

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1394.23'	359.78'	358.79'	S 16°31'50" E
C2	260.00'	191.63'	187.32'	S 62°26'35" W
C3	260.00'	55.82'	55.71'	S 77°24'10" W
C4	260.00'	135.81'	134.27'	S 56°17'39" W

201608547 PLAT Total Pages: 1

NOTES

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48507C0375E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV)
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PARKER COUNTY WATER SUPPLY CORP.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 8) THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN DOCUMENT NO. 201403359, R.P.C.T.
- 9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 20 DAY OF April, 2016.

COUNTY JUDGE

George A. Conley
COMMISSIONER PRECINCT #1

Sam Wald
COMMISSIONER PRECINCT #3

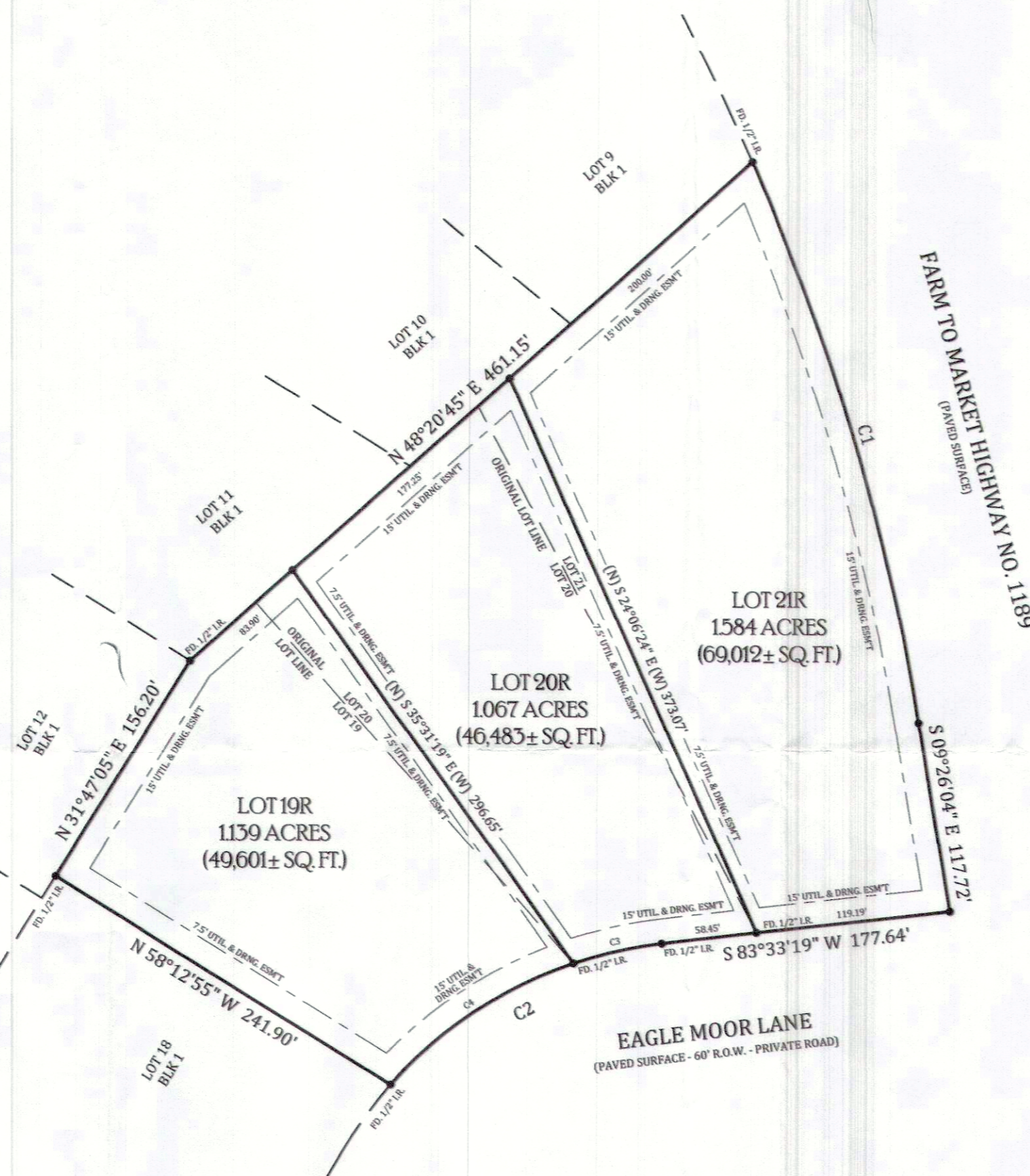
Steve Lige
COMMISSIONER PRECINCT #4

LIEN HOLDER APPROVAL:

FIRST NATIONAL BANK
920 PALO PINTO ST.
WEATHERFORD, TX 76086
817-598-4900

THIS THE 20 DAY OF April, 2016

Riane Johnson, E.V.P.
AUTHORIZED AGENT, TITLE



STATE OF TEXAS

COUNTY OF PARKER

BEING A 3.790 ACRES TRACT OF LAND BEING ALL OF LOTS 19, 20 AND 21, BLOCK 1, HERITAGE MEADOWS, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET D, SLIDE 305, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF SAID LOT 19 AS CONVEYED TO BROCK EAGLE REALTY, LLC, IN DOCUMENT NO. 201519968, AND ALL OF SAID LOTS 20 AND 21 AS CONVEYED TO KENMARK HOMES, LP, IN DOCUMENT NO. 201414026, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAGLE MOOR LANE (A PAVED PRIVATE ROAD) AND THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1189 (A PAVED SURFACE) AND AT THE SOUTHEAST CORNER OF SAID LOT 21 FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 83°33'19" W 177.64 FEET ALONG THE NORTH RIGHT OF WAY LINE OF EAGLE MOOR LANE TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, FOR A CORNER OF THIS TRACT.

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID EAGLE MOOR LANE AND WITH SAID CURVE TO THE LEFT HAVING A CHORD OF S 62°26'35" W 187.32 FEET, AN ARC LENGTH OF 191.63 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 19 AND OF THIS TRACT.

THENCE N 58°12'55" W 241.90 FEET TO A FOUND CAPPED 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 19 AND OF THIS TRACT.

THENCE N 31°47'05" E 156.20 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 48°20'45" E 461.15 FEET TO A FOUND 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1189 AND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1394.23 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1189 AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF S 16°31'50" E 358.79 FEET, AN ARC LENGTH OF 359.78 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 09°26'04" E 117.72 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1189 TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BROCK EAGLE REALTY, LLC, AND KENMARK HOMES, LP, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 19R, 20R, AND 21R, BLOCK 1, HERITAGE MEADOWS, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT PARKER COUNTY, TEXAS THIS THE 20 DAY OF April, 2016.

Debbie Ozee
DEBBIE OZEE (BROCK EAGLE REALTY, LLC)

Debbie Ozee
DEBBIE OZEE (KENMARK HOMES, LP)

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 DEBBIE OZEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF April, 2016.

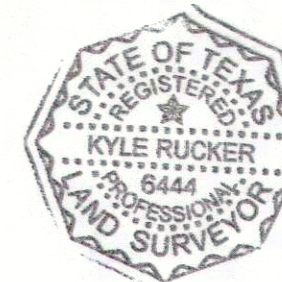
Travis Zinn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.
JN160208P - FEBRUARY, 2016.

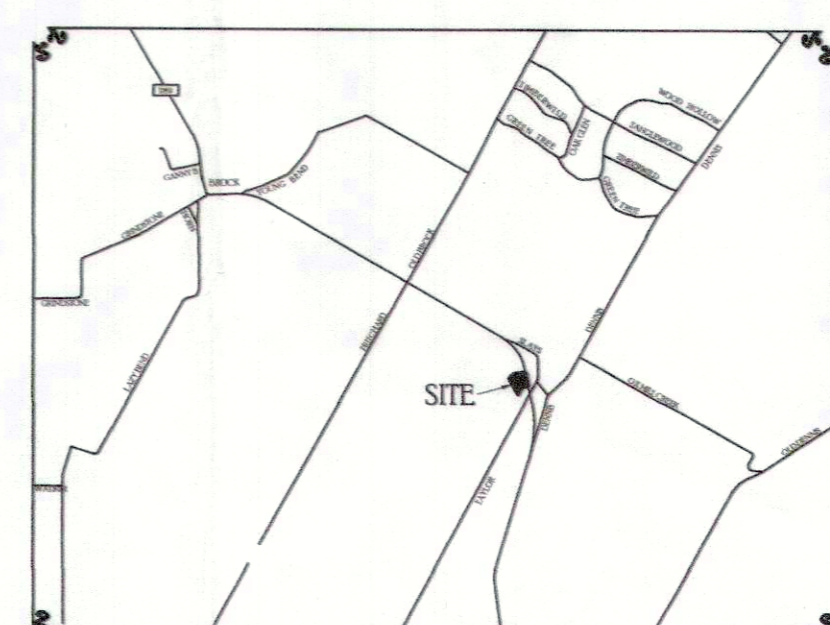


ACCT. NO.: 13257
SCH. DIST.: BR
CITY: _____
MAP NO.: E-19

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

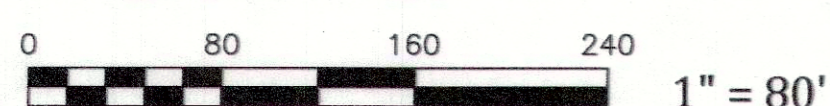
Jeanne Brunson
201608547
04/25/2016 11:05 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

D-539



REPLAT
LOT 19R, LOT 20R, AND 21R,
BLOCK 1
HERITAGE MEADOWS, PHASE 1
BEING A 3.790 ACRE REPLAT OF LOTS 19, 20
AND 21, BLOCK 1, HERITAGE MEADOWS, PHASE
1, AN ADDITION TO PARKER COUNTY, TEXAS,
AS RECORDED IN P.C. D, SL. 305, P.R.P.C.T..

FEBRUARY 2016
CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P)817-594-0400 - (F)817-594-0403



13257.001.019.00
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