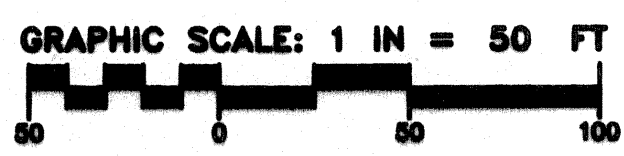
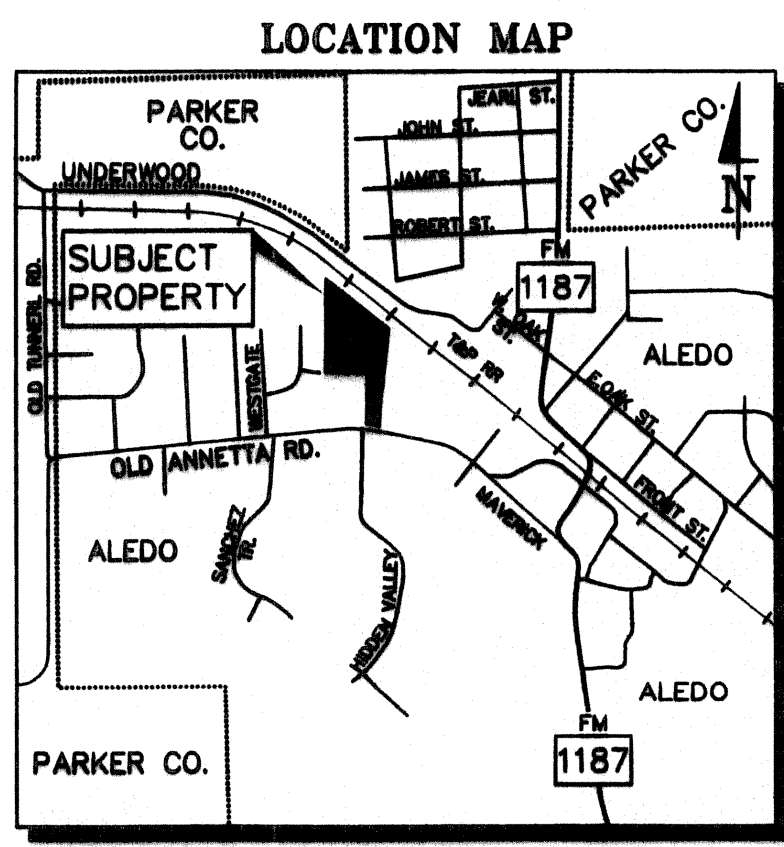
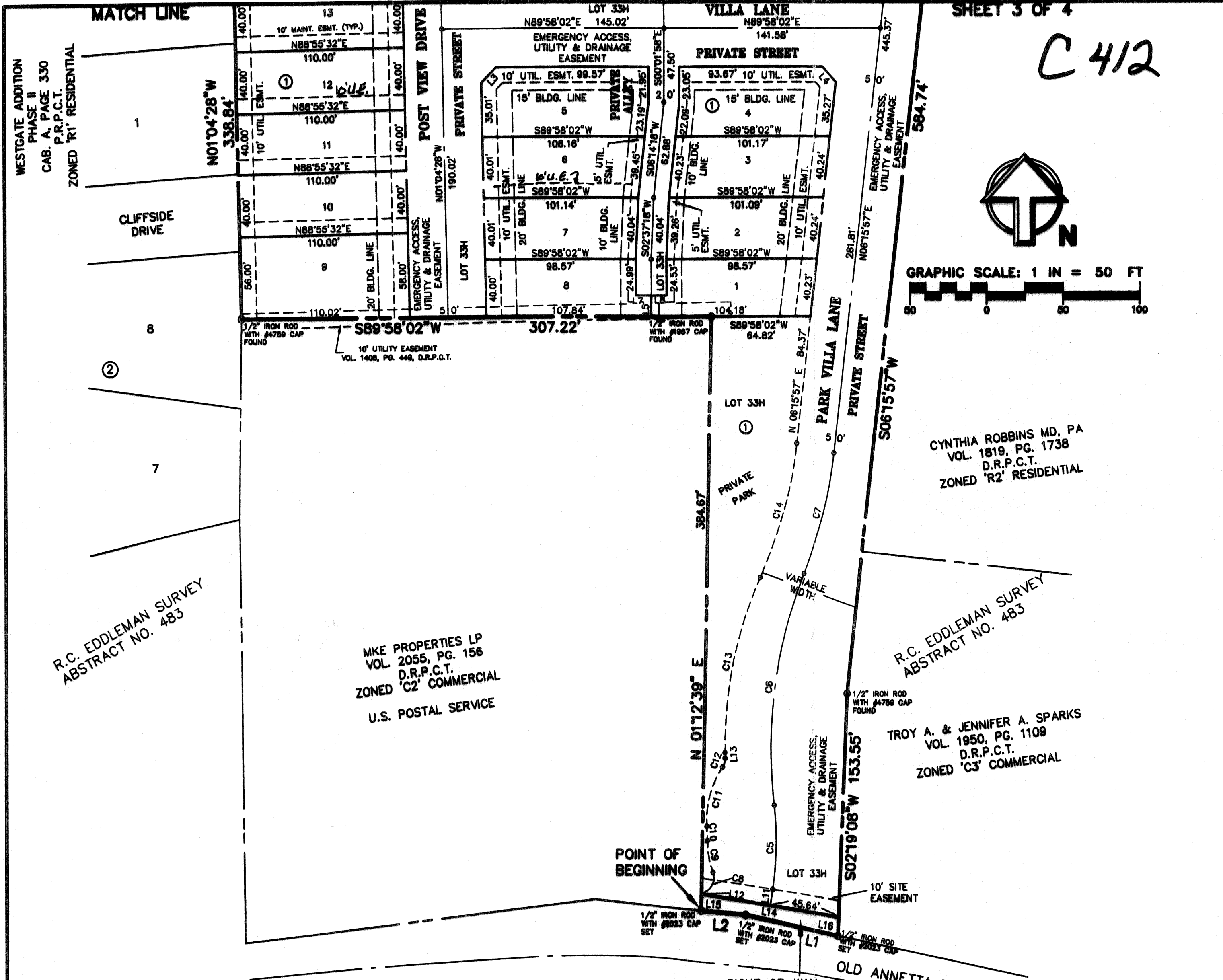


C412



THE CITY OF ALEDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.

THE VILLAS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, LOT 33H, SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF ALEDO, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF ALEDO, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)
NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A P.O.S.E. SHOWN ON THIS PLAT, BEGINNING 2 FT. (24") ABOVE THE TOP OF CURB TO A HEIGHT OF 11 FT. ABOVE SAID CURB, EXCEPT AS ELSEWHERE ALLOWED HEREIN. SUCH OBSTRUCTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, BANNERS, STRUCTURES, TREES, SHRUBS, MOTOR VEHICLES, STATUARY AND OTHER SIMILAR OBJECTS.

CYNTHIA ROBBINS MD, PA
VOL. 1819, PG. 1738
D.R.P.C.T.
ZONED 'R2' RESIDENTIAL

R.C. EDDLEMAN SURVEY
ABSTRACT NO. 483

TROY A. & JENNIFER A. SPARKS
VOL. 1950, PG. 1109
D.R.P.C.T.
ZONED 'C3' COMMERCIAL

MKE PROPERTIES LP
VOL. 2055, PG. 156
D.R.P.C.T.
ZONED 'C2' COMMERCIAL
U.S. POSTAL SERVICE

R.C. EDDLEMAN SURVEY
ABSTRACT NO. 483

FINAL PLAT

LOTS 1-33H, BLOCK 1
THE VILLAS

BEING 6.299 ACRES OF LAND IN THE
R.C. EDDLEMAN SURVEY, ABSTRACT NUMBER 438
ALEDO, PARKER COUNTY, TEXAS

PREPARED JULY 2005

SHEET 2 OF 4

SD Engineering, Inc.
Site Development Engineering
PO Box 1357 Aledo, TX 76008-1357
(817) 441-6400 Fax (817) 441-6085
www.sd-engineering.com

NOTE:
1. 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
2. BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.

LINE	BEARING	LENGTH
L1	N77°53'57"W	62.16
L2	N84°21'48"W	29.27
L3	N44°28'47"E	14.01
L4	N41°53'00"W	13.34
L5	S00°01'58"E	15.00
L6	S38°35'24"W	33.00
L7	S89°58'02"W	10.00
L8	S89°58'02"W	10.00
L9	S45°33'13"E	14.27
L10	N48°07'00"E	14.90
L11	S08°58'37"W	10.00
L12	N01°12'39"E	0.56
L13	S00°47'44"E	3.80
L14	S81°03'23"E	91.28
L15	S01°12'39"W	9.85
L16	S02°19'08"W	11.57

CURVE	RADIUS	DELTA	LENGTH	CHORD BRNG	CHORD
C3	20.00	50°51'12"	17.75	N25°58'00"W	17.17
C4	30.00	50°51'12"	26.63	N25°58'00"W	25.76
C5	200.00	15°35'00"	54.40	N01°09'07"E	54.23
C6	300.00	28°44'15"	150.47	S07°43'45"W	148.90
C7	300.00	15°49'55"	62.80	N14°10'55"E	62.63
C8	10.00	99°37'21"	17.39	N29°56'55"E	15.28
C9	60.00	19°46'49"	20.71	S08°58'21"E	20.61
C10	155.00	3°34'41"	9.68	N01°52'17"W	9.68
C11	60.00	37°52'48"	39.67	S15°16'47"W	38.95
C12	10.00	35°00'55"	6.11	N16°42'44"E	6.02
C13	260.00	25°18'49"	114.87	S11°51'41"W	113.84
C14	290.00	18°15'08"	92.38	N15°23'31"E	91.99

ACCT. NO: 18350
SCH. DIST: AL
CITY: AL
MAP NO: M-18

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *Doug Burt*
DOUG BURT, RPLS, DKB & ASSOCIATES, LLC
DATE: 30/MAR/06

