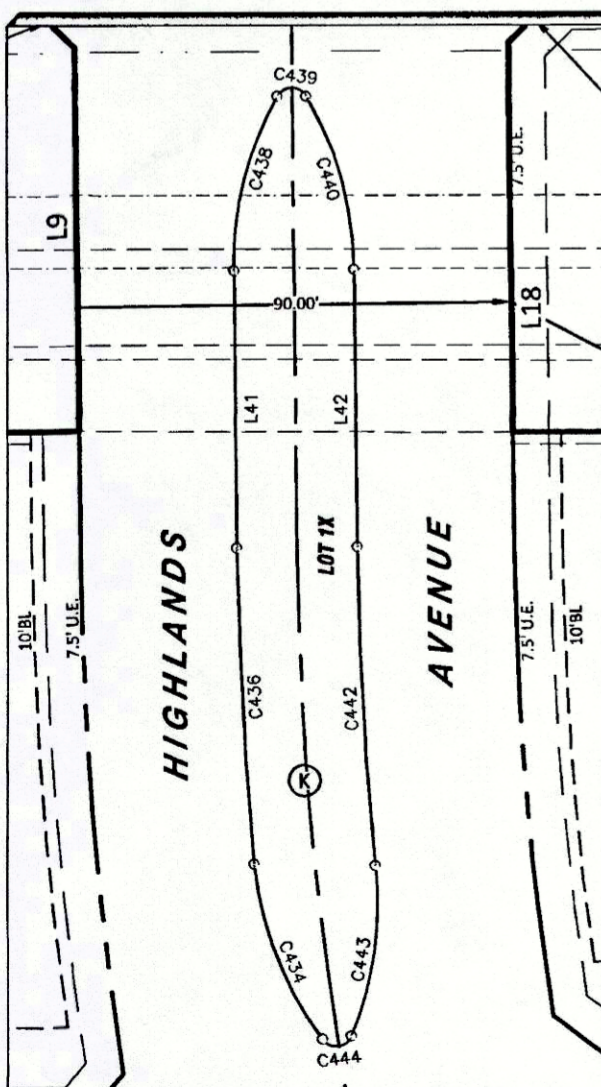


OPEN SPACE AREA TABLE

LOT NO.	BLOCK NO.	AREA - SQ.FT.	AREA - ACRES
33X	C	2,500	0.057
17X	F	4,925	0.113
10X	F	5,000	0.115
42X	G	5,200	0.119
33X	G	5,200	0.119
47X	J	2,700	0.062
17X	J	2,700	0.062
1X	K	4,479	0.103
1X	L	124,731	2.863



REMAINDER
POA LAND
INVESTMENTS, LLC
DOC. No. 201524444
D.R.P.C.T.

JOHN G. WRAY SURVEY
ABSTRACT NO. 1639
ACCT. NO.: 16071
SCH. DIST.: AL
CITY: L-17
MAP NO.:

REMAINDER
POA LAND INVESTMENTS, LLC
DOCUMENT No. 201524444
D.R.P.C.T.

NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
2. All distances shown are at ground.
3. All property corners are 5/8 inch capped iron rod stamped 'BHB INC' set unless otherwise noted.
4. The 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 HOA.
5. 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.
6. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.
7. All Open Spaces and Park Lots (LOT 33X, BLK C, LOT 17X, BLK F, LOT 10X, BLK F, LOT 42X, BLK G, LOT 33X, BLK G, LOT 17X, BLK J, LOT 47X, BLK J, LOT 1X, BLK K, AND LOT 1X, BLK L) are to be owned and maintained by the Home Owners Association (HOA) to be established by the Developer.
8. Open Space Lots (LOT 17X, BLK F, LOT 10X, BLK F, LOT 42X, BLK G, LOT 33X, BLK G, LOT 17X, BLK J, LOT 47X, BLK J) are to be Variable Width Drainage and Sanitary Sewer Easements.

LEGEND

- BL.....Building Line
- BHB.....5/8" Capped Iron Rod Found Marked "BHB INC"
- D&U.E.....Drainage & Utility Easement
- FME.....2.5' Fence Maintenance Easement
- U.E.....Utility Easement

Residential Lots: 196
Open Space Lots: 9; LOT 33X, BLK C, LOT 17X, BLK F, LOT 10X, BLK F, LOT 42X, BLK G, LOT 33X, BLK G, LOT 17X, BLK J, LOT 47X, BLK J, LOT 1X, BLK K, AND LOT 1X, BLK L
Total Lots: 205

201814374 PLAT Total Pages: 4

21639.003.003.00 21230.001.007.00
E 107
This plat filed in Cabinet E, Slide 107

**PARKS OF ALEDO,
POINT VISTA,
PHASE TWO**

Being a 58.821 acre tract of land situated in the John Sparger Survey, Abstract Number 1230 & the John G. Wray Survey, Abstract Number 1639 City of Aledo, Parker County, Texas

ZONED: PD R-2
JUNE 2018
SHEET 1 OF 4