITE.

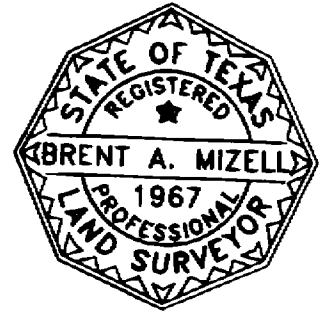
LOTS 1 THRU 6, BLOCK 3 ARE DOUBLE FRONTAGE
LOTS. LOTS WILL FRONT WESTGATE DRIVE.

NO BUILDING PERMIT CAN BE ISSUED FOR LOT 1, BLOCK 1
OR LOTS 1-5, BLOCK 2 WITHOUT FULFILLING THE
REQUIREMENTS OF CITY OF ALEDO ORDINANCE 95-08.

ALL LOTS SHALL HAVE A TEN (10) FOOT
UTILITY EASEMENT ALONG ALL
STREET FRONTAGE.

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
ON THE GROUND, SURVEY BY ME OR UNDER MY DIRECT
SUPERVISION.

Brent A. Mizell
BRENT A. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1967
SEPTEMBER 17, 2002
REVISED: APRIL 28, 2003
REVISED: AUGUST 26, 2003
REVISED: SEPTEMBER 19, 2003



BENCH MARKS:
B.M. NO. 1
1" IRON FOUND AT SOUTHEAST CORNER OF LOT 31,
BLOCK 2, ELEVATION 866.66
B.M. NO. 2
1/2" IRON FOUND AT BOUNDARY POINT NEAR
SOUTHEAST CORNER OF LOT 14, BLOCK 1, ELEVATION
852.40

Final Plat
Lots 1 Thru 29, Block 1
Lots 1 Thru 32, Block 2
Lots 1 Thru 6, Block 3
Lots 1 Thru 8, Block 4
Lots 1 Thru 8, Block 5
Lots 1 Thru 12, Block 6

Country Acres
City of Aledo
Parker County, Texas

ACCT. NO.: 11485
SCH. DIST.: AL
CITY: AL
MAP NO.: M-18
ALLOF: LC486-027-C00-00

ARC IV, L.L.C.
VOL. 1837, PG. 1726

MORRIS E. HATAWAY AND WIFE,
ANN P. HATAWAY
VOL. 1089, PG. 1009

POINT OF
BEGINNING

CITY OF ALEDO,
VOL. 1816, PG. 756

THIS PLAT FILED IN CABINET C SLIDE 103 DATE 3-2-04

MIZELL LAND SURVEYING, INC.
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-6199 FAX: 817-441-6805

