

D-12

Doc# 720228
Book 2730 Page 1913

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, JOSHUA B. MICHAELIS AND CHRISTY C. MICHAELIS, are the Owners of LOTS 11 AND 12, BLOCK 1, CORRECTED FINAL PLAT OF FAIRVIEW, an addition in the City of Aledo, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 549, Plat Records, Parker County, Texas and being all that tract recorded in Volume 2421, Page 892 and Volume 2422, Page 539, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the south right of way line of Fairview Lane, said iron being the northeast corner of said Lot 11 and the northwest corner of Lot 10, said Block 1;
THENCE S 03°51'48" W, with the common line of said Lots, 262.96 feet to an iron rod found;
THENCE N 80°58'39" W, 325.65 feet to an iron rod found;
THENCE N 03°04'50" E, 270.0 feet to an iron rod found;
THENCE N 76°28'51" E, 238.20 feet to an iron rod found at the northwest corner of said Lot 12 and the northeast corner of said Lot 13, Block 1 in the south right of way line of said Fairview Lane in a non-tangent curve to the left with a radius of 225.0 feet and whose chord bears S 39°16'33" E, 147.27 feet;
THENCE with the south right of way line of said Fairview Lane and said curve to the left through a central angle of 38°12'19" and a distance of 150.03 feet to the POINT OF BEGINNING and containing 2.328 acres (101428 square feet) of land.

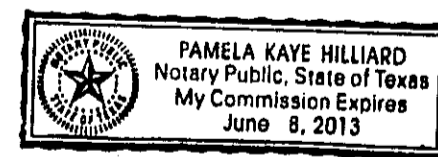
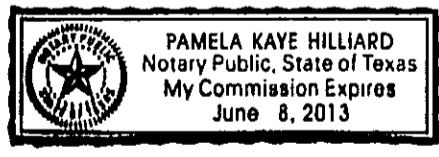
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, JOSHUA B. MICHAELIS AND CHRISTY C. MICHAELIS, does hereby adopt this plat designating the herein above described property as LOT 11R, BLOCK 1, FAIRVIEW, AN ADDITION IN THE CITY OF ALEDO, PARKER COUNTY, TEXAS, Being a replat of Lots 11 and 12, Block 1, Corrected Final Plat of Fairview, an addition in the City of Aledo, Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Aledo. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aledo's use thereof. The City of Aledo and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aledo and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Aledo, Texas

WITNESS, my hand, this the 4th day of August, 2009.
Joshua B. Michaelis
Christy C. Michaelis

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joshua B. Michaelis, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of August, 2009.
Pamela Kaye Hilliard
Notary Public in and for the State of Texas
6-8-2013
My Commission Expires On:

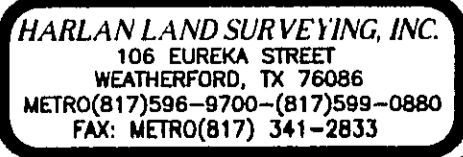
STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christy C. Michaelis, known to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of August, 2009.
Pamela Kaye Hilliard
Notary Public in and for the State of Texas
6-8-2013
My Commission Expires On:



Return to:
City of Aledo
City Secretary's Office
200 Old Annetta Road
Aledo TX 76008

**LOT 11R, BLOCK 1
FAIRVIEW
AN ADDITION IN THE CITY OF ALEDO
PARKER COUNTY, TEXAS**
Being a replat of Lots 11 and 12, Block 1, Corrected Final Plat of Fairview, an addition in the City of Aledo, Parker County, Texas

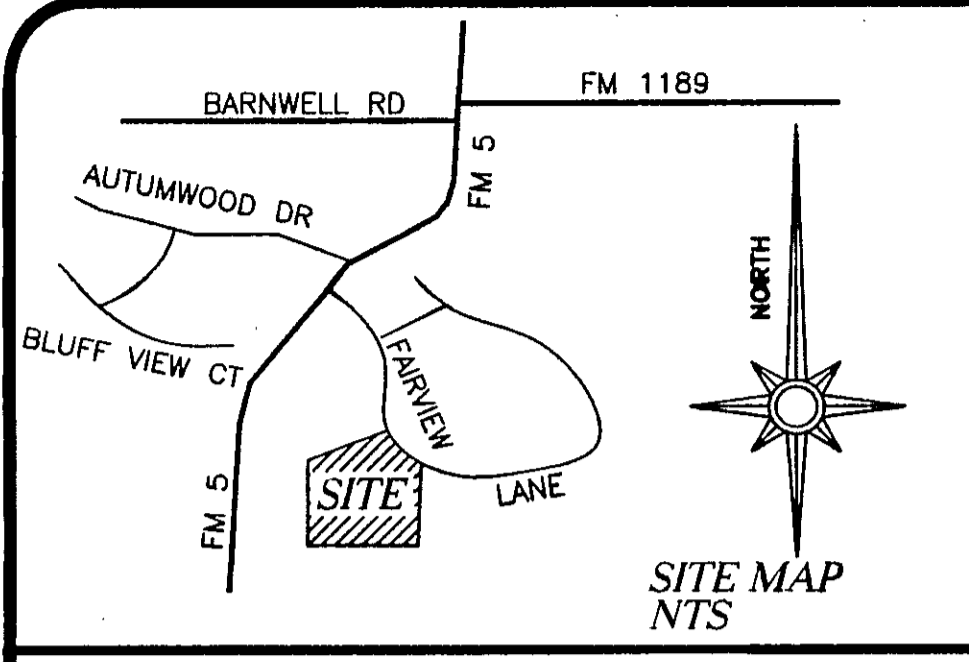
Doc# 720228 Fees: \$66.00
08/06/2008 1:19PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK



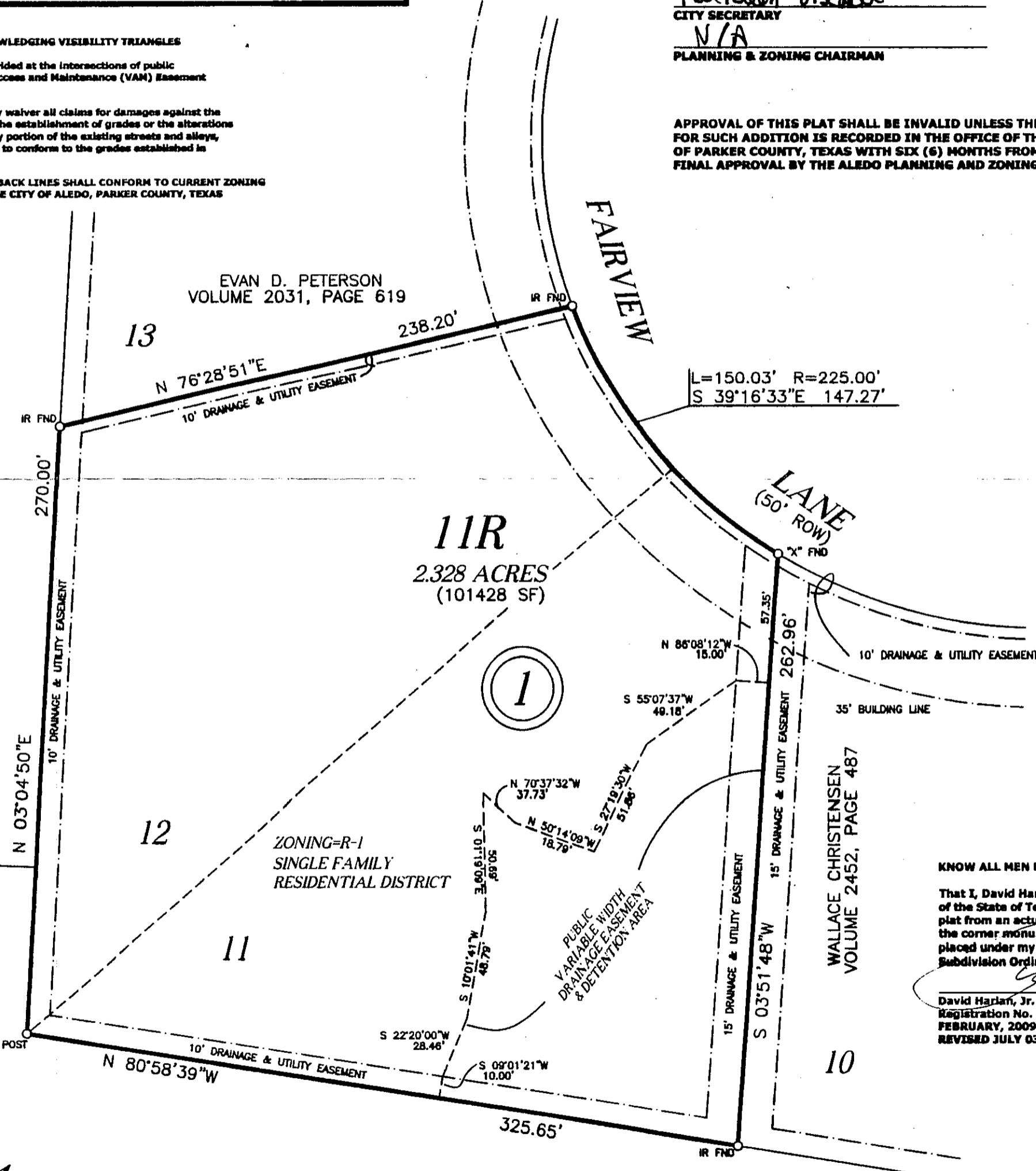
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 481659 0450 E EFFECTIVE DATE: SEPTEMBER 28, 2006 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CITY APPROVAL OF PLAT
Approved BY THE CITY OF ALEDO
ON this DAY OF May, 2009.
City Secretary
N/A
PLANNING & ZONING CHAIRMAN

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.



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
"There shall be provided at the intersections of public streets, Visibility, Access and Maintenance (VAM) Easement as required."
NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.
ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF ALEDO, PARKER COUNTY, TEXAS



KNOW ALL MEN BY THESE PRESENTS:
That I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Aledo.

David Harlan, Jr.
Registration No. 2074
FEBRUARY, 2009
REVISED JULY 03, 2009

OWNERS/DEVELOPER:
Josh and Christy Michaelis
4117 Parashin
Fort Worth, TX 76107
817-938-5268

STEPHEN M. DUNN
VOLUME 438, PAGE 375

