

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	51.19'	64.71'	68.87'	S 22°40'58" E	26°25'31"
C2	51.19'	84.33'	74.72'	S 44°35'52" W	96°36'22"
C3	175.00'	18.94'	18.93'	N 84°13'31" W	06°12'10"
C4	175.00'	269.05'	243.33'	N 36°54'33" W	88°19'22"
C5	76.28'	13.96'	13.94'	N 12°22'43" E	10°29'11"

LINE	BEARING	DISTANCE
L1	S 36°54'36" E	25.11'

D-226

201303281 PLAT Total Pages: 1

STATE OF TEXAS
 COUNTY OF PARKER
 APPROVED THIS THE 5th DAY OF
February, 2013 BY THE CITY
 COUNCIL OF THE CITY OF ALEDO

Kit Marshall
 MAYOR

Deana McMillan
 CITY SECRETARY

STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS, SHAUN KRETZSCHMAR, BEING THE SOLE OWNER OF A 1.701 ACRES TRACT OF LAND OUT OF LOT 18 & LOT 19, BLOCK 1, FAIRVIEW, AN ADDITION TO THE CITY OF ALEDO, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 549, PLAT RECORDS, PARKER COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHAUN KRETZSCHMAR, THE OWNER OF THE LAND SHOWN ON HEREIN DO HEREBY ADOPT THIS PLAN FOR PLATTING, ACCORDING TO THE LINES, LOTS, STREETS, AND EASEMENTS AS SHOWN, AND DESIGNATE SAID PLAT AS LOT 18-R & 19-R, BLOCK 1, FAIRVIEW, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, BY THE RECORDATION OF THIS PLAT DO HEREBY REPEAT THE PROPERTY SHOWN HEREON AND DO HEREBY DEDICATE TO THE CITY OF ALEDO FOR THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON

EXECUTED ON THIS THE 5th DAY OF February, 2013.

Shaun Kretzschmar
 SHAUN KRETZSCHMAR

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 SHAUN KRETZSCHMAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 5th DAY OF February, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

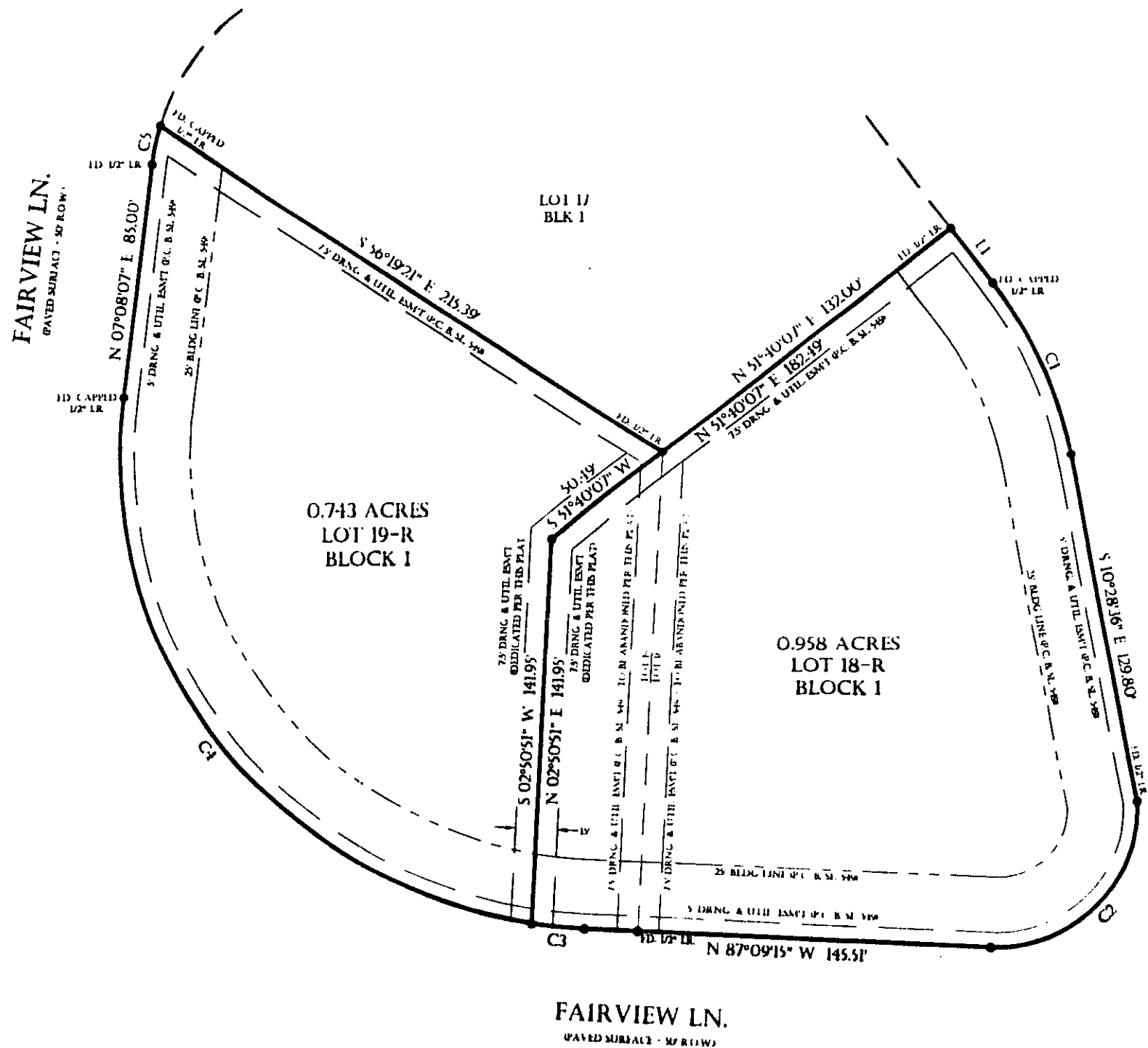


SURVEYORS CERTIFICATE

THAT I, PATRICK CARTER, 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 UPON THE APPROVAL AND RECORDING OF THIS PLAT & THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691
 CARTER SURVEYING & MAPPING, 208 S. FRONT STREET - P.O. BOX 651
 ALEDO, TX 76008 - (817) 441-5263 - (817) 441-1033 - AN00574

ACCT. NO: 12190
 SCH. DIST.: AL
 CITY: CAL
 MAP NO.: M-18



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201303281
 02/12/2013 10:47 AM
 Fee: 66.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

STATE OF TEXAS
 COUNTY OF PARKER

THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

Shaun Kretzschmar
 NAME & TITLE DATE 2-8-13

NOTES

BEARINGS AND DISTANCES DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 1202.

SANITARY SEWER SERVICE PROVIDED BY EXISTING AND/OR ON-SITE FACILITIES.

WATER SERVICE PROVIDED BY EXISTING AND/OR ON-SITE FACILITIES.

THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008.

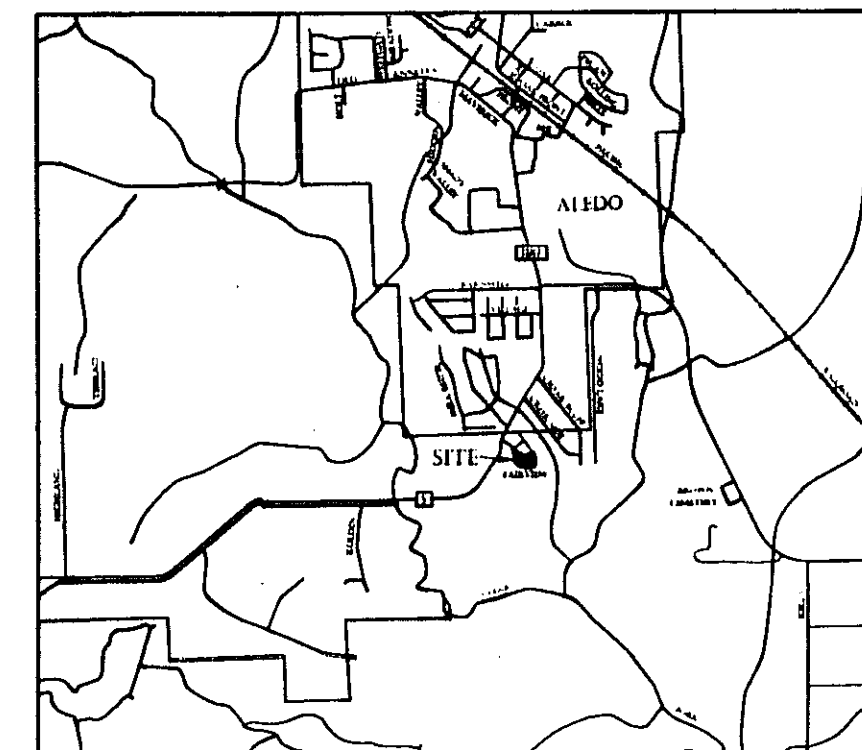
NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

ALL CORNERS ARE SET CAPPED 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

THE EASEMENT SHOWN HEREON TO BE ABANDONED APPEARS TO BE FREE & CLEAR OF EXISTING UTILITIES. HOWEVER, ANY EXISTING UTILITY DISCOVERED WITHIN THE AREA DEFINED WILL BE RELOCATED AT THE OWNER'S EXPENSE.

NO IMPROVEMENTS HAVE BEEN MADE ON LOT 19-R, BLOCK 1 AND THE EASEMENT TO BE ABANDONED.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.



**REPLAT
 LOT 18-R & 19-R, BLOCK 1
 FAIRVIEW**

BEING A 1.701 ACRES REPLAT OF LOT 18 & LOT 19, FAIRVIEW, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 549, PLAT RECORDS, PARKER COUNTY, TEXAS

DECEMBER 2012

**CARTER SURVEYING
 & MAPPING**
 208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008
 (817) 441-LAND (5263) - (817) 441-1033

