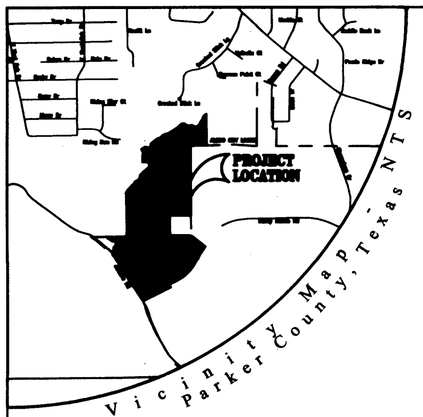
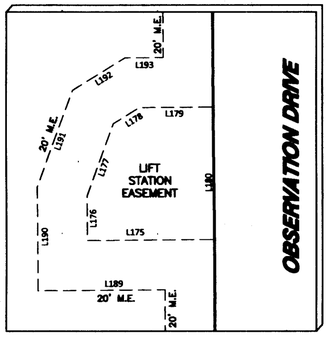




LIFT STATION EASEMENT DETAIL
SCALE: 1" = 40'

N
W E
S

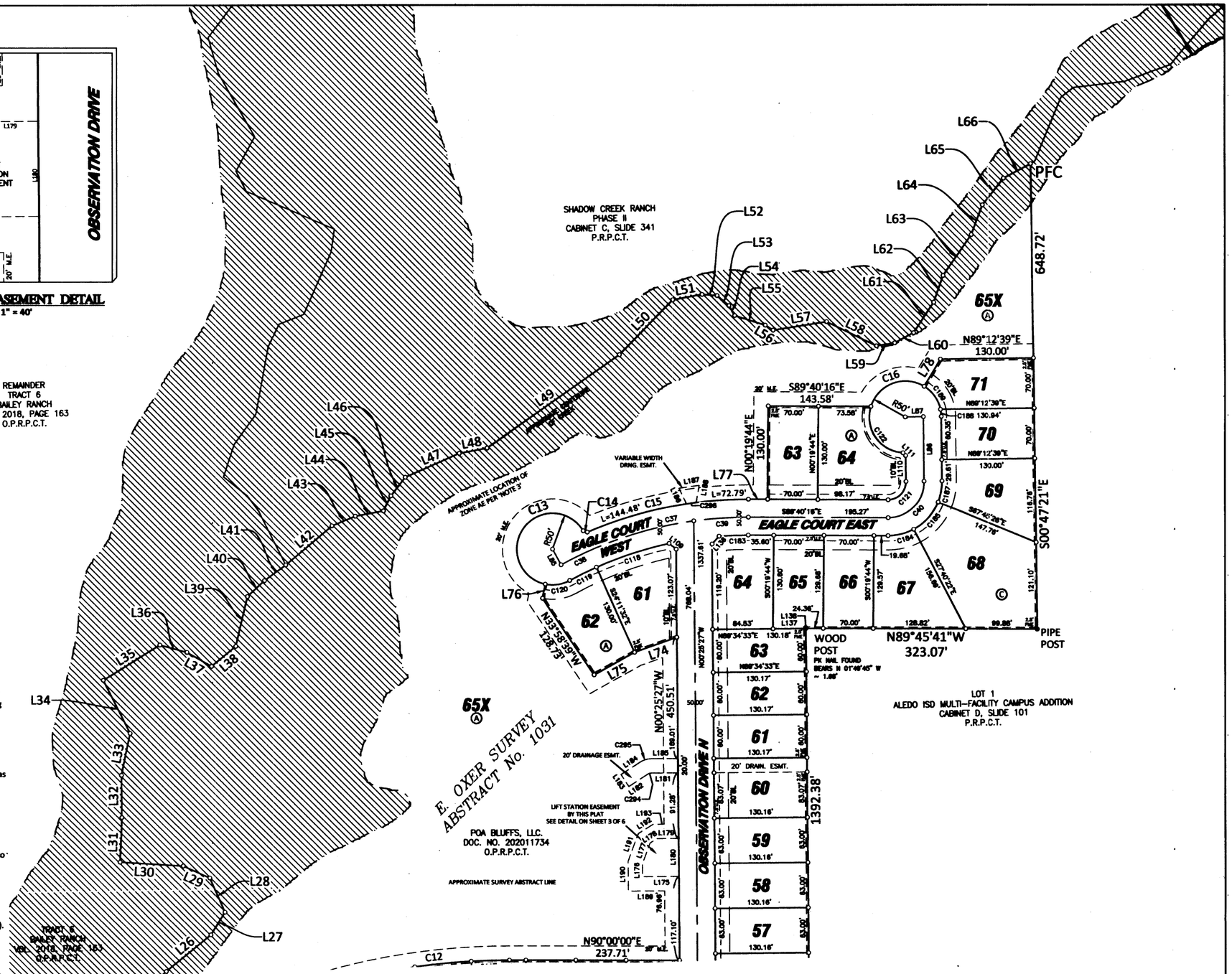
100 50 0 100 200
GRAPHIC SCALE: 1" = 100 Feet

LEGEND

- ● BHB.....5/8" Capped Iron Rod Found Marked "BHB INC"
- BL.....Building Line
- ○ CIRS.....5/8" Capped Iron Rod Set Marked "BHB INC"
- D.R.P.C.T.....Deed Records, Parker County, Texas
- FME.....2.5' Fence Maintenance Easement
- IRF.....Iron Rod Found
- M.E.....20' Maintenance Easement
- O.P.R.P.C.T.....Official Public Records, Parker County, Texas
- POB.....Point of Beginning
- P.R.T.C.T.....Plat Records, Parker County, Texas
- U.E.....Utility Easement

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. By scaled location of FEMA FIRM Map No. 48367C0450E, Effective Date September 26, 2008, the subject property lies within **Zone X** (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
3. A portion of the subject property lies within Zone AE (hatched) - Base Flood Elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008 (see hatched areas as shown) and also a portion of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
6. Distances shown are U.S. Survey feet displayed in surface values.
7. The Home Owners Association (HOA) reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the Home Owners Association (HOA).
8. The Home Owners Association (HOA) reserves the right to utilize the 20' Maintenance Easement to maintain the structural integrity of any slopes, retaining walls, or structures as determined necessary by the (HOA).
9. Retaining walls on residential lots will be owned and maintained by the lot owner.
10. Retaining walls that are not on residential lots will be maintained by the Home Owners Association (HOA).
11. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.
12. All Open Spaces and Park Lots (LOT 1X BLK A, LOT 1X BLK B, LOT 1X BLK C, LOT 15X BLK C, LOT 16X BLK C, LOT 30X BLK D) is to be owned and maintained by the Home Owners Association (HOA) to be established by the Developer.
13. Open space LOT 65X BLK A is to be owned and maintained by POA Bluffs, LLC or designated successors or assigns.
14. Open Space LOT 30X, BLK D is to be Variable Width Drainage and Pedestrian Access Easements.
    Residential Lots: 202
    Open Space Lots: 7 — LOT 1X BLK A, LOT 65X BLK A, LOT 1X BLK B, LOT 1X BLK C, LOT 15X BLK C, LOT 16X BLK C, LOT 30X BLK D
    Total Lots: 209
15. LOT 15X, BLK C is to be an emergency access easement.
16. Residential lots shall not have direct access onto Bailey Ranch Road.
17. Building setback line: 20 feet; Rear setback line: 20 feet, Side yard setback line: 5 feet.



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OWNER/DEVELOPER:
POA Bluffs, LLC
311 University Drive, Suite 100
Fort Worth, TX 76107
Phone (817) 332-9600

21031.009.000.00
21639.002.000.00
21639.003.000.00
21639.001.002.00

ACCT NO: 16074
SCH DIST: AL

E706

FINAL PLAT

PARKS OF ALEDO, BLUFFS

Being 87.67 acres of land situated in the Eliza Oxer Survey, Abstract Number 1031 & the John G. Wray Survey, Abstract Number 1639
City of Aledo, Parker County, Texas
ZONED: PD R-2
MARCH 2021
SHEET 3 OF 6