

C-480

HAROLD LOCKWOOD
VOL. 1403, PG. 1121

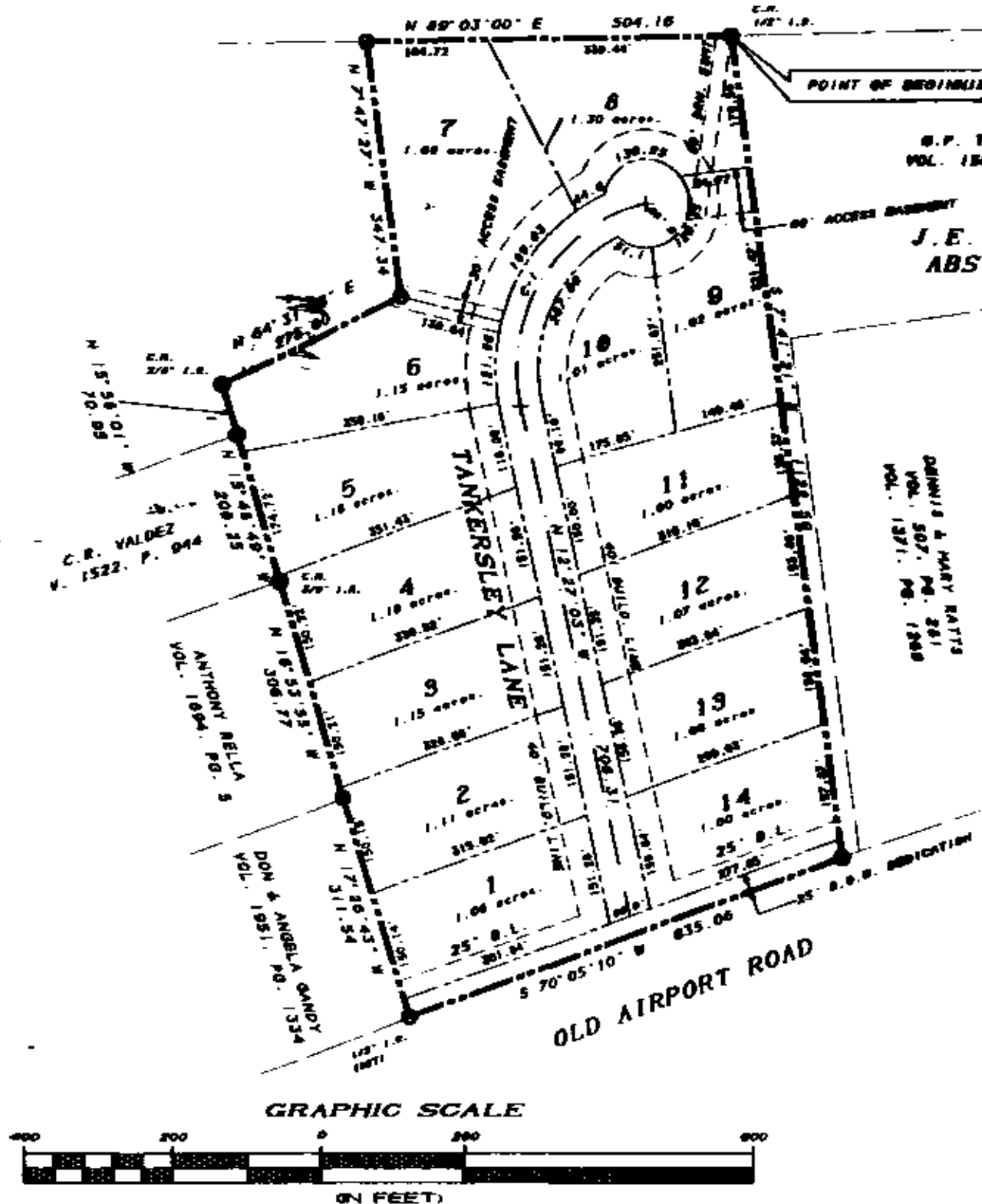
JOHN RUCKER SURVEY
ABSTRACT NO. 1144

G.P. TANKERSLEY
VOL. 1808, PG. 827

J.E. HIGGINS SURVEY
ABSTRACT NO. 1762

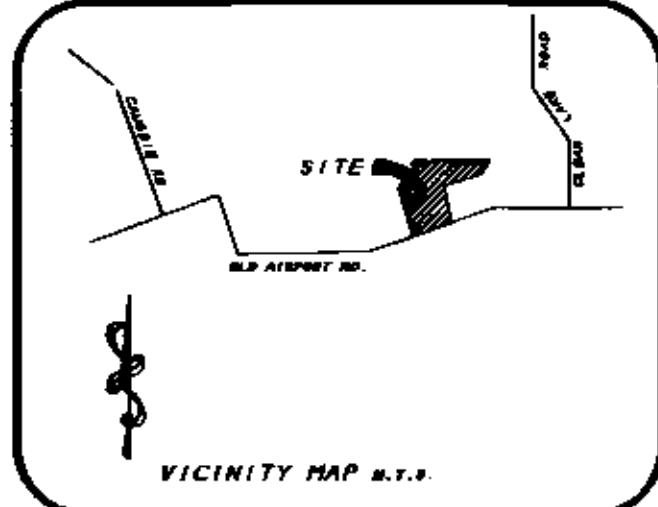
OWNER'S & PARTY'S
VOL. 1871, PG. 268

STATE OF TEXAS
COUNTY OF PARKER
BEING 17.89 acres out of the J.E. Higgins Survey, Abstract No. 1762, Parker County, Texas and being the same tracts conveyed to Greg and Judy Tankersley by deed recorded in Volume 1826, Page 1214, Volume 1824, Page 1826 and Volume 1824, Page 1828 of the Real Records of Parker County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod, found in place, on the South line of that certain tract conveyed to Harold Lockwood by deed recorded in Volume 1403, Page 1121 of the Real Records of Parker County, Texas, said plat being S 60° 30' 00" W a distance of 1820.00 feet from the West Souterly Northwest corner of said Higgins Survey for the Northwest corner of this tract;
THENCE S 0° 00' 00" E, along and with the East line of that certain tract conveyed to G.P. Tankersley by deed recorded in Volume 1808, Page 827 of the Real Records of Parker County, Texas, a distance of 1120.00 feet to a 1/2 inch iron rod, found in place, on the North line of Old Airport Road for the Southeast corner of this tract;
THENCE S 70° 05' 10" W, along and with the North line of said Old Airport Road, a distance of 835.06 feet to a 1/2 inch iron rod, set for a corner of this tract;
THENCE S 18° 53' 58" E, along and with the East line of that certain tract conveyed to Anthony Wells by deed recorded in Volume 1804, Page 8 of the Real Records of Parker County, Texas, a distance of 309.77 feet to a 3/8 inch iron rod, found in place, for a corner of this tract;
THENCE S 12° 00' 00" E, along and with the East line of that certain tract conveyed to C.R. Valdez by deed recorded in Volume 1522, Page 944 of the Real Records of Parker County, Texas, a distance of 300.25 feet to a 3/8 inch iron rod, found in place, for the West Souterly Northwest corner of this tract;
THENCE S 12° 00' 00" E, a distance of 20.85 feet to a 3/8 inch iron rod, found in place, for the West Souterly Northwest corner of this tract;
THENCE S 0° 00' 00" E, a distance of 375.00 feet to a 1/2 inch iron rod, set, for an all corner of this tract;
THENCE S 0° 00' 00" E, a distance of 307.34 feet to a 1/2 inch iron rod, set, on the South line of said Lockwood tract for the West Souterly Northwest corner of this tract;
THENCE S 0° 00' 00" E, generally along an existing fence line and along and with the South line of said Lockwood tract, a distance of 304.10 feet to the place of beginning and measuring 17.89 acres.



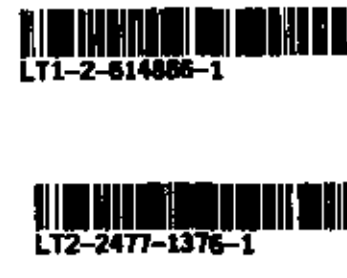
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	230.00	363.61	232.34	326.91	S 25° 50' 18" W	90° 34' 46"



NOT, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That GREG TANKERSLEY and JUDY TANKERSLEY, owners of the property above herein, do hereby adopt this plat designating the herein above described property as HERITAGE ESTATES, an addition in Parker County, Texas and does hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated as street purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on this plat. 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. In addition, utility easements may also be used for the actual use and accommodation of all public utilities desiring to use or using the same unless the easements listed on this plat to particular utility, said use by public utilities being subordinate to the public's and City of Weatherford's use thereof. 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. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission of anyone.
This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Weatherford, Parker County, Texas.

WITNES, my hand, this 1 day of August, 2009
BY: Greg Tankersley
BY: Judy Tankersley



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 GREG and JUDY TANKERSLEY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office, this 1 day of August, 2009.

JERRI A. WESTBROOK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02/10/2009



THERE SHALL EXIST A 10' UTILITY EASEMENT ALONG ALL SUBDIVISION LOT LINES AND ALL STREETS - A 10' UTILITY EASEMENT SHALL EXIST ALONG ALL ADJOINING LOT LINES 15' ON EACH LOT.
THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.
SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY AND T.N.R.C.C. RULES AND REGULATIONS.
FLOODPLAIN NOTE:
ACCORDING TO "FLOOD INSURANCE RATE MAPS, PARKER COUNTY, TEXAS" PANEL NO. 440520 0175 R, DATED SEPTEMBER 27, 1991 THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

STATE OF TEXAS
COUNTY OF PARKER
THAT LARRY'S TRUST FUND, WEATHERFORD, TEXAS, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, AS LIAISON HOLDER ON THE HERETOFORE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, DOES HEREBY CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.
DATE: 8-1-06

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EARL KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY INDICATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
Given under my hand and seal on this the 1st day of August, 2006.
DIANA KAY LOONEY
NOTARY PUBLIC, STATE OF TEXAS



CITY APPROVAL OF CONSTRUCTION PLAT
Approved for preparation of final plat following construction of all public improvements (or appropriate alternatives) necessary for the subdivision shown on this plat.
RECOMMENDED BY: Planning & Zoning Commission, City of Weatherford, Texas, 8-7-06
APPROVED BY: City Council, City of Weatherford, Texas, 8-7-06
ATTEST: Angela Winkler, City Secretary, 8-7-06

Approved by the Commissioners Court of Parker County, Texas
THIS THE 9th day of August, 2009
- ABSENT -
COUNTY CLERK
COUNTY COMMISSIONER
COUNTY COMMISSIONER

Doc# 614866 Fees: \$85.00
10/10/2006 9:30AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

Recorded on this _____ day of _____, 2005
in Vol. (Sub.) _____ Pg. (Slide) _____ of the
Plat Records of Parker County, Texas
County Clerk, Parker County, Texas

ACCT. NO.: 12256
SCH. DIST.: 103
CITY: 2
MAP NO.: I-1



OWNERS/DEVELOPERS
GREG AND JUDY TANKERSLEY
1439 OLD AIRPORT ROAD
WEATHERFORD, TEXAS 76087
817-229-0263

ENGINEER/SURVEYOR
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P O BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS
840-325-8613
FAX 840-325-8028

FINAL PLAT
HERITAGE ESTATES
LOTS 1 - 14
BEING 17.89 ACRES OUT OF
THE J.E. HIGGINS SURVEY ABSTRACT NO. 1762
PARKER COUNTY, TEXAS
SHEET 1 OF 1