

300549

Plat Cabinet B 162



OWNER-DEVELOPER:  
ALEDO CREEKS, LTD., A TEXAS LIMITED PARTNERSHIP, BY WESTBROOK  
DEVELOPMENT CORPORATION, GENERAL PARTNER; FRED DISNEY, PRESIDENT  
2630 WEST FREEWAY, SUITE 218, FORT WORTH, TEXAS 76102 (817) 335-3216

RECEIVED AND FILED  
FOR RECORD  
10:30 Clock A.M.

SEP 27 1996

Jeanne Brunson, Co. Clerk,  
PARKER COUNTY, TEXAS  
By *[Signature]* Deputy

MONROE B. VEALE & MRS. IDA W. VEALE  
VOLUME 160, PAGE 515

ALEDO CREEKS LTD.  
VOLUME 1654, PG. 1233

NORMAN UNDERWOOD SURVEY  
ABST. NO. 1579

W.D.R. McCONNEL  
SURVEY  
ABST. NO. 970

TRACT 5  
CREEKS OF ALEDO  
PLAT CAB. B, SLIDE 131

ALEDO CREEKS ROAD EAST

TRACT 6  
CREEKS OF ALEDO  
PLAT CABINET B, SLIDE 069

ALEDO CREEKS LTD.  
VOLUME 1665, PG. 1233

H. MARTIN HARRISON et ux  
VOLUME 1635, PAGE 860  
VOLUME 1635, PAGE 873

COURSE	BEARING	DISTANCE
T-1	S 31°47'54"E	17.97'
T-2	S 24°13'22"E	30.16'
T-3	S 06°06'10"E	52.32'
T-4	S 28°17'32"W	16.08'
T-5	S 60°17'22"W	64.16'
T-6	S 11°00'35"W	77.57'
T-7	S 06°45'23"E	32.93'
T-8	S 14°40'36"E	93.63'
T-9	S 27°50'43"E	66.79'
T-10	S 18°13'09"E	77.89'
T-11	S 15°16'11"W	30.99'
T-12	S 50°30'20"W	16.32'
T-13	S 88°15'55"W	25.47'
T-14	N 72°54'05"W	104.08'
T-15	S 71°19'12"W	21.11'
T-16	S 61°42'34"W	55.97'
T-17	S 78°28'23"W	19.03'
T-18	N 68°07'40"W	17.57'
T-19	N 72°20'38"W	56.65'
T-20	N 71°29'17"W	140.69'
T-21	N 88°45'30"W	83.75'
T-22	N 71°19'55"E	107.99'
T-23	S 89°23'46"E	42.84'
T-24	S 86°11'24"E	176.81'
T-25	S 76°01'12"E	30.66'
T-26	S 88°05'04"E	64.48'
T-27	N 14°29'36"E	62.21'
T-28	N 25°23'12"W	57.40'
T-29	N 06°22'40"W	67.50'
T-30	N 05°46'02"E	119.97'
T-31	N 12°13'19"E	138.51'
T-32	N 05°37'22"E	16.03'
T-33	S 75°29'24"E	47.98'

NOTE:  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

TRACT 4  
20.344 ACRES

ALEDO CREEKS LTD.  
VOLUME 1637, PAGE 1701

TRACT 15

TRACT 13

TRACT 11

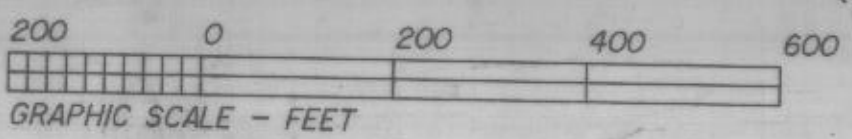
PHASE 2  
CREEKS OF ALEDO  
PLAT CAB. B, SLIDE 114

60' WIDE ROAD TO ALEDO CREEKS  
HOMEOWNERS' ASSOCIATION, INC.  
VOLUME 1635, PAGE 894

AUDIE L. WRIGHT et ux  
VOLUME 1635, PAGE 918

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN PER THE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE  
RATE MAP COMMUNITY PANEL NUMBER 480 520 0225 B -  
EFFECTIVE DATE SEPTEMBER 27, 1991

F.M. HIGHWAY NO. 1187



MIZELL LAND SURVEYING, INC.  
513 North Highway 1187  
P.O. Box 419 Aledo, Texas 76008  
(817) 441-6199 (817) 598-1284

DATE: JULY 17, 1996

FINAL PLAT  
TRACT 4  
**CREEKS OF ALEDO**  
PHASE I  
BEING 20.344 ACRES SITUATED IN THE  
NORMAN UNDERWOOD SURVEY, ABST. NO. 1579  
AND THE  
W.D.R. McCONNELL SURVEY, ABST. NO. 970  
PARKER COUNTY, TEXAS