

LIEN HOLDER CERTIFICATION:

STATE OF TEXAS
 COUNTY OF PARKER

The undersigned as Lien Holder on the property to be subdivided and does hereby consent to the subdivision as shown hereon.

Name, Title, & Date

OWNER CERTIFICATION:

STATE OF TEXAS
 COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That James H. & Tracey L. Britton, owners of Lot 2 & Lot 3, Block 1, FAIRVIEW, an addition to the City of Aledo, Parker County, Texas, as shown on the plat recorded in Plat Cabinet B, Slide 549, Plat Records, Parker County, Texas, and conveyed by General Warranty Deed in Clerk File No. 201405090, Official Public Records, Parker County, do hereby adopt this plat designating the herein above described property as LOT 2-R, BLOCK 1, FAIRVIEW, an addition to the City of Aledo, Texas, and does hereby dedicate, in fee simple without reservation, to the public use forever, the streets, rights-of-way, easements 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. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Aledo, Texas.

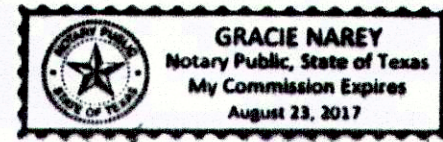
WITNESS, my hand, this 2 day of JUNE, 2014.

James H. Britton
 Tracey L. Britton

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 James H. Britton, Owner, known to me to be 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, this 2 day of June, 2014.

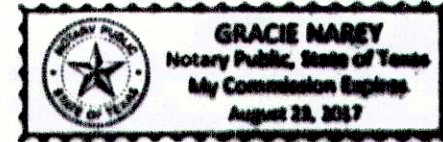
Gracie Narey
 Notary Public in and for the State of Texas
 My Commission Expires On:



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 Tracey L. Britton, Owner, known to me to be 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, this 2 day of June, 2014.

Gracie Narey
 Notary Public in and for the State of Texas
 My Commission Expires On:



GENERAL PLAT NOTES:

- Property Corners: All corners are points, unless otherwise noted.
- Utility Easements: Any franchised Public utility including the City of Aledo shall have the right to move and keep moved, all or part of any Building, Fences, Trees, Shrubs, Other Growths or Improvements which in any way endanger or interfere with the Construction, Maintenance, or Efficiency of its respective systems on any of the Easements shown on the Plat. Any franchised Public utility including the City of Aledo, shall have the right at all times of ingress & egress to & from & upon said easements for the purpose of Construction, Reconstruction, Inspection, Patrolling, Maintaining, and Adding to or Removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Damages Waiver: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets, alleys, and/or natural courses, to conform to the grades established in the subdivision.
- Surveyor's Notes: Bearings derived from G.P.S. Observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. 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 hereon, may exist & encumber this property.
- Flood Hazard: 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 48307C04506, dated September 26, 2008. For up to date flood hazard information please visit the official F.E.M.A. website at (www.fema.gov).
- Building Setbacks: All building setback lines shall conform to the current Zoning Ordinances of the City of Aledo, Parker County, Texas.
- Special Notice: Selling a portion of this addition by metes and bounds is a violation of local and State law and is subject to fines, withholding of utilities and/or building permits.
- Before Construction: Before construction please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.
- Existing Plat Notes: The following notes are shown on the face of the corrected final plat of FAIRVIEW, as recorded in Plat Cabinet B, Slide 549, Plat Records, Parker County, Texas. *Note: All easements shall be drainage & utility easements.
- *There shall be a utility and drainage easement on the front and sides of all lots unless otherwise noted. The city shall maintain and be responsible for the decision area after one year from the date of acceptance.

SUBDIVISION DESCRIPTION:

Of a 1.455 acres tract of land out of FAIRVIEW, an addition to the City of Aledo, Parker County, Texas, being all of LOT 2 & LOT 3, BLOCK 1, FAIRVIEW, according to the corrected final plat as recorded in Plat Cabinet B, Slide 549, Plat Records, Parker County, Texas, being further described by metes and bounds as follows:
 BEGINNING at a found 1/2" iron rod on the northeast right of way line of Fairview Lane, a paved surface, at the westerly common corner of said LOT 3, BLOCK 1 & LOT 4, BLOCK 1, for the southwest and beginning corner of this tract.
 THENCE N 36°54'16" W along the northeast right of way line of said Fairview Lane at 165.10 feet pass a found 1/2" iron rod with plastic cap stamped "Hartan", for a total distance of 214.92 feet to a found 1/2" iron rod, at the beginning of a cul-de-sac, for a corner of this tract.
 THENCE northwesterly along the northeast right of way line of said Fairview Lane and the arc of said cul-de-sac to the left, said cul-de-sac having a radius of 50.00 feet, an arc length of 75.30 feet, and whose chord bears N 20°16'05" W 68.39 feet, to a found "Y" cut in a concrete drain, at the westerly common corner of said LOT 2, BLOCK 1 & LOT 1, BLOCK 1, for the northwest corner of this tract.
 THENCE N 27°11'42" E along the common line of said LOT 2 & LOT 1, BLOCK 1 at 168.96 feet pass a found 1/2" iron rod with plastic cap stamped "Fulton", for a total distance of 205.42 feet to a point, in the south line of STONE BLUFF OF ALEDO, an addition to the City of Aledo, according to the plat as recorded in Plat Cabinet B, Slide 356, Plat Records, Parker County, Texas, for the northeast corner of this tract.
 THENCE S 36°32'10" E 365.12 feet along the common line of said FAIRVIEW & said STONE BLUFF OF ALEDO, to a found 1/2" iron rod with plastic cap stamped "Fulton", at the easterly common corner of said LOT 3 & LOT 4, BLOCK 1, for the southeast corner of this tract.
 THENCE S 51°39'37" W 202.08 feet along the common line of said LOT 3 & LOT 4, BLOCK 1 to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
 COUNTY OF PARKER

That I, Patrick Carter, Texas Registered Professional Land Surveyor No. 5691, 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 or before completion of subdivision construction activities.

Patrick Carter, R.P.L.S. No. 5691
 Carter Surveying & Mapping, Inc.
 208 S. Front Street - Aledo, Texas 76008
 AN01037 - March 30, 2013

FILED AND RECORDED

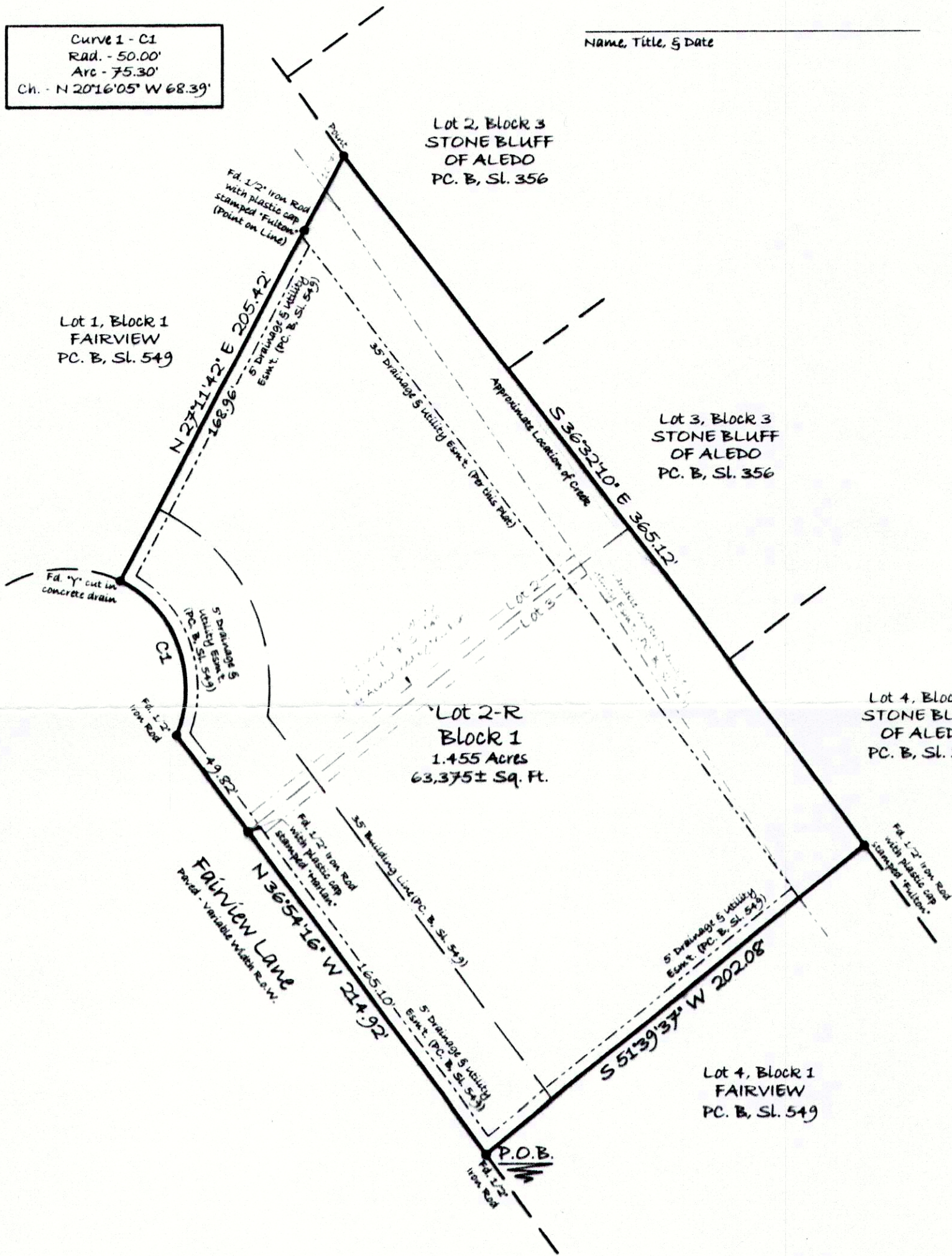
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201509119
 05/08/2015 10:09 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

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

D-409

Curve 1 - C1
 Rad. - 50.00'
 Arc - 75.30'
 Ch. - N 20°16'05" W 68.39'

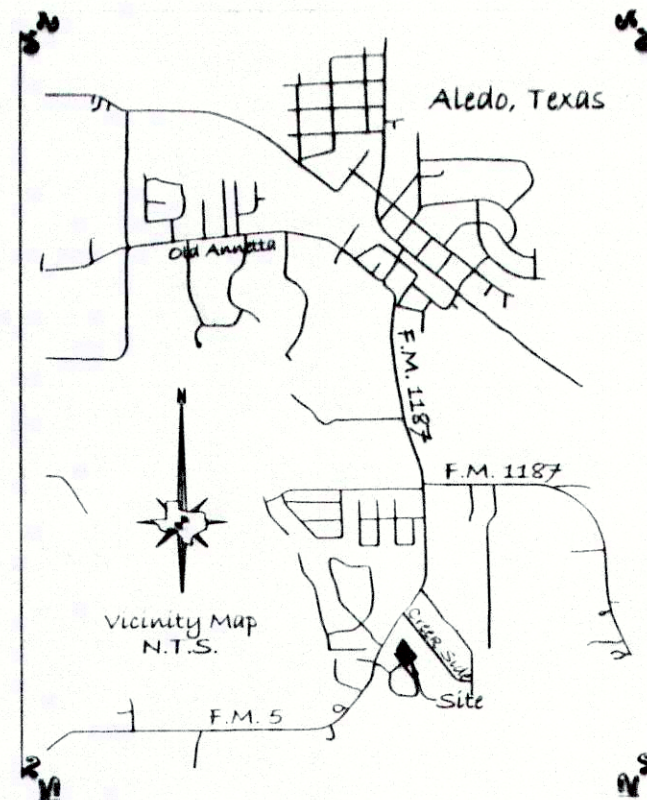
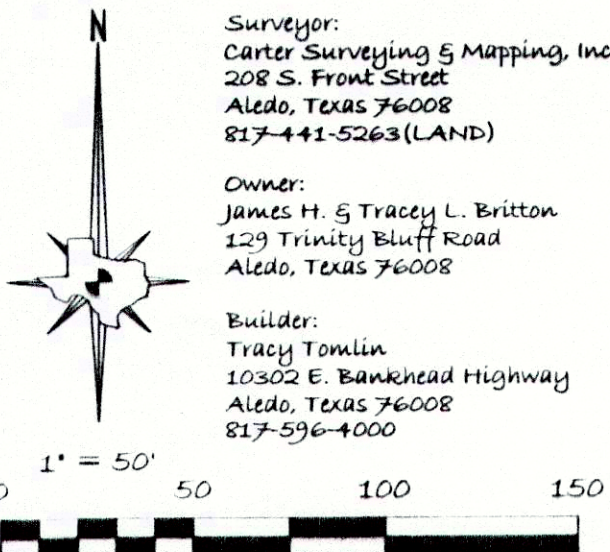


STATE OF TEXAS
 COUNTY OF PARKER
 CITY OF ALEDO
 Approved this the 2 day of May, 2014, by the City of Aledo City Council for filing at the Office of the County Clerk, Parker County, Texas.
 [Signatures]
 Mayor
 City Secretary
 Planning & Zoning
 City of Aledo

Surveyor:
 Carter Surveying & Mapping, Inc.
 208 S. Front Street
 Aledo, Texas 76008
 817-441-5263 (LAND)

Owner:
 James H. & Tracey L. Britton
 129 Trinity Bluff Road
 Aledo, Texas 76008

Builder:
 Tracy Tomlin
 10302 E. Bankhead Highway
 Aledo, Texas 76008
 817-596-4000



Reason for Amendment
 To consolidate Lot 2 & Lot 3, Block 1, FAIRVIEW into one contiguous lot by removing the Lot Line, Utility & Drainage Easements between Lot 2 & Lot 3, Block 1

Amended Plat
FAIRVIEW
 AN ADDITION TO THE CITY OF ALEDO,
 PARKER COUNTY, TEXAS
 LOT 2-R, BLOCK 1

Being a consolidation of Lot 2 & Lot 3, 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

March 2014

CARTER SURVEYING & MAPPING, INC.

208 S. FRONT ST. - P.O. BOX 651 - ALEDO, TX - 76008
 (P) 817-441-LAND (5263) - (F) 817-441-1033

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