

OWNER CERTIFICATION:

STATE OF TEXAS

COUNTY OF PARKER

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kenmark Homes, LP, owner of Lot 3, ROLLINS ADDITION, an addition to the City of Aledo, Parker County, Texas, § that certain 0.057 acre tract of land as shown on the plat recorded in Plat Cabinet B, Slide 682, Plat Records, Parker County, Texas; Lot 3, Block 1, being conveyed by Special Warranty Deed in Clerk File No. 201324883, Official Public Records, Parker County, § said 0.057 acres tract conveyed by No Warranty Deed in Clerk File No. 201419832, Official Public Records, Parker County, Texas; do hereby adopt this plat designating the herein above described property as LOT 3-R, BLOCK 1, ROLLINS ADDITION, 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 platting ordinances, rules, regulations and resolutions of the City of Aledo, Texas.

WITNESS, my hand, this 3rd day of Dec 2014.

By: Debra Lynn
NAME

member/mgr.
Title

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 Debra Lynn of Kenmark Homes, LP, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of Dec 2014

Joanna Moore
Notary Public in and for the State of Texas
My Commission Expires On:



SUBDIVISION DESCRIPTION:

Of a 1.132 acres tract of land out of the A.B. SMITH SURVEY, ABSTRACT No. 1223 and ROLLINS ADDITION, an addition to the City of Aledo, Parker County, Texas; being all of Lot 3, Block 1, ROLLINS ADDITION, and all of a 0.057 acre tract of land as described in Clerk File No. 201419832, Official Public Records, Parker County, Texas, all as shown on the plat as recorded in Plat Cabinet B, Slide 682, Plat Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the east right of way line of F.M. Highway 1187, at the southwest corner of said Lot 3, Block 1, ROLLINS ADDITION, same being the apparent northwest corner of that certain tract of land conveyed to Hale in Volume 666, Page 5, Official Public Records, Parker County, Texas, for the southwest and beginning corner of this tract.

THENCE N 08°53'33" W 181.87 feet along the east right of way line of said F.M. Highway 1187 to a found 1/2" iron rod with plastic cap stamped "Fulton", at the southwest corner of Lot 1-R, Block 1, ROLLINS ADDITION, according to the plat as recorded in Plat Cabinet B, Slide 682, Plat Records, Parker County, Texas, for the northwest corner of this tract.

THENCE along the common line of said Lot 1-R § Lot 3, Block 1, ROLLINS ADDITION as follows:

N 89°50'14" E 142.12 feet to a found "Y" cut in concrete, for an ell corner of this tract.

N 08°57'53" W 15.47 feet to a point, at the southwest corner of Lot 2, Block 1, ROLLINS ADDITION, according to the plat as recorded in Plat Cabinet B, Slide 526, Plat Records, Parker County, Texas, for the northerly northwest corner of this tract.

THENCE N 89°41'21" E 125.70 feet along the common line of said Lot 2 § said Lot 3, Block 1, ROLLINS ADDITION, to a found 1/2" iron rod with plastic cap stamped "Fulton", for the northeast corner of this tract. WHENCE a found nail in a concrete monument at the northeast corner of said Lot 2, Block 1, ROLLINS ADDITION, bears N 07°39'13" W 151.34 feet.

THENCE S 07°39'13" E at 144.54 feet pass a found 1/2" iron rod at the easterly corner of said Lot 3, Block 1, ROLLINS ADDITION, for a total distance of 194.36 feet to a set P.K. nail in tree root at the apparent southeast corner of said 0.057 acre tract, for the southeast corner of this tract.

THENCE S 89°15'17" W 263.20 feet along south line of said 0.057 acre tract and continuing with the common line of said Hale Tract § said Lot 3, Block 1, ROLLINS ADDITION, to the POINT OF BEGINNING.

Bearings derived from G.P.S. observations performed by Carter Surveying & Mapping, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF PARKER

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
AN00848-PLAT
Field Date: October 16, 2013
Plat Date: July 15, 2014
Rev. Date: October 15, 2014

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

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 Growth or Improvements which in any way encumber 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 contours, 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 #86-7024-S06, 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:

None

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201425431
12/22/2014 03:37 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

ACCT. NO.: 16895
SCH. DIST.: 7L
CITY:
MAP NO.: M-21

Replat
Lot 3-R, Block 1
ROLLINS ADDITION
AN ADDITION TO THE CITY OF ALEDO,
PARKER COUNTY, TEXAS

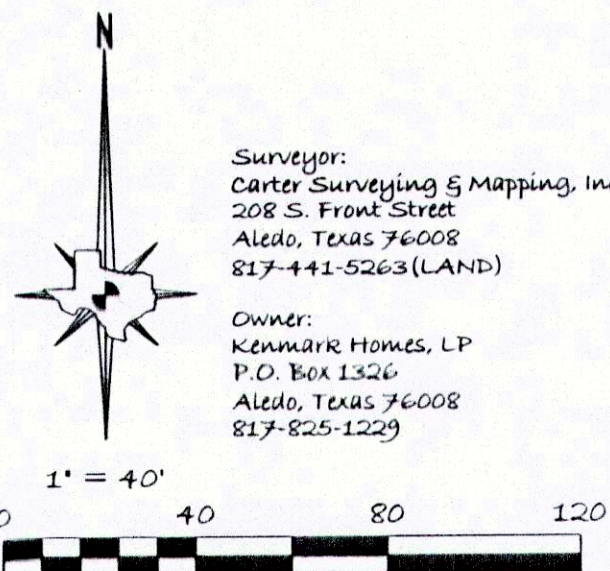
Being a 1.132 acres consolidation of Lot 3, Block 1, ROLLINS ADDITION, according to the plat as recorded in Plat Cabinet B, Slide 682, Plat Records, Parker County, Texas § all of a 0.057 acre tract of land out of the A.B. SMITH SURVEY, ABSTRACT No. 1223, Parker County, Texas

July 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

D-378



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

Owner:
KENMARK HOMES, LP
P.O. Box 1326
Aledo, Texas 76008
817-825-1229

STATE OF TEXAS
COUNTY OF PARKER
CITY OF ALEDO
Approved this the 25th day of September, 2014, by the City of Aledo City Council for filing at the Office of the County Clerk, Parker County, Texas.
Kit Marshall Mayor
Debra W. White City Secretary
Jan B. Stults Planning & Zoning
City of Aledo