

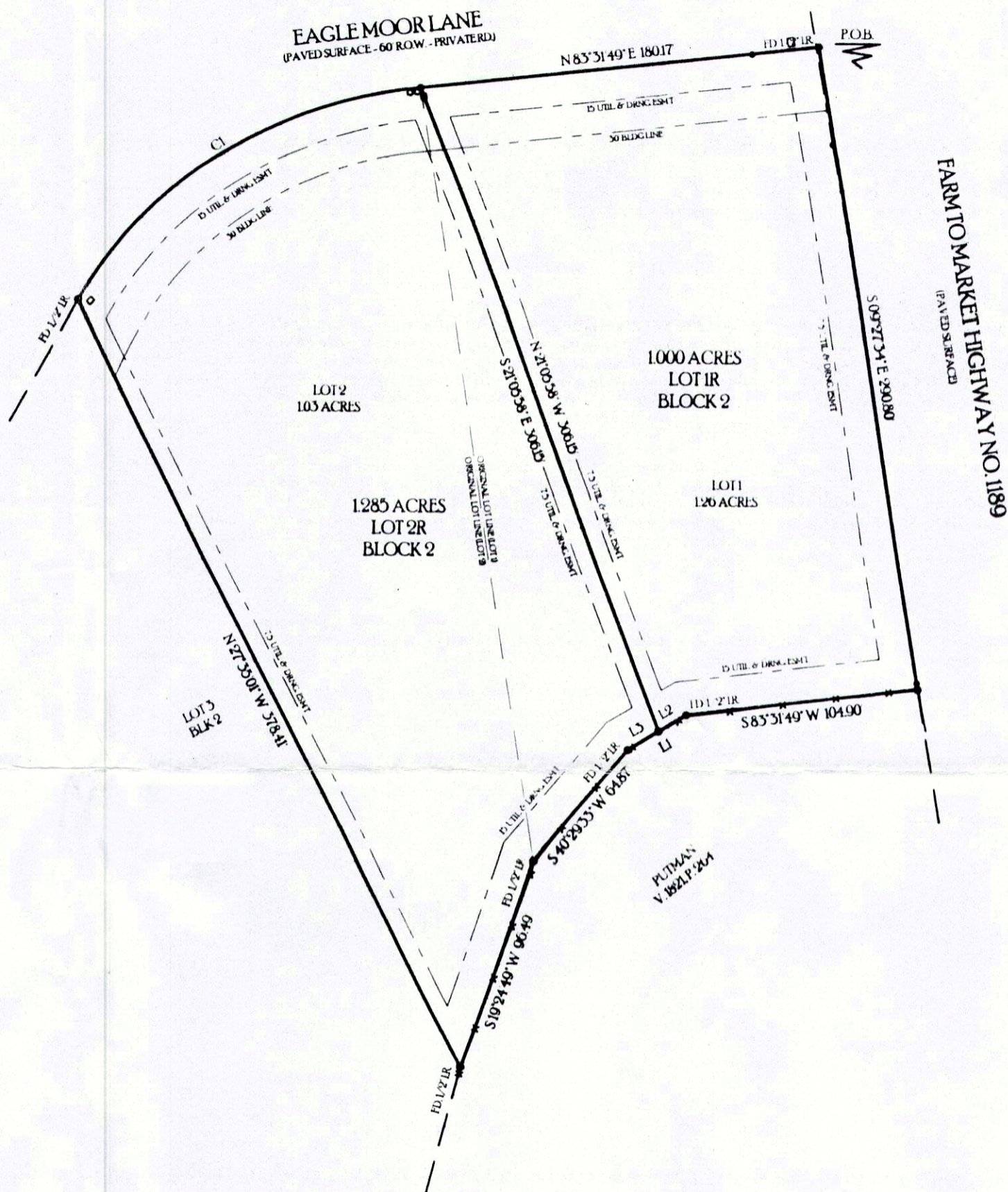
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00	189.17	182.90	N57°11'17"E	54°11'38"

201417904 PLAT Total Pages: 1

LINE	BEARING	DISTANCE
L1	S59°36'02"W	30.49
L2	S59°36'02"W	14.35
L3	S59°36'02"W	16.14

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 02% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48367CD37DE, 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 ENCUMBER 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 252.0032. 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. 201403309, R.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

BEING A 2.285 ACRES TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2, BLOCK 2, 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 1 AS CONVEYED TO BROCK EAGLE REALTY, L.L.C. IN DOCUMENT NO. 201414026, AND ALL OF SAID LOT 2 AS CONVEYED TO KENMARK HOMES, L.P. IN DOCUMENT NO. 201414019, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE SOUTH 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 NORTHEAST CORNER OF SAID LOT 1 FOR THE FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 09°27'34" E 290.80 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1189 AND THE EAST BOUNDARY LINE OF SAID LOT 1 TO A SET CAPPED 1/2" IRON ROD AT THE AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO PUTMAN IN VOLUME 182L, PAGE 264, R.R.P.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1 AND LOT 2 AND THE NORTH BOUNDARY LINE OF SAID PUTMAN TRACT THE FOLLOWING:

S 83°31'49" W 104.90 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 59°36'02" W 30.49 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 40°29'53" W 64.87 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER OF THIS TRACT.
S 19°24'49" W 96.49 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 27°30'01" W 378.41 FEET ALONG THE WEST BOUNDARY OF SAID LOT 2 TO A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF SAID EAGLE MOOR LANE AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAGLE MOOR LANE AND SAID CURVE TO THE RIGHT HAVING A CHORD OF N 57°11'17" E 182.90 FEET, AN ARC LENGTH OF 189.17 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 83°31'49" E 180.17 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID EAGLE MOOR LANE TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROCK EAGLE REALTY, L.L.C. AND KENMARK HOMES, L.P. DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1R AND LOT 2R, HERITAGE MEADOWS, PHASE 1, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT _____ PARKER COUNTY, TEXAS
THIS THE _____ DAY OF _____, 2014.

Debbie Ozee
DEBBIE OZEE (BROCK EAGLE REALTY, L.L.C.)

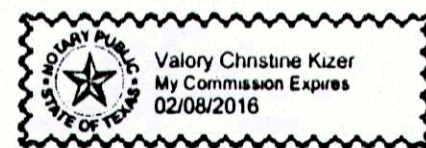
Debbie Ozee
DEBBIE OZEE (KENMARK HOMES, L.P.)

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 _____ DAY OF _____, 2014.

Valory Christine Kizer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

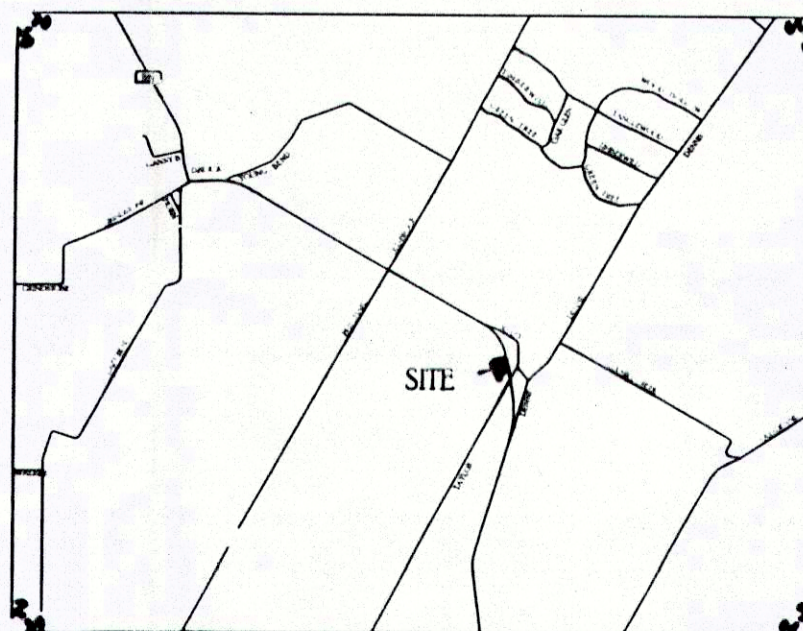
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5091
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086
JN140753 - AUGUST, 2014.



ACCT. NO: 13257
SCH. DIST: SP
CITY: _____
MAP NO: R-04

D-355



REPLAT
LOT 1R AND LOT 2R, BLOCK 2
HERITAGE MEADOWS, PHASE 1

BEING A 2.285 ACRE REPLAT OF LOTS 1 & 2,
BLOCK 2, HERITAGE MEADOWS, PHASE 1,
AN ADDITION TO PARKER COUNTY, TEXAS,
AS RECORDED IN P.C. D, SL. 305, P.R.P.C.T.

AUGUST 2014

CARTER SURVEYING
& MAPPING

110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(787) 594-0400 - (787) 594-0403

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS THIS
THE _____ DAY OF _____, 2014.

George A. Conley COMMISSIONER PRECINCT #1
James Wald COMMISSIONER PRECINCT #3
Christina COMMISSIONER PRECINCT #2
Debbie COMMISSIONER PRECINCT #4

LIEN HOLDER APPROVAL

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

THIS THE 29th DAY OF August, 2014

Liane Conner, E.V.P.
AUTHORIZED AGENT, TITLE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201417904
09/08/2014 10:06 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

SURVEYOR
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER
KENMARK HOMES, LP
P.O. BOX 1926
ALEDO, TX, 76008

OWNER/DEVELOPER
BROCK EAGLE REALTY, L.L.C.
601 SOUTH FM 1187
ALEDO, TX, 76008

