

STATE OF TEXAS 1
COUNTY OF PARKER 1

1. THE UNDERSIGNED OWNER OF 0.93 ACRES OF LAND SITUATED IN THE A. B. SMITH SURVEY, ABSTRACT NO. 1223, PARKER COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALEDO JOINT VENTURE BY DEED RECORDED IN VOLUME 1857, PAGE 292 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND IN PLACE, IN THE EAST LINE OF F.M. HIGHWAY NO. 1187, SAID POINT BEING S 24D 42' 20" W. A DISTANCE OF 815.69 FEET FROM THE SOUTHWEST CORNER OF THE L.R. FAULK SURVEY, ABSTRACT NO. 483, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 08D 26' 55" W. ALONG THE EAST LINE OF SAID F.M. HIGHWAY NO. 1187, A DISTANCE OF 151.67 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO E.W. AND MATTIE GLOVER BY DEED RECORDED IN VOLUME 256, PAGE 41 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 89D 52' 01" E. ALONG AND WITH THE SOUTH LINE OF SAID GLOVER TRACT AND CONTINUING ALONG AND WITH THE MOST NORTHERLY SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO JIMMY D. AND JUDY L. RAMSEY BY DEED RECORDED IN VOLUME 1652, PAGE 982 OF THE REAL RECORDS OF PARKER COUNTY, TEXAS, A DISTANCE OF 271.05 FEET TO A NAIL IN CONCRETE, FOUND IN PLACE, FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S 07D 12' 35" E. ALONG AND WITH THE MOST EASTERLY WEST LINE OF SAID RAMSEY TRACT, A DISTANCE OF 151.21 FEET TO A 5/8 INCH IRON ROD, SET, FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 89D 52' 01" W. A DISTANCE OF 267.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.93 ACRES OF LAND.

DO HEREBY DESIGNATE THE ABOVE DESCRIBED PROPERTY AS BLOCK 1, ROLLINS ADDITION, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT.

EXECUTED THIS 7 DAY OF Oct, 2000.

Charles Rollins
CHARLES ROLLINS, PARTNER



STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CHARLES ROLLINS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 8 DAY OF October A.D., 2000.

Daphne A. Richardson
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES ON THE 31 DAY OF March, 2002

NOTES:

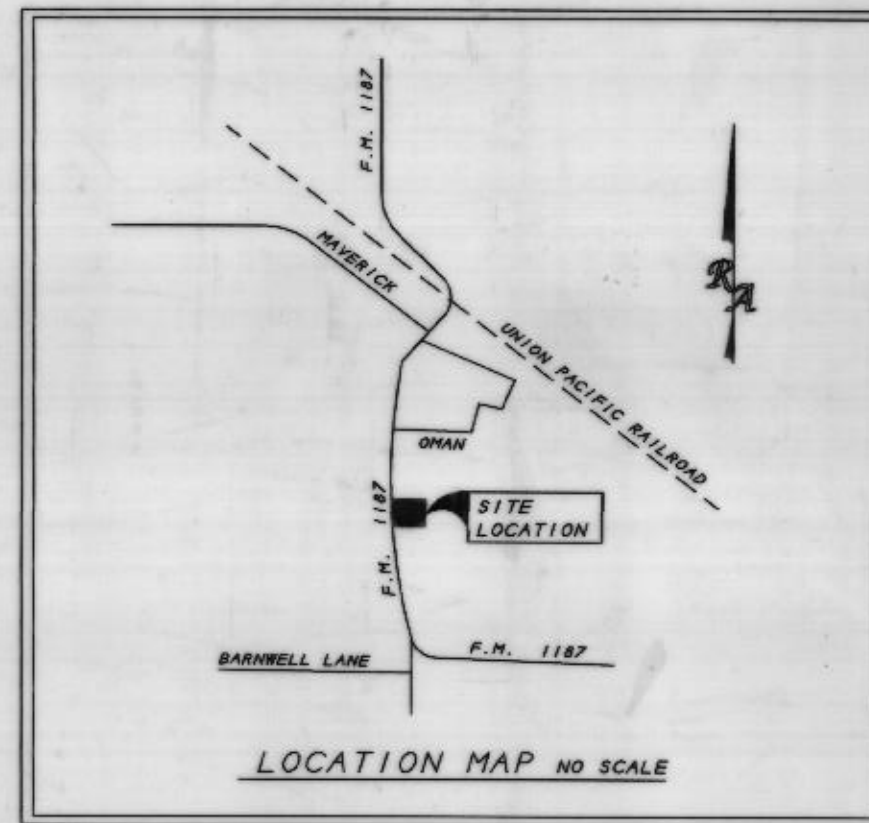
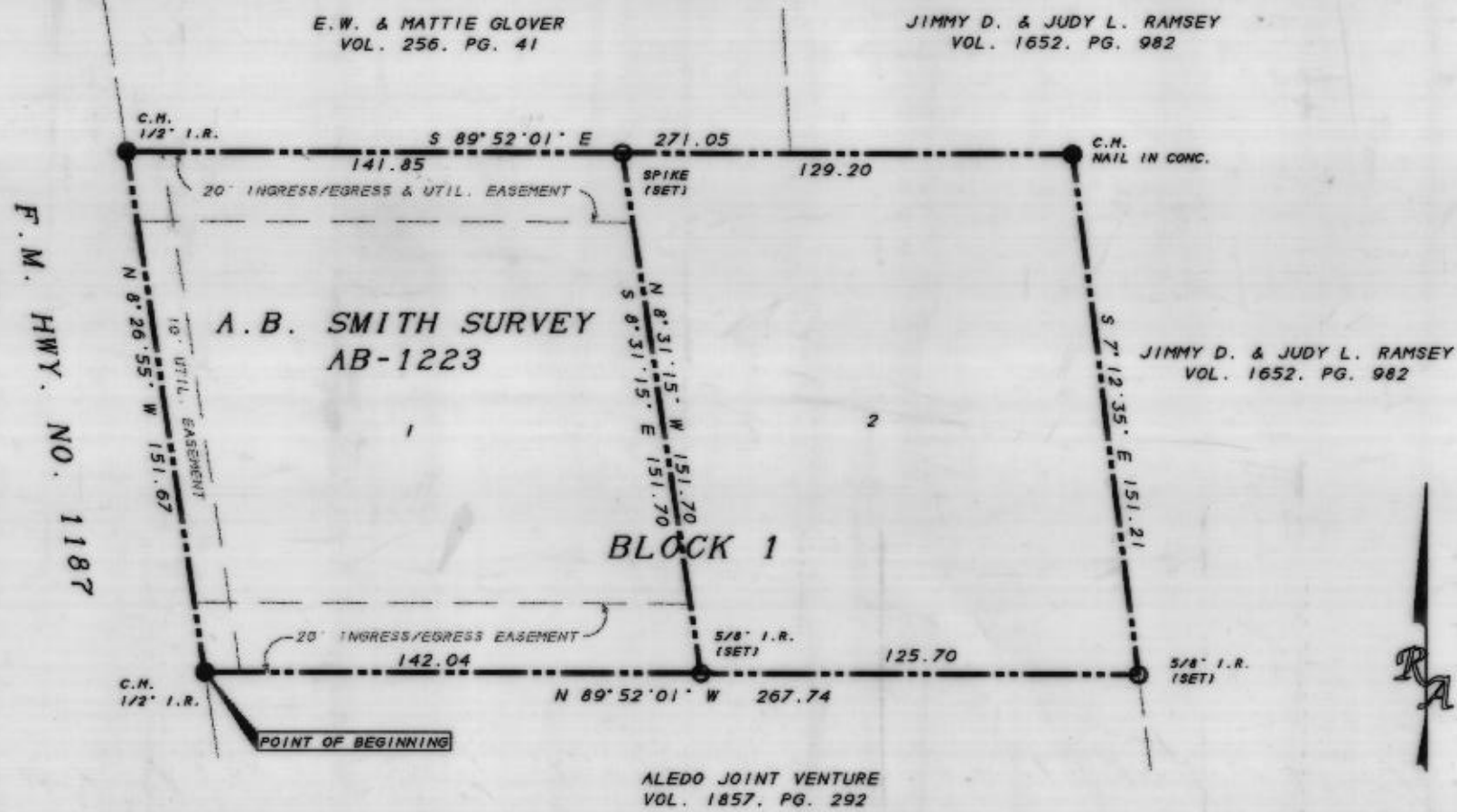
1. IRON RODS SET AT ALL CORNERS
2. ● - CONTROL MONUMENT
C.M.
1/2" I.R.
3. REFERENCE BEARING PER DEED CALL IN VOL. 1857, PG. 292.
4. TOTAL LOTS (BLOCKS) - 1

FINAL PLAT

FOR

BLOCK 1, ROLLINS ADDITION

AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS
BEING 0.93 ACRES OUT OF THE A. B. SMITH SURVEY, ABSTRACT NO. 1223,
PARKER COUNTY, TEXAS
VOL. 1857, PG. 292 R.R.P.C.T.



SCALE 1" = 50'



UTILITY EASEMENTS:

ANY 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 OF 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; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 0225 B EFFECTIVE DATE SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

Doc 00399546 Bk OR Vol 1891 Pg 1130

B-526

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Oct 05, 2000 at 03:24P
Document Number: 00399546
Amount: .00
By: Melissa Rutledge

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Parker County as stamped hereon by me.
Oct 05, 2000

JERNE BRUNSON, COUNTY CLERK
PARKER COUNTY

SURVEYOR'S CERTIFICATE:

I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SURVEYED ON THE GROUND AND THERE ARE NO VISIBLE EASEMENTS OR PROTRUSIONS EXCEPT AS SHOWN ON THIS PLAT.

B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

DATE: Sept. 21, 2000



OWNER/DEVELOPER
ALEDO JOINT VENTURE
13 DAVIS ROAD
CROWLEY, TEXAS, 76036
(817)297-3123
(817)297-2536

SURVEYOR
RIVERS & ASSOCIATES
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76068
(940)325-8613
FAX (940)325-8028

APPROVED BY THE CITY OF ALEDO BOARD OF ALDERMAN
THIS 7 DAY OF Oct, 2000.
Charles Rollins
MAYOR, BOARD OF ALDERMAN
Daphne A. Richardson
SECRETARY, BOARD OF ALDERMAN

APPROVAL OF THIS PLAT SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS WITHIN SIX (6) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE ALEDO PLANNING AND ZONING COMMISSION