

D-305

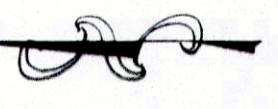
201403105 PLAT Total Pages: 1

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.
DOMESTIC WATER SERVICE SHALL BE PROVIDED BY PARKER COUNTY WATER SUPPLY CORP.

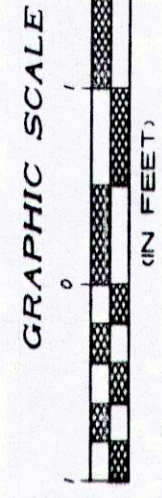
FLOOD NOTE
ACCORDING TO FEMA F-1-R-N, NO. 484830305 DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

THIS PROPERTY IS NOT LOCATED WITHIN THE EXTERMINATORIAL JURISDICTION OF ANY TOWN OR CITY.

EASEMENTS
THERE SHALL EXIST A 15 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL STREET AND SUBDIVISION LOT LINES; A 15 FOOT UTILITY & DRAINAGE EASEMENT SHALL EXIST ON ALL ADJOINING LOT LINES CENTERED ON THE LOT LINE (7.5 FEET ON EACH LOT).



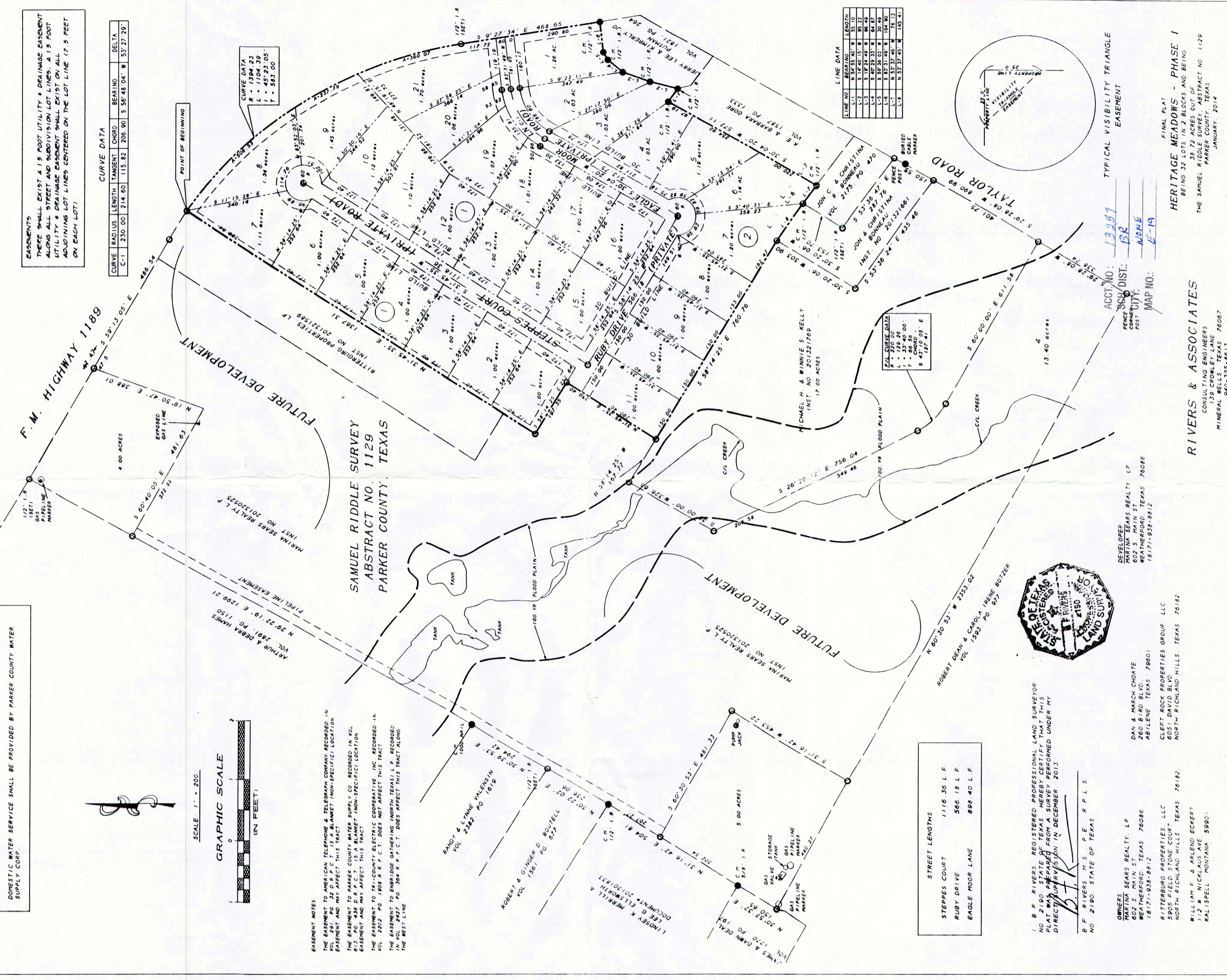
SCALE: 1" = 200'



CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEAR. ANG. | DELTA |
|-------|--------|--------|---------|--------|---------------|-----------|
| C-1 | 230.00 | 214.60 | 115.82 | 206.90 | S 56°48'04" W | 53°27'29" |

EASEMENT NOTES
 THE EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY RECORDED IN VOL 291 PG 32 D.R.P.C.T. IS A BLANKET (NON-SPECIFIC) LOCATION EASEMENT AND MAY AFFECT THIS TRACT.
 THE EASEMENT TO PARKER COUNTY WATER SUPPLY CO. RECORDED IN VOL 613 PG 436 D.R.P.C.T. IS A BLANKET (NON-SPECIFIC) LOCATION EASEMENT AND MAY AFFECT THIS TRACT.
 THE EASEMENT TO TRI-COUNTY ELECTRIC COOPERATIVE INC. RECORDED IN VOL 2202 PG 1908 R.P.C.T. DOES NOT AFFECT THIS TRACT.
 THE EASEMENT TO EMBROIDERIE GATHERING (NORTH TEXAS) L.P. RECORDED IN VOL 2427 PG 384 R.P.C.T. DOES AFFECT THIS TRACT ALONG THE WEST LINE.



LINE DATA

| LINE NO. | BEARING | LENGTH |
|----------|---------------|--------|
| L-1 | S 14°40'15" W | 65.32 |
| L-2 | S 17°24'40" W | 96.49 |
| L-3 | S 40°29'33" W | 64.87 |
| L-4 | S 39°38'02" W | 30.49 |
| L-5 | S 53°37'46" W | 70.12 |
| L-6 | N 53°37'45" W | 145.41 |

STREET LENGTHS

| | |
|-----------------|--------------|
| STEPS COURT | 1116.36 L.F. |
| RUBY DRIVE | 566.18 L.F. |
| EAGLE MOOR LANE | 898.40 L.F. |



I, B.F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN DECEMBER, 2013.

B.F. RIVERS M.S.P.E. R.P.L.S.
NO. 2190, STATE OF TEXAS

OWNERS
 MARTINA SEARS REALTY, LP
 602 S. MAIN ST.
 WEATHERFORD, TEXAS 76086
 (817)-938-8812
 RITTERBURG PROPERTIES, LLC
 5805 FELDSTONE COURT, TEXAS 76182
 NORTH RICHLAND HILLS, TEXAS 76182
 WILLIAM F. & ARLENE ECHERT
 112 W. NICKLAUS AVE
 KALISPELL, MONTANA 59901

DEVELOPER
 MARTINA SEARS REALTY, LP
 602 S. MAIN ST.
 WEATHERFORD, TEXAS 76086
 (817)-938-8812

RIVERS & ASSOCIATES
 CONSULTING ENGINEERS
 139 CROWLEY LANE 76067
 MINERAL WELLS, TEXAS
 (817) 940-859-4804

FINAL PLAT
 HERITAGE MEADOWS - PHASE I
 BEING 32 LOTS IN 2 BLOCKS AND BEING
 38.72 ACRES OUT OF
 THE SAMUEL RIDDLE SURVEY, ABSTRACT NO. 1129
 PARKER COUNTY, TEXAS
 JANUARY, 2014