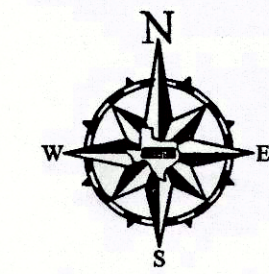


LOT 1  
ALEDO ISD MULTI-FACILITY  
CAMPUS ADDITION  
Cab. D, Slide 101  
P.R.P.C.T.

**BAILEY RANCH ROAD**  
(CITY OF ALEDO EASEMENT VOL. 2020, PG. 109, D.R.P.C.T.)



100' 50' 0 100'  
DRAWING SCALE: 1" = 100'

Remainder of  
Tract No. 2  
Bailey Ranch  
Volume 1161, Page 505  
&  
Noel R. Bailey and wife Eliane D. Bailey  
Volume 279, Page 416  
D.R.P.C.T.

John G. Wray Survey  
Abstract No. 1639

Remainder of  
Tract No. 2  
Bailey Ranch  
Volume 1161, Page 505  
&  
Noel R. Bailey and wife Eliane D. Bailey  
Volume 279, Page 416  
D.R.P.C.T.

ZONED C-2

ZONED C-2

James B. Carr Survey  
Abstract No. 255

MOEY. NO.: 16671  
SCH. DIST.: AL  
CITY: L-177 + M-17  
MAP NO.:

ELECTRIC BY THIS (SEE C)

CrossTex North Texas  
Gathering, L.P.  
Volume 2531, Page 632  
D.R.P.C.T.

Southwestern Gas Pipeline, Inc.  
(Devon)  
Volume 2377, Page 1062 &  
Volume 2585, Page 1825  
D.R.P.C.T.

United Producers Pipeline  
Volume 118, Page 9  
D.R.P.C.T.  
(ALON - USA)?

Gulf Pipe Line Co.  
Volume 107, Page 495  
Chevron USA Inc.  
Volume 1350, Page 744  
D.R.P.C.T.

Gulf Refining Company  
Volume 625, Page 243 &  
Volume 648, Page 109  
Texaco Pipeline Inc.  
Volume 1769, Page 495  
& Volume 1908, Page 1005  
D.R.P.C.T.

City of Aledo 10 Foot  
Wide Sanitary Sewer  
Easement  
(Line 2)  
Volume 2020, Page  
116  
D.R.P.C.T.

Approximate location of  
ZONE AE per 'Note 9'

1X (B)  
20916 SF  
0.480 AC

POB  
CIRF  
(BHB)

Approximate Location of  
Centerline Creek as located in March  
2012

ZONED PD-R2

POA Point Vista, LLC  
(Tract I)  
Document Number 201522341  
D.R.P.C.T.

City of Aledo 10 Foot Wide  
Sanitary Sewer Easement  
(Line 1)  
Volume 2020, Page 116  
D.R.P.C.T.

VARIABLE WIDTH  
DRAINAGE EASEMENT  
DOC. NO. 201704885  
D.R.P.C.T.

Parks of Aledo, Phase 1B  
Cabinet D, Slide 217  
P.R.P.C.T.

**FINAL PLAT**  
**PARKS OF ALEDO, POINT VISTA,**  
**PHASE ONE**

Being a 26.811 acre tract of land situated within the  
James B. Carr Survey, Abstract Number 255, John Sparger Survey,  
Abstract Number 1230 & John G. Wray Survey, Abstract Number 1639

City of Aledo, Parker County, Texas  
ZONED: PD-R2  
MARCH 2017  
SHEET 2 OF 4

**LEGEND**  
B/L.....Building Line  
CIRF.....5/8" Capped Iron Rod Marked "BHB INC"  
D&U.E....Drainage & Utility Easement  
FME.....2.5' Fence Maintenance Easement  
U.E.....Utility Easement

**Owner:**  
POA Point Vista, LLC  
2929 West 5th Street, Suite A  
Fort Worth, TX 76107

**Land Surveyor:**  
**B&B BAIRD, HAMPTON & BROWN, INC.**  
**ENGINEERING & SURVEYING**  
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
jmargotta@bhinc.com 817-338-1277 www.bhinc.com  
BHB Project #2014.801.060 TBPE Firm F-44 TBPLS Firm 10011300

9. 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.

This plat filed in Cabinet **D**, Slide **689**, Date

20155.001.000.60 21639.001.000.50  
21639.001.000.00 2130.001.006.00