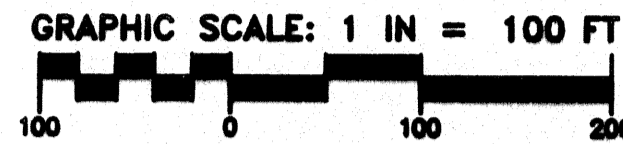
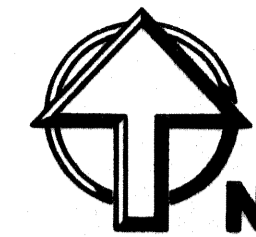
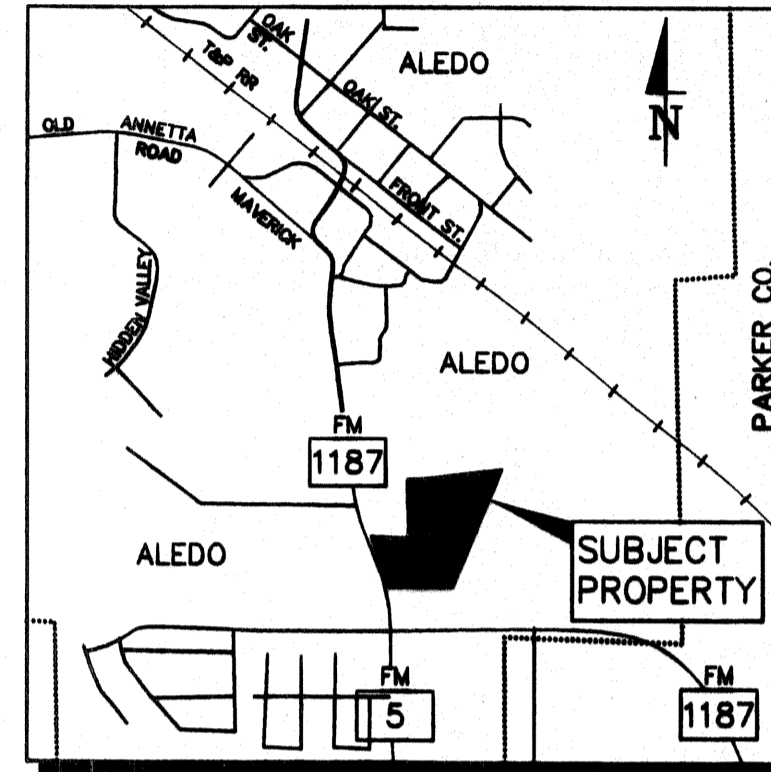


C 558



LOCATION MAP



A.B. SMITH SURVEY
 ABSTRACT. NO. 1223

EDITH LILLIAN HAILE
 VOLUME 1770
 PAGE 835

H.L. HOMSLEY
 ELLA LUCILLE HOMSLEY
 VOLUME 321
 PAGE 194

BETTY RUTH DOWNS
 VOLUME 1671
 PAGE 792

VERSAILLES ESTATES, LP
 VOL. 2435, PG. 1022
 D.R.P.C.T.

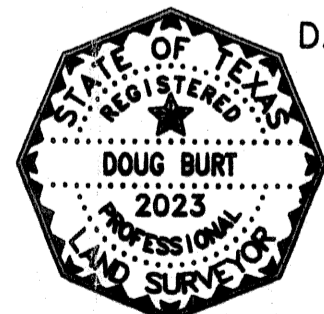
VERSAILLES ESTATES,
 VOL. 2435, PG. 1022
 D.R.P.C.T.

TROY A. AUSTIN
 SUNDAY AUSTIN
 VOLUME 1832
 PAGE 1837

MOODY D. YOUNG
 BOBBIE E. YOUNG
 VOLUME 1393
 PAGE 1372

GARY V. STORY
 KAY E. STORY
 VOLUME 1471
 PAGE 701

DOUGLAS R. MELENDY
 ETHEL MELENDY
 VOLUME 2063
 PAGE 285



A.B. SMITH SURVEY
 ABSTRACT. NO. 1223

APPROVAL OF THE 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 CITY COUNCIL.

CITY OF ALEDO, TEXAS
 CITY COUNCIL

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: October, 2006

BY: Kit Marshall
 MAYOR

BY: Jean Crowley
 CITY SECRETARY

SITE EASEMENT

NO STRUCTURE, OBJECT OR PLANT MATERIAL OF ANY KIND MAY OBSTRUCT A MOTORIST'S VISION, WITHIN ANY PORTION OF A SITE EASEMENT 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.

CURRENT ZONING - R2 RESIDENTIAL

FINAL PLAT

LOTS 2-6, 7H, 8-32 &
 34H, BLOCK 1
 LOTS 1-15, BLOCK 2
 VERSAILLES

BEING 12.631 ACRES OF LAND OUT OF THE
 A.B. SMITH SURVEY, ABSTRACT NUMBER 1223
 ALEDO, PARKER COUNTY, TEXAS

PREPARED JANUARY 15, 2006

SHEET 1 OF 2

PREPARED BY

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: A 5' UTILITY EASEMENT SHALL BE LOCATED ALONG ALL SIDE AND INTERIOR LOT LINES UNLESS OTHERWISE NOTED.

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 VERSAILLES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. LOT 7H & 34H, 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.

LINE	BEARING	LENGTH
L1	N20°05'11"W	92.00
L2	S65°05'11"E	14.14
L3	N89°54'49"E	5.00
L4	N50°28'47"E	9.00
L5	S56°08'36"E	10.86
L6	S85°32'32"E	41.70
L7	N00°03'36"E	107.95
L8	S85°58'49"W	93.21
L9	S89°54'49"W	5.00
L10	S24°54'49"W	14.14
L11	S45°03'38"W	14.14
L12	S44°58'24"E	14.14
L13	N54°15'17"W	27.77
L14	N33°13'12"W	14.95
L15	N67°13'47"E	18.09
L16	S48°14'03"E	16.74

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	339.00	71°8'56"	43.28	N73°34'17"E	43.25
C2	50.00	132°59'27"	118.06	S89°48'27"E	91.70
C3	287.00	16°04'01"	74.87	S77°58'49"W	74.83

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

BY: Doug Burt
 DATE: 31 JAN 07

SURVEYOR:

TEXAS GEOSPATIAL
 117 JOHN STREET
 ALEDO, TEXAS 76008
 817.441.6199

ACCT. NO: 18924
 SCH. DIST: AL
 CITY: AL
 MAP NO: M-18

OWNER/DEVELOPER:
 VERSAILLES ESTATES, LP

PO BOX 1326
 ALEDO, TEXAS 76008
 817.825.1229