

GENERAL NOTES

- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- OWNER AT TIME OF PLATTING: Marina Sears Realty LP, 602 S Main Suite 200, Weatherford, TX 76086
- FLOOD ZONE: By graphic scaling of FEMA's Flood Insurance Rate Map No 48367C0270E, having an Effective Date of September 26, 2008, this property is located within Area Zone X (Unshaded). Said zone is designated as "Areas determined to be outside the annual 0.2% annual chance floodplain."
- BUILDING SETBACK LINES:
 - Setback along Front St.: 15 Feet
 - Setback along Tremont St.: 25 Feet
 - Setback along N. Mill St.: 10 Feet (South of Loving Trail) & 15 Feet (North of Loving Trail)
 - Setback along Narrow St.: 15 Feet
 - Front and Rear Setbacks Along Alleys: 5 Feet
- EASEMENTS PER THIS PLAT: There will be a 5 feet wide utility easement along the frontage of each lot, unless otherwise noted.
- EXISTING EASEMENTS:
 - Existing easement owned by the City of Weatherford described in Vol. 641, Pg. 728 affecting this property is released however the document granting said release is not filed of record as of the date of this plat.
 - Existing easement owned by the City of Weatherford described in Vol. 2028, Pg. 704 affecting this property is released however the document granting said release is not filed of record as of the date of this plat.
- CONSTRUCTION OVER EASEMENTS:

No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Weatherford. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.

We hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surfaces of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Additional easements will be provided as a separate instrument at the time of construction, if necessary.

The Homeowner's Association (HOA) will maintain all retaining walls in the right-of-way and common areas.

BASIS OF BEARINGS: Bearings and distances shown hereon are grid referencing GPS survey data and the Texas state plane coordinate system, Texas North Central Zone and the North American Data of 1983. Distances can be converted to surface by multiplying each by the combined scale factor of 1.000166417. The measured bearing of the east boundary line of this tract is S01°14'36"E.

POINT OF BEGINNING: N=6,962,749.49' and E=2,188,356.67' and being the northeast corner this tract and the northwest corner of brick column at the northwest corner of the Villas at Heritage Pointe per plat recorded in Cabinet C, Slide 579, Plat Records, Parker County, Texas.
- TOTAL NUMBER OF LOTS: 195
NUMBER OF RESIDENTIAL LOTS: 188
NUMBER OF HOA LOTS: 7
LARGEST LOT SIZE: 46,097.49 SQ. FT.
SMALLEST LOT SIZE: 1,860 SQ. FT.

DEVELOPER:
SQUARE S CONSTRUCTION
 602 S MAIN ST., STE 200
 WEATHERFORD, TEXAS 76086
 817-596-8668

ABBREVIATIONS

- B.L. - BUILDING LINE
- BWF - BARBED WIRE FENCE
- CAB. - CABINET
- CIRF - CAPPED IRON ROD FOUND
- DRPCT - DEED RECORDS
- ESMT. - EASEMENT
- EX. - EXISTING
- GLPM - GAS PIPELINE MARKER
- IRF - IRON ROD FOUND
- MNF - MAG NAIL FOUND
- MNS - MAG NAIL SET
- OPRPCT - OFFICIAL PUBLIC RECORDS
- PCT - PARKER COUNTY, TEXAS
- PG. - PAGE
- PKF - PARKER-KAILLON NAIL FOUND
- PRPCT - PLAT RECORDS
- REAL - REAL PUBLIC RECORDS
- SL - SLIDE
- SRW - STONE RETAINING WALL
- TGS - TEXAS GAS SERVICE PIN FLAG
- TSI - TEXAS SURVEYING, INC.
- VOL. - VOLUME
- WVROW - VARYING WIDTH RIGHT-OF-WAY
- WDF - WOOD FENCE
- WWTP - WASTE WATER TREATMENT PLANT

- DENOTES A FIND 1/2" IRON ROD WITH CAP MARKER "PRICE SURVEYING BOUNDARY" UNLESS NOTED OTHERWISE & BOUNDARY CONTROL
- DENOTES A CITY OF WEATHERFORD ALUMINUM DISK MONUMENT SET IN CONCRETE
- DENOTES A SET 1/2" IRON ROD WITH CAP MARKED "JM BOUNDARY"

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



Mark T. Brown
 SIGNATURE
 MARK T. BROWN
 (PRINT)
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JANUARY 4, 2022
 DATE

FINAL PLAT of
 Lots 1 through 27, Block A,
 Lots 1 through 18, Block B,
 Lots 1 through 10, Block C,
 Lots 1 through 21, Block D,
 Lots 1 through 26, Block E,
 Lots 1 through 26, Block F,
 Lots 1 through 22, Block G,
 and Lots 1 through 45, Block H,
HERITAGE TRAILS
 Being a 20.921 acre tract of land in the
 DANIEL NORTON SURVEY,
 Abstract No. 1010,
 In the City of Weatherford,
 Parker County, Texas.

PREPARED: 01/04/2022

BOUNDARY LINE DATA

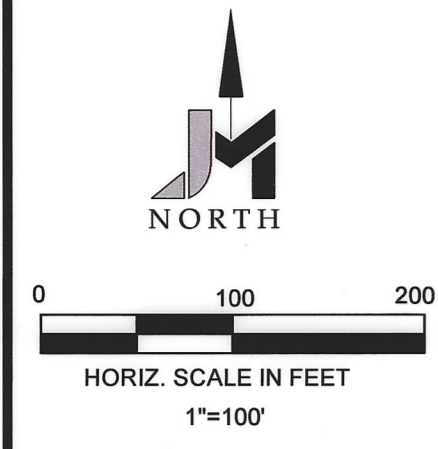
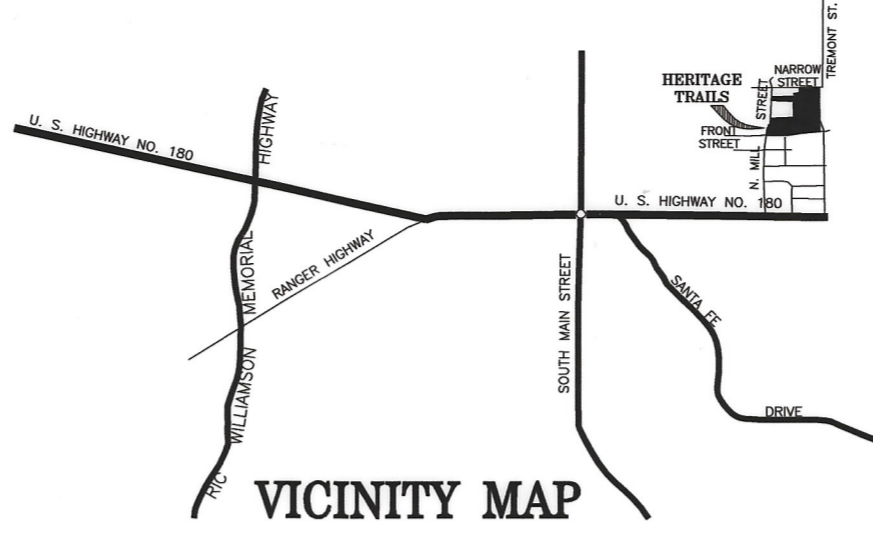
LINE NUMBER	LENGTH	BEARING
L1	57.05'	N89°58'22"W
L2	33.88'	N43°08'03"W
L3	90.47'	N05°10'26"E
L4	41.74'	N19°38'24"E
L5	120.13'	N29°13'20"E
L6	55.12'	S89°50'39"E
L7	81.27'	N00°18'29"W
L8	175.95'	N89°11'50"E

BOUNDARY CURVE DATA

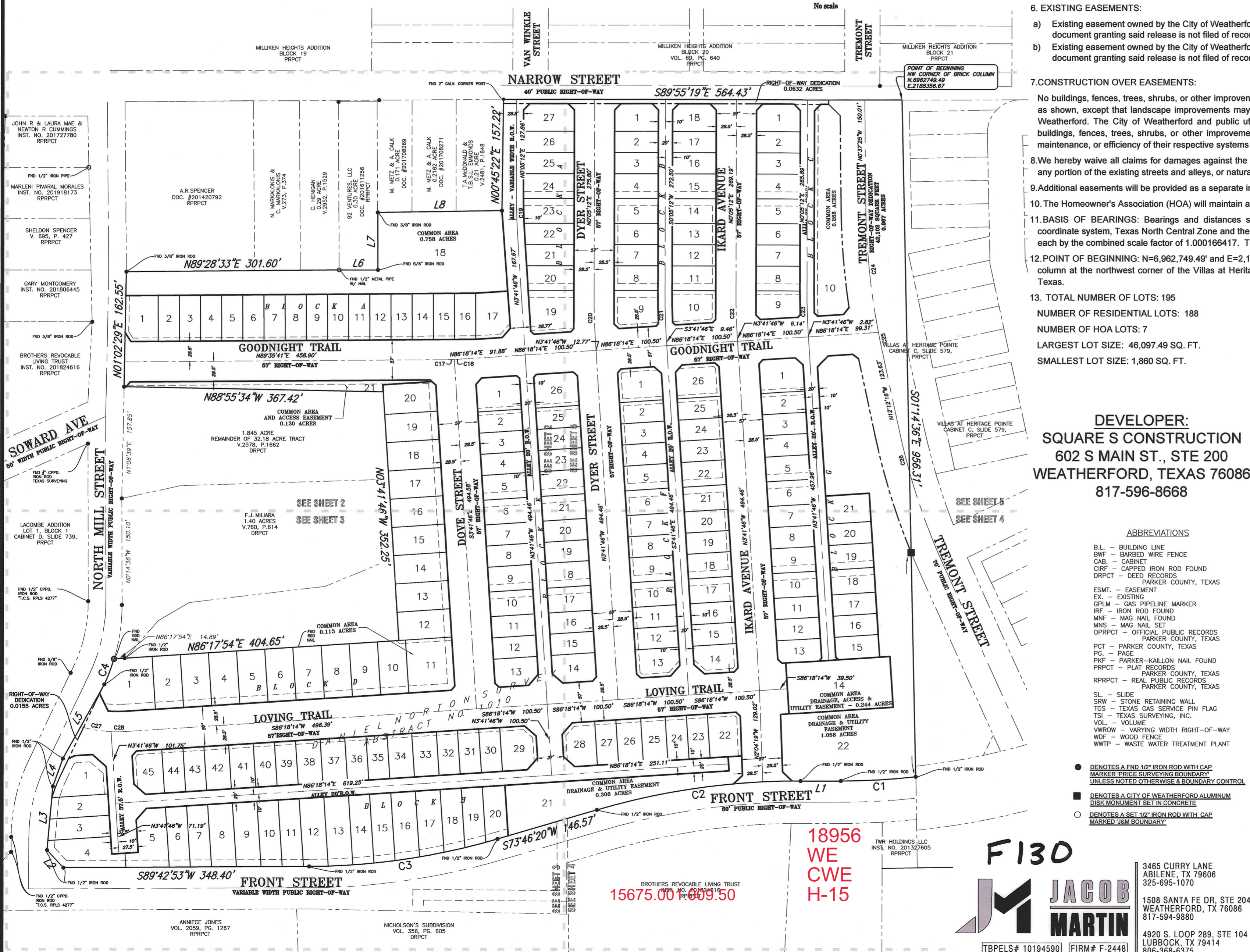
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	106.34'	970.00'	6°16'53"	106.29'	S86°49'38"W
C2	292.38'	1030.00'	16°15'51"	291.40'	S81°51'10"W
C3	270.50'	970.00'	15°58'40"	269.62'	S81°42'39"W
C4	38.55'	263.10'	8°23'42"	38.51'	N20°53'51"E

CENTERLINE CURVE DATA

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C17	8.61'	300.00'	1°38'41"	8.61'	N88°46'20"E
C18	8.62'	300.00'	1°38'46"	8.62'	N87°07'37"E
C19	66.02'	1000.00'	3°46'58"	66.01'	N01°48'17"W
C20	66.02'	1000.00'	3°46'58"	66.01'	N01°48'17"W
C21	66.02'	1000.00'	3°46'58"	66.01'	S01°48'17"E
C22	66.02'	1000.00'	3°46'58"	66.01'	N01°48'17"W
C23	66.02'	1000.00'	3°46'58"	66.01'	N01°48'17"W
C24	179.35'	985.00'	10°25'56"	179.10'	N05°50'24"W
C25	19.74'	985.00'	1°08'54"	19.74'	N11°37'49"W
C26	58.90'	935.00'	3°36'54"	58.89'	N14°00'33"W
C27	43.85'	200.00'	12°33'44"	43.76'	N80°59'48"W
C28	22.40'	200.00'	6°25'06"	22.39'	S89°30'47"W



202201009 PLAT Total Pages: 6

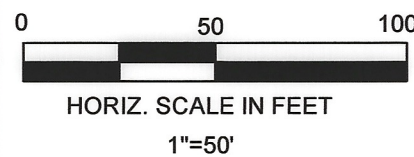
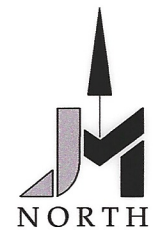


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18956
 WE
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 H-15



3465 CURRY LANE
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 325-695-1070
 1508 SANTA FE DR, STE 204
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 817-594-9880
 4920 S. LOOP 289, STE 104
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 806-368-6375



LINE DATA			LINE DATA			LINE DATA			CURVE DATA					
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L9	12.73'	N45°05'12"E	L29	5.66'	S48°41'46"E	L49	5.66'	S41°18'14"W	C5	12.14'	987.41'	0°42'16"	12.14'	S00°15'53"E
L10	12.73'	S44°54'48"E	L30	5.66'	N41°17'30"E	L50	28.00'	N86°18'14"E	C6	35.02'	987.50'	2°01'55"	35.02'	N01°37'45"W
L11	12.73'	N45°05'12"E	L31	7.76'	S48°41'46"E	L51	5.66'	N48°41'46"W	C7	18.20'	996.53'	1°02'48"	18.20'	N03°10'10"W
L12	12.73'	S44°55'07"E	L32	7.62'	N41°31'20"E	L52	9.17'	N41°15'15"E	C8	46.60'	1012.71'	2°38'11"	46.60'	S01°05'53"E
L13	12.72'	N45°03'47"E	L33	13.99'	S48°41'46"E	L53	21.91'	S48°41'46"E	C9	45.24'	1009.53'	2°34'04"	45.24'	N01°06'34"W
L14	12.73'	S44°54'48"E	L34	13.98'	N41°17'30"E	L54	21.91'	S41°18'14"W	C10	4.15'	1107.02'	0°12'52"	4.15'	S00°06'40"E
L15	12.73'	N45°05'12"E	L35	7.92'	S48°28'46"E	L55	21.74'	N41°18'14"E	C11	33.51'	1111.83'	1°43'36"	33.50'	S01°05'19"E
L16	12.71'	S44°57'43"E	L36	7.76'	N41°18'14"E	L56	21.27'	N48°41'46"W	C12	34.99'	990.00'	2°01'29"	34.98'	N00°55'33"W
L17	17.23'	S41°18'14"W	L37	14.69'	S48°41'46"E	L57	8.07'	S48°23'30"E	C13	143.31'	1020.00'	8°03'00"	143.19'	S04°38'55"E
L18	5.89'	N48°41'46"W	L38	7.76'	S41°18'14"W	L58	12.00'	S86°18'13"W	C14	171.75'	970.00'	10°08'41"	1079.00'	S17°16'36"E
L19	5.92'	S44°50'26"W	L39	8.00'	N48°41'46"W	L59	20.00'	N03°41'46"W	C15	33.09'	199.50'	9°30'08"	33.05'	N20°37'24"E
L20	9.59'	N45°42'23"W	L40	20.51'	S41°18'14"W	L60	17.28'	S46°36'33"W	C16	24.68'	171.50'	8°14'47"	24.66'	N89°34'22"W
L21	5.00'	S41°35'12"W	L41	19.80'	N48°41'46"W	L61	30.00'	N03°41'46"W						
L22	5.02'	N48°41'46"W	L42	8.00'	S41°18'14"W	L62	27.76'	S02°04'19"E						
L23	6.24'	S44°19'12"W	L43	8.00'	N48°41'46"W	L63	12.00'	N86°18'14"E						
L24	9.08'	N46°05'37"W	L44	19.80'	S41°18'14"W									
L25	5.01'	S44°19'12"W	L45	19.80'	N48°41'46"W									
L26	6.30'	N45°35'51"W	L46	8.00'	S41°18'14"W									
L27	36.90'	S86°18'14"E	L47	8.00'	N48°41'46"W									
L28	11.76'	N41°18'14"E	L48	5.34'	S86°18'14"W									

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- DENOTES A SET 1/2" IRON ROD WITH CAP MARKED 'JM BOUNDARY'

JACOB MARTIN
 TBPELS# 10194590 | FIRM# F-2448
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 1508 SANTA FE DR., STE 204 WEATHERFORD, TX 76086 817-594-9880
 4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 806-368-6375

SURVEYOR:
MARK T. BROWN, R.P.L.S.
JACOB & MARTIN, LLC
 1508 SANTA FE DR., STE 204
 WEATHERFORD, TEXAS 76086
 817-594-9880

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 SIGNATURE
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 (PRINT)
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 JANUARY 4, 2022
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HERITAGE TRAILS
 Being a 20.921 acre tract of land in the
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PREPARED: 01/04/2022
 SHEET 02 OF 06

JOHN R & LAURA MAE & NEWTON R CUMMINGS INST. NO. 201727780 RPRPCT

FND 1/2" IRON PIPE

MARLENI PIVARAL MORALES INST. NO. 201918173 RPRPCT

SHELDON SPENCER V. 695, P. 427 RPRPCT

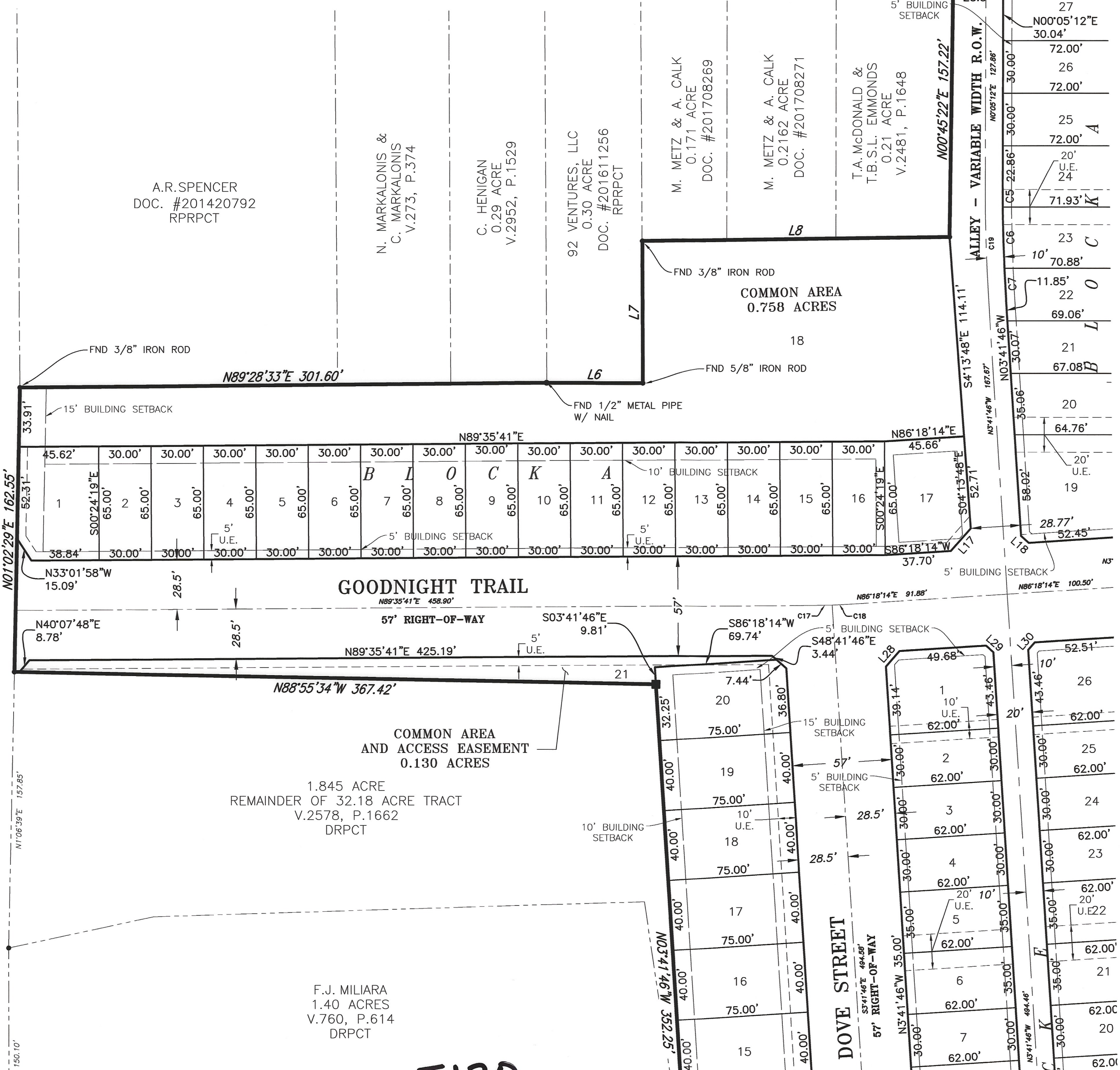
GARY MONTGOMERY INST. NO. 201806445 RPRPCT

FND 3/8" IRON ROD

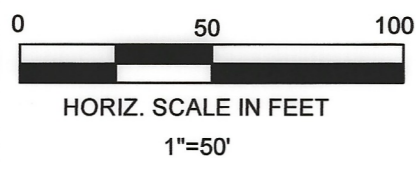
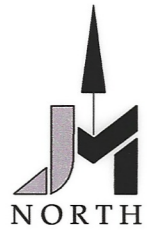
BROTHERS REVOCABLE LIVING TRUST INST. NO. 201824616 RPRPCT

FND 3/8" CPPD. IRON ROD TEXAS SURVEYING

LACOMBE ADDITION LOT 1, BLOCK 1 CABINET D, SLIDE 739, PRPCT



F130



LINE DATA			LINE DATA			LINE DATA			CURVE DATA					
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L9	12.73	N45°05'12"E	L29	5.66	S48°41'46"E	L49	5.66	S41°18'14"W	C5	12.14	987.41	0°42'16"	12.14	S00°15'53"E
L10	12.73	S44°54'48"E	L30	5.66	N41°17'30"E	L50	28.00	N86°18'14"E	C6	35.02	987.50	2°01'55"	35.02	N01°37'45"W
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L14	12.73	S44°54'48"E	L34	13.98	N41°17'30"E	L54	21.91	S41°18'14"W	C10	4.15	1107.02	0°12'52"	4.15	S00°06'40"E
L15	12.73	N45°05'12"E	L35	7.92	S48°28'46"E	L55	21.74	N41°18'14"E	C11	33.51	1111.83	1°43'36"	33.50	S01°05'19"E
L16	12.71	S44°57'43"E	L36	7.76	N41°18'14"E	L56	21.27	N48°41'46"W	C12	34.99	990.00	2°01'29"	34.98	N00°55'33"W
L17	17.23	S41°18'14"W	L37	14.69	S48°41'46"E	L57	8.07	S46°23'30"E	C13	143.31	1020.00	8°03'00"	143.19	S04°38'55"E
L18	5.89	N48°41'46"W	L38	7.76	S41°18'14"W	L58	12.00	S86°18'13"W	C14	171.75	970.00	10°08'41"	1079.00	S17°16'36"E
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L24	9.08	N46°05'37"W	L44	19.80	S41°18'14"W									
L25	5.01	S44°19'12"W	L45	19.80	N48°41'46"W									
L26	6.30	N45°35'51"W	L46	8.00	S41°18'14"W									
L27	36.90	S86°18'14"W	L47	8.00	N48°41'46"W									
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LACOMBE ADDITION
LOT 1, BLOCK 1
CABINET D, SLIDE 739, PRPCT

F.J. MILIARA
1.40 ACRES
V.760, P.614
DRPCT

FND 1/2" CPPD.
IRON ROD
"T.C.S. RPLS 4277"

FND 5/8" IRON ROD

RIGHT-OF-WAY
DEDICATION
0.0155 ACRES

FND 1/2" IRON ROD
N6°15'57.34"E
9.23'
N25°40'03"E
26.70'

FND 1/2" CPPD.
IRON ROD
"T.C.S. RPLS 4277"

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FINAL PLAT of

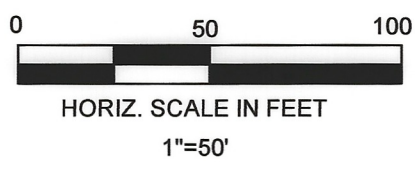
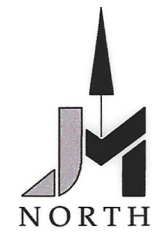
Lots 1 through 27, Block A,
Lots 1 through 18, Block B,
Lots 1 through 10, Block C,
Lots 1 through 21, Block D,
Lots 1 through 26, Block E,
Lots 1 through 22, Block G,
and Lots 1 through 45, Block H,
HERITAGE TRAILS
Being a 20.921 acre tract of land in the
DANIEL NORTON SURVEY,
Abstract No. 1010,
In the City of Weatherford,
Parker County, Texas.

PREPARED: 01/04/2022

ANNIECE JONES
VOL. 2059, PG. 1267
RPRPCT

NICHOLSON'S SUBDIVISION
VOL. 356, PG. 605
DRPCT

F130



LINE DATA			LINE DATA			LINE DATA			CURVE DATA					
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L9	12.73'	N45°05'12"E	L29	5.66'	S48°41'46"E	L49	5.66'	S41°18'14"W	C5	12.14'	987.41'	0°42'16"	12.14'	S00°15'53"E
L10	12.73'	S44°54'48"E	L30	5.66'	N41°17'30"E	L50	28.00'	N86°18'14"E	C6	35.02'	987.50'	2°01'55"	35.02'	N01°37'45"W
L11	12.73'	N45°05'12"E	L31	7.76'	S48°41'46"E	L51	5.66'	N48°41'46"W	C7	18.20'	996.53'	1°02'48"	18.20'	N03°10'10"W
L12	12.73'	S44°55'07"E	L32	7.62'	N41°31'20"E	L52	9.17'	N41°15'19"E	C8	46.60'	1012.71'	2°38'11"	46.60'	S01°05'53"E
L13	12.72'	N45°03'47"E	L33	13.99'	S48°41'46"E	L53	21.91'	S48°41'46"E	C9	45.24'	1009.53'	2°34'04"	45.24'	N01°06'34"W
L14	12.73'	S44°54'48"E	L34	13.98'	N41°17'30"E	L54	21.91'	S41°18'14"W	C10	4.15'	1107.02'	0°12'52"	4.15'	S00°06'40"E
L15	12.73'	N45°05'12"E	L35	7.92'	S48°28'46"E	L55	21.74'	N41°18'14"E	C11	33.51'	1111.83'	1°43'36"	33.50'	S01°05'19"E
L16	12.71'	S44°57'43"E	L36	7.76'	N41°18'14"E	L56	21.27'	N48°41'46"W	C12	34.99'	990.00'	2°01'29"	34.98'	N00°55'33"W
L17	17.23'	S41°18'14"W	L37	14.69'	S48°41'46"E	L57	8.07'	S46°23'30"E	C13	143.31'	1020.00'	8°03'00"	143.19'	S04°38'55"E
L18	5.89'	N48°41'46"W	L38	7.76'	S41°18'14"W	L58	12.00'	S86°18'13"W	C14	171.75'	970.00'	10°08'41"	1079.00'	S17°16'36"E
L19	5.92'	S44°50'26"W	L39	8.00'	N48°41'46"W	L59	20.00'	N03°41'46"W	C15	33.09'	199.50'	9°30'08"	33.05'	N20°37'24"E
L20	9.59'	N45°42'23"W	L40	20.51'	S41°18'14"W	L60	17.28'	S46°36'33"W	C16	24.68'	171.50'	8°14'47"	24.66'	N89°34'22"W
L21	5.00'	S41°35'12"W	L41	19.80'	N48°41'46"W	L61	30.00'	N03°41'46"W						
L22	5.02'	N48°41'46"W	L42	8.00'	S41°18'14"W	L62	18.36'	N46°22'22"W						
L23	6.24'	S44°19'12"W	L43	8.00'	N48°41'46"W	L63	12.00'	N86°18'14"E						
L24	9.08'	N46°05'37"W	L44	19.80'	S41°18'14"W									
L25	5.01'	S44°19'12"W	L45	19.80'	N48°41'46"W									
L26	6.30'	N45°35'51"W	L46	8.00'	S41°18'14"W									
L27	36.90'	S86°18'14"W	L47	8.00'	N48°41'46"W									
L28	11.76'	N41°18'14"E	L48	5.34'	S86°18'14"W									

ABBREVIATIONS

- B.L. - BUILDING LINE
- BWF - BARBED WIRE FENCE
- CAB. - CABINET
- CIRP - CAPPED IRON FOUND
- DRPCT - DEED RECORDS, PARKER COUNTY, TEXAS
- ESMT. - EASEMENT
- EX. - EXISTING
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- OPRPCT - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- PCT - PARKER COUNTY, TEXAS
- PG. - PAGE
- PKF - PARKER-KALLON NAIL FOUND
- PRPCT - PLAT RECORDS, PARKER COUNTY, TEXAS
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- SL. - SLIDE
- SRW - STONE RETAINING WALL
- TGS - TEXAS GAS SERVICE PIN FLAG
- TSI - TEXAS SURVEYING, INC.
- VOL. - VOLUME
- VWROW - VARYING WIDTH RIGHT-OF-WAY
- WDF - WOOD FENCE
- WWTP - WASTE WATER TREATMENT PLANT

- DENOTES A FND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING BOUNDARY" UNLESS NOTED OTHERWISE & BOUNDARY CONTROL
- DENOTES A CITY OF WEATHERFORD ALUMINUM DISK MONUMENT SET IN CONCRETE
- DENOTES A SET 1/2" IRON ROD WITH CAP MARKED "BM BOUNDARY"



3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR., STE 204
WEATHERFORD, TX 76086
817-594-9880

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

TBPELS# 10194590 FIRM# F-2448

SURVEYOR:
MARK T. BROWN, R.P.L.S.
JACOB & MARTIN, LLC
1508 SANTA FE DR., STE 204
WEATHERFORD, TEXAS 76086
817-594-9880

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



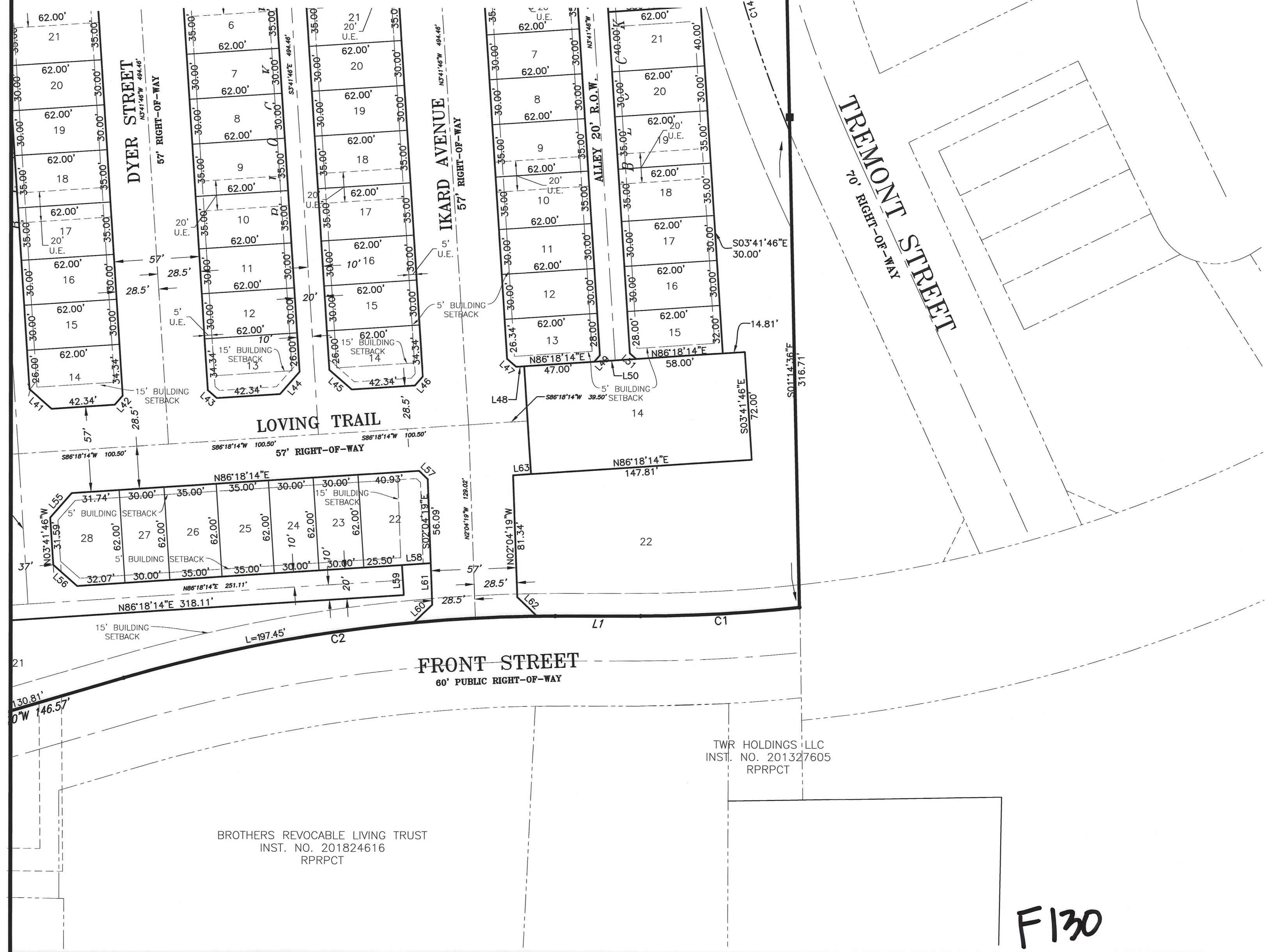
Mark T. Brown
SIGNATURE

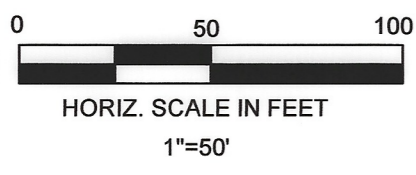
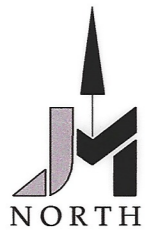
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

JANUARY 4, 2022
DATE

FINAL PLAT of
Lots 1 through 27, Block A,
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PREPARED: 01/04/2022





MILLIKEN HEIGHTS ADDITION
BLOCK 21
PRPCT



LINE DATA			LINE DATA			LINE DATA			CURVE DATA					
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L9	12.73	N45°05'12"E	L29	5.66	S45°41'46"E	L49	5.66	S41°18'14"W	C5	12.14	987.41	0°42'16"	12.14	S00°15'53"E
L10	12.73	S44°54'48"E	L30	5.66	N41°17'30"E	L50	28.00	N86°18'14"E	C6	35.02	987.50	2°01'55"	35.02	N01°37'45"W
L11	12.73	N45°05'12"E	L31	7.76	S48°41'46"E	L51	5.66	N48°41'46"W	C7	18.20	996.53	1°02'48"	18.20	N03°10'10"W
L12	12.73	S44°55'07"E	L32	7.62	N41°31'20"E	L52	9.17	N41°15'15"E	C8	46.60	1012.71	2°38'11"	46.60	S01°05'53"E
L13	12.72	N45°03'47"E	L33	13.99	S48°41'46"E	L53	21.91	S48°41'46"E	C9	45.24	1009.53	2°34'04"	45.24	N01°06'34"W
L14	12.73	S44°54'48"E	L34	13.98	N41°17'30"E	L54	21.91	S41°18'14"W	C10	41.51	1107.02	0°12'52"	41.51	S00°06'40"E
L15	12.73	N45°05'12"E	L35	7.92	S48°28'46"E	L55	21.74	N41°18'14"E	C11	33.51	1111.83	1°43'36"	33.50	S01°05'19"E
L16	12.71	S44°57'43"E	L36	7.76	N41°18'14"E	L56	21.27	N48°41'46"W	C12	34.99	990.00	2°01'29"	34.98	N00°55'33"W
L17	17.23	S41°18'14"W	L37	14.69	S48°41'46"E	L57	8.07	S46°23'30"E	C13	143.31	1020.00	8°03'00"	143.19	S04°38'55"E
L18	5.89	N48°41'46"W	L38	7.76	S41°18'14"W	L58	12.00	S86°18'13"W	C14	171.75	970.00	10°08'41"	1079.00	S17°16'36"E
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L20	9.59	N45°42'23"W	L40	20.51	S41°18'14"W	L60	17.28	S46°36'33"W	C16	24.68	171.50	8°14'47"	24.66	N89°34'22"W
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L23	6.24	S44°19'12"W	L43	8.00	N48°41'46"W	L63	18.36	N46°22'22"W						
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Mark T. Brown
SIGNATURE
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 4, 2022
DATE

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FINAL PLAT of
Lots 1 through 27, Block A,
Lots 1 through 18, Block B,
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In the City of Weatherford,
Parker County, Texas.

PREPARED: 01/04/2022

THE STATE OF TEXAS §
COUNTY OF PARKER §

KNOW ALL MEN BY THESE PRESENTS:

THAT Marina Sears, being the owner of the following described property, to wit:

Situated in the City of Weatherford, Parker County, Texas, and being a part of the Daniel Norton Survey, Abstract No. 1010, and a portion of that certain tract conveyed to Marina Sears Realty, LP, by deed filed under County Clerk's File No. 201912574, and said portion being more fully described as follows:

Being a 20.921 acre tract of land out of the Daniel Norton Survey, Abstract 1010, City of Weatherford, Parker County, Texas; being the southerly 0.006 acre of a certain called 1.4 acre tract described in Volume 760, Page 614 of the Deed Records, Parker County, Texas, and 20.915 acres of the remaining 22.749 acres of a 32.18 acre tract conveyed in Volume 2578, Page 1662 of the Official Public Records, Parker County, Texas and described in Volume 1518, Page 1362 of the Real Records, Parker County, Texas; and this survey is the same 20.763 acre tract plus the easterly 0.161 acre of a 3.386 acre tract (said 0.161 acre tract is a 20.00 foot wide strip of land adjacent to the east line of said 3.386 acre tract) shown on a survey dated March 28, 2018 by Philip E. Colvin, Jr. RPLS No. 6258 of Price Surveying, LP, at 213 S. Oak Avenue, Mineral Wells, Tx.; and being further described by metes and bounds as follows:

BEGINNING at the northwest corner of a brick column at the northwest corner of the Villas At Heritage Pointe, according to the plat recorded in Cabinet C, Slide 579 of the Plat Records, Parker County, Texas and at the northeast corner of said 32.18 acre tract for the northeast and beginning corner of this described tract;

THENCE S 01°14'34" E 956.31 feet along the east line of said 32.18 acre tract, same being the west line of said Villas At Heritage Pointe, to a found 1/2 inch iron rod in the north right-of-way line of Front Street for the southwest corner of said Villas At Heritage Pointe and for the southeast corner of this described tract.

THENCE along said north right-of-way line of Front Street the following courses and distances:

- Westerly along the arc of a curve to the right with a radius of 970.00 feet, a delta angle of 06°16'53", a tangent of 53.23 feet, subtended by a chord which bears S 86°49'38" W for 106.29 feet, and an arc length of 106.34 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING;
- N 89°58'22" W 57.05 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING;
- Westerly along the arc of a curve to the left with a radius of 1030.00 feet, delta angle of 16°15'51", a tangent of 147.18 feet, subtended by a chord which bears S 81°51'10" W for 291.40 feet, and an arc length of 292.38 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING;
- S 73°46'20" W 146.57 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING;
- Westerly along the arc of a curve to the right with a radius of 970.00 feet, a delta angle of 15°58'40", a tangent of 136.13 feet, subtended by a chord which bears S 81°42'39" W for 269.62 feet, and an arc length of 270.50 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING;
- S 89°42'53" W 348.40 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING for the most southerly southwest corner of this described tract;

THENCE N 43°08'03" W 33.88 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING in the east right-of-way line of North Mill Street, same being the west line of said 32.18 acre tract, and for a southwesterly corner of this described tract;

THENCE along said east right-of-way line of said North Mill Street and the west line of said 32.18 acre tract the following courses and distances:

- N 05°10'26" E 90.47 feet to a found 3/8 inch iron rod;
- N 19°38'24" E 41.74 feet to found 3/8 inch iron rod;
- N 29°13'20" E 120.13 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING for the southwest corner of said 1.4 acre tract and for a corner of this and said 32.18 acre tract;

THENCE northerly along said east right-of-way line and the west line of said 1.4 acre tract, and the arc of a curve to the left with a radius of 263.10 feet, a delta angle 08°23'42", a tangent of 19.31 feet, subtended by a chord which bears N 20°53'51" E for 38.51 feet, and an arc length of 38.55 feet to a found 60d nail in an asphalt drive for the most southerly northwest corner of said 20.763 acre Price Survey tract and the southwest corner of a 3.386 acre tract as shown on said Price Survey that includes the remainder of said 1.4 acre tract and the remainder of said 32.18 acre tract which does not lie in said 20.763 acre Price Surveying tract;

THENCE N 86°17'54" E, over and across said 1.4 acre tract and along the southerly line of said 3.386 acre Price Surveying tract, same being a northerly line of said 20.763 acre Price Surveying tract, at 14.89 feet pass a found 1/2 inch iron rod in the southerly line of said 1.4 acre tract, same being a northerly line of said 32.18 acre tract, continuing over and across said 32.18 acre tract and along said southerly line of said 3.386 acre tract and northerly line of said 20.763 acre Price Surveying tract a total distance of 404.65 feet to a set 1/2 inch iron rod with cap marked "J&M BOUNDARY" for an interior corner of this described tract, whence a found 1/2 inch iron rod with cap marked PRICE SURVEYING for an interior corner of said 20.763 acre Price Surveying tract and the southeast corner of said 3.386 acre Price Surveying tract bears N 86°17'54" E 20.00 feet;

THENCE N 03°41'46" W 352.25 feet, over and across said 3.386 acre tract, and said 32.18 acre tract, along a westerly line of this described tract, to a 1/2 inch iron rod with cap marked J&M BOUNDARY set in the north line of said 3.386 acre Price Surveying tract, a south line of said 20.763 acre Price Surveying tract, for an interior corner of this described tract, whence a found 1/2 inch iron rod with cap marked PRICE SURVEYING for the northeast corner of said 3.386 acre Price Surveying tract and an interior corner of said 20.763 acre Price Surveying tract bears S88°55'34"E 20.07 feet ;

THENCE N 88°55'34" W 367.42 feet along said north line of said 3.386 acre Price Surveying tract and said south line of said 20.763 acre Price Surveying tract, same being a south line of this described tract, to a found 1/2 inch iron rod with cap marked PRICE SURVEYING in said east right-of-way line of North Mills Street and for the northwest corner of said 3.386 acre Price Surveying tract, the most northerly southwest corner of said 20.763 acre Price Surveying tract and in the west line of said 32.18 acre tract, for the most northerly southwest corner of this described tract;

THENCE N 01°02'29" E 162.55 feet along said east right-of-way line of North Mills Street and the west line of said 32.18 acre tract to a found 3/8 inch iron rod in the south line of a certain tract described in Document No. 201420792, Official Records, Parker County, Texas for the most westerly northwest corner of this described tract and of said 32.18 acre tract;

THENCE along the common northerly line of said 32.18 acre tract and said 20.763 acre Price Surveying tract the following courses and distances:

- N 89°28'33" E 301.60 feet to a found 1/2 inch metal pipe at the southwest corner of a certain 0.30 acre tract described in Document No. 201611256 of said Official Records for a corner of this described tract;
- S 89°50'39" E 55.12 feet along the south line of said 0.30 acre tract to a found 5/8 inch iron rod for the southeast corner of said 0.30 acre tract and an ell corner for this described tract;
- N 00°18'29" W 81.27 feet along the east line of said 0.30 acre tract to a found 3/8 inch iron rod in the east line of said 0.30 acre tract and at the southwest corner of a certain 0.171 acre tract described in Document No. 201708269 of said Official Records for a corner of this described tract;
- N 89°11'50" E 175.96 feet to a found 1/2 inch iron rod with cap marked PRICE SURVEYING for the southeast corner of a certain 0.21 acre tract described in Volume 2481, Page 1648 of said Official Records for an ell corner of this described tract;
- N 00°45'22" E 157.22 feet along the east line of said 0.21 acre tract to a found 2 inch galvanized steel post for the northeast corner thereof and in the south right-of-way line of Narrow Street for the most northerly northwest corner of this described tract;
- S 89°55'19" E 564.43 feet along said south right-of-way line of Narrow Street to the Place of Beginning and containing 911303 square feet, 20.921 acres of land.

Does hereby adopt this plat designating the herein above described property as LOTS 1 THROUGH 27, BLOCK A, LOTS 1 THROUGH 18, BLOCK B, LOTS 1 THROUGH 10, BLOCK C, LOTS 1 THROUGH 21, BLOCK D, LOTS 1 THROUGH 26, BLOCK E, LOTS 1 THROUGH 26, BLOCK F, LOTS 1 THROUGH 22, BLOCK G, and LOTS 1 THROUGH 45, BLOCK H, HERITAGE TRAILS, an addition in the City of Weatherford, Texas, and does hereby dedicate in fee simple, to the public use of the streets, rights-of-way, and other public improvements shown thereon. 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 Weatherford, Texas.

WITNESS, my hand, this the 5 day of Jan, 2022.

BY: Marina Sears
Marina Sears, Owner

EASEMENTS REFERENCED IN SCHEDULE B, TITLE COMMITMENT OF NO.: 118009522

10a. THE CITY OF WEATHERFORD, TEXAS VOL. 641, PG. 726, OFFICIAL PUBLIC RECORDS, AFFECTS THIS PROPERTY AS SHOWN.

10b. WEATHERFORD MUNICIPAL UTILITY SYSTEM VOL. 1416, PG. 965, OFFICIAL PUBLIC RECORDS, AFFECTS THIS PROPERTY (NO DESCRIPTION).

10c. CITY OF WEATHERFORD VOL. 2028, PG. 704, OFFICIAL PUBLIC RECORDS, AFFECTS THIS PROPERTY AS SHOWN.

This plat filed under

Cabinet F Slide 130

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-18 for Block A.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-18 for Block B.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-10 for Block C.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-21 for Block D.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-26 for Block E.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-26 for Block F.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-22 for Block G.

Table with 4 columns: LOT #, AREA (SQ. FT.), AREA (ACRES), PERIMETER. Rows 1-45 for Block H.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202201009
01/07/2022 04:29 PM
Fee: 96.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

PLAT SUMMARY:

Summary table with 2 columns: Description and Value. Rows: TOTAL LOT AREA: 536,198 SF 12.309 Acres; AREA DEDICATED FOR STREET PURPOSES: 375,126 SF 8.612 Acres; TOTAL AREA: 911,324 SF 20.921 Acres

APPROVAL BY THE PLANNING & ZONING COMMISSION
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND PASSED TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.
DATED THIS THE 7th DAY January 22, 2022
CHAIRMAN: Krista Peacock
SECRETARY: Krista Peacock

APPROVAL BY CITY COUNCIL
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS THE 16th DAY January 22, 2022
CHAIRMAN: Paul Peacock
SECRETARY: Krista Peacock

THE STATE OF TEXAS §
COUNTY OF PARKER §
DATE: January 5, 2022

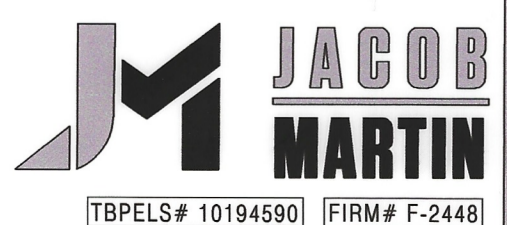
OWNER'S DEDICATION
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "HERITAGE TRAILS", AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Marina Sears
MARINA SEARS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TX, ON THIS DAY PERSONALLY APPEARED Marina Sears known to me to be the person and owner whose name is subscribed to the ABOVE AND FOREIGN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF January 2022
CARLA BAUER
Notary Public, State of Texas
Comm. Expires 11-18-2024
Notary ID 498506-5

SURVEYOR CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.
Mark T. Brown
SIGNATURE
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 4, 2022
DATE

FINAL PLAT of
Lots 1 through 27, Block A,
Lots 1 through 18, Block B,
Lots 1 through 10, Block C,
Lots 1 through 21, Block D,
Lots 1 through 26, Block E,
Lots 1 through 26, Block F,
Lots 1 through 22, Block G,
and Lots 1 through 45, Block H,
HERITAGE TRAILS
Being a 20.921 acre tract of land in the DANIEL NORTON SURVEY, Abstract No. 1010, In the City of Weatherford, Parker County, Texas.

PREPARED: 01/04/2022
SHEET 06 OF 06



3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375