Owners at Time of Platting

MARINA SEARS REALTY, LP
602 SOUTH MAIN ST.
WEATHERFORD, TEXAS,
76086

GILDEN B. BLACKBURN
8131 OLD BROCK ROAD,
WEATHERFORD, TEXAS,
76086

SELF DIRECTED IRA
SERVICES, INC.
PO BOX 23149
WACO, TEXAS, 76702

Developer

SQUARE S CONSTRUCTION
AND DEVELOPMENT
602 SOUTH MAIN ST.
WEATHERFORD, TEXAS, 76086

NORTH

0 100 200

HORIZ. SCALE IN FEET
1"=100'

THE STATE OF TEXAS:

COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14 day of Aug, 2017

Mark Riley, County Judge

George Conley
Commissioner Precinct #1

Craig Peacock
Commissioner Precinct #2

Larry Walden
Commissioner Precinct #3

Steve Dugan
Commissioner Precinct #4

TO:
KEN TALIAFERRO
IRREVOCABLE TRUST
Vol. 2310, Pg 144

NOTES:

1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and withholding of utilities and building permits.

2. GROUND WATER CERTIFICATION NOTICE: This plat represents property that has been platted without groundwater certification as prescribed in the Texas Government Code Section 232.0032. Buyer is advised to question seller as to ground water availability.

3. BUILDING SETBACK: All building setback lines within this subdivision shall conform to the Deed Restrictions of this subdivisions as filed in the Parker County Real Property Records.

4. FLOODPLAIN NOTICE: At the time of platting, by scaled map location of FEMA's Flood Insurance Rate Map No. 48367C0375E, dated September 28, 2008,the property depicted in this plat lies within Flood Area Zone X (Unshaded).

5. EASEMENTS: Unless noted otherwise herein all lots created by this plat shall have a perpetual drainage and utility easement (D, & U.E.) along and within 10 foot of the front of all lots, a perpetual 20 foot drainage and utility easement centered on all side lot lines and a 10 foot drainage and utility easement along and within the back of all lots.

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

7. Ingress and egress to this subdivision will be by Lazy Bend Road. All streets within this subdivision are 50 foot Private Street, and Emergency Access, Utility and Drainage Easements. Parker County shall not maintain any portion of said private streets. A homeowner's association will be formed and shall be responsible for the maintenance of all private street within this subdivision.

8. At the time of platting Parker County Special Utility District has agreed to supply potable water to the lots within this subdivision.

9. At the time of platting a public waste water collection system was not available for lots within this subdivision. Until a public collection is available, all lots within this subdivision will be required to have an individual waste water disposal system that is approved by the Parker County Permitting Department.

10. This subdivision is in the following taxing jurisdictions: Brock I.S.D. and Parker County; and is located wholly within Precinct 3.

11. Texas law requires calling toll-free 811 or 1-800-545-6005 at least 48 hours before excavating. 16 TAC Chapter 18, defines excavation as the movement of the earth by any means.

12. Bearings, distances and areas shown hereon are relative to the Texas Coordinate System of 1983, North Central Zone, as derived by GPS observations. Distances shown hereon are grid distances and can be converted to surface distances by multiplying each distance by a project combined scale factor of 1.0001383. Grid area can be converted to surface area by multiplying each area shown hereon by 1.0002766.

201720206 PLAT Total Pages: 1

'MAG NAIL FND. BEARS N16°W, 0.19'

20' CROSSTEX NORTH TEXAS GATHERING, L.P. RIGHT-OF-WAY AGREEMENT 2583 - 1788

D. HARRY SURVEY A-628

TO: JAMES ALLEN SANDERS JR. and MAREARET SMITH SANDERS Vol. 2013, Pg 285 (861.97')

(COUNTY ROAD No. 3045)

LINK ADDITION D-249

LOT 1 (28.73')

LOT 2 (299.83')

N00°41'00"E 1640.06'

TO: WILLIAM D. and ROSEMARY E. ATWOOD 201507040

(607.21')

LAZY BEND ROAD

STREET RIGHT-OF-WAY DEDICATION (By THIS PLAT)

TO: LESLIE EDWARD Vol. 2629, Pg 920 (Remainder)

(328.94')

PALO PINTO COUNTY

S67°58'51"E 1504.00'

(1405.23')

347.89'

285.07'

227.85'

345.54'

212.23'

100.00'

312.23'

144.93'

130.85'

184.22'

131.86'

47.60'

115.32'

147.87'

147.91'

174.53'

147.79'

170.74'

78.91'

26.25'

15.7'

44.51'

50'

10' D. & U.E. (By This Plat) See Note 5

25'X25' CORNER CLIP (By this plat)

20' D & U.E. TYPICAL (By This Plat) See Note 5

35 1.482 AC.

34 1.229 AC.

33 1.285 AC.

32 1.339 AC.

31 1.178 AC.

30 1.021 AC.

29 1.018 AC.

28 1.011 AC.

27 1.017 AC.

26 1.019 AC.

25 1.012 AC.

24 1.091 AC.

23 1.016 AC.

22 1.031 AC.

21 1.022 AC.

20 1.027 AC.

19 1.022 AC.

18 1.083 AC.

17 1.005 AC.

16 1.002 AC.

15 1.000 AC.

14 1.000 AC.

13 1.002 AC.

12 1.001 AC.

11 1.344 AC.

10 1.068 AC.

9 1.010 AC.

8 1.046 AC.

7 1.002 AC.

6 1.002 AC.

5 1.002 AC.

4 1.003 AC.

3 1.089 AC.

2 1.506 AC.

1 1.147 AC.

RIGHT-OF-WAY EASEMENT TO: PARKER COUNTY WATER SUPPLY CORPORATION 1485 - 238 & 2248 - 1844 (See Note 13)

BLOCK 1

ESTHER COURT

50' PRIVATE STREET, EMERGENCY ACCESS, DRAINAGE and UTILITY EASEMENT

BUDDY COURT

50' PRIVATE STREET, EMERGENCY ACCESS, DRAINAGE and UTILITY EASEMENT

20' CROSSTEX NORTH TEXAS GATHERING, L.P. RIGHT-OF-WAY AGREEMENT 2583 - 1791 DRAINAGE AND UTILITY EASEMENT DOES NOT EXTEND INTO GAS LINE EASEMENT

TO: GILDEN B. BLACKBURN and MARINA SEARS REALTY, L.P. 201703496

TO: JIMMY D. GARNER Vol. 2892, Pg 627 (Remainder)

TO: SELF DIRECTED IRA SERVICES, INC. 201617657

FUTURE DEVELOPMENT

S00°00'00"E 622.32'

S19°10'43"W 285.53'

S07°18'32"W 148.49'

S34°04'31"E 184.75'

N89°18'23"W 212.00'

S31°32'02"W 76.45'

N73°03'53"W 215.08'

N89°18'23"W 51.27'

L=121.37'
R=55.00'
RADIAL S63°39'28"W

N83°11'48"W 809.76'

358.10'

401.34'

'MAG'NAIL FND. BEARS N83°W, 0.12', & A 'HARLAN 2074' CAPPED 1/2" I.R. FND. BEARS S83°12'E, 21.73'

'HARLAN 2074' CAPPED 1/2" I.R. FND.

'J&M BOUNDARY' CAPPED 1/2" I.R. SET FOR REFERENCE BEARS N89°18'23"W, 20.0'

APPROXIMATE SURVEY LINE

E. M. HERRING SURVEY A-1968

H. B. DAVIS SURVEY A-364

* Plat 714 was cancelled, this plat takes its place.

ACCT. NO.: 13239
SCH. DIST.: BR
CITY:
MAP NO.: D-20

13239.000.000.00
13239.000.000.10

PARKER COUNTY

MINERAL WELLS

WEATHERFORD

MILLSAP

BROCK

HERITAGE ACRES PHASE 1

U.S. HIGHWAY NO. 180

INTERSTATE HIGHWAY NO. 20

RANGER HIGHWAY

OLD MILLSAP ROAD

GRINDSTONE ROAD

BRAZOS RIVER

Compiled from deeds, records, and surveys made on the ground. The corners are marked or referenced as shown.

STATE OF TEXAS REGISTERED ROBERT SAMUEL VISCOME 5605 PROFESSIONAL LAND SURVEYOR

JACOB & MARTIN, LTD.
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992

June 13, 2017
Robert "Bob" Viscome, RPLS
Texas Registration No. 5605

TOTAL NO. SHEETS: 2
SHEET NO. 1

VICINITY MAP

No scale

Final Plat

Plat of
Lots 1 through 35, Block 1,
HERITAGE ACRES, PHASE 1, Cabinet D, Slide 706
Being a tract of land in the
H. B. DAVIS SURVEY, Abstract No. 364, and
the E. M. HERRING SURVEY, Abstract No. 1968,
Parker County, Texas.

THIS PLAT FILED IN

JACOB MARTIN
TBPLS FIRM# 10193992

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

1508 SANTA FE DR, STE 203
WEATHERFORD, TX 76086
817-594-9880
FIRM # F-2448

PLOTTED ON: 7/6/2017 5:51 PM PRINTED BY: BOB VISCOME