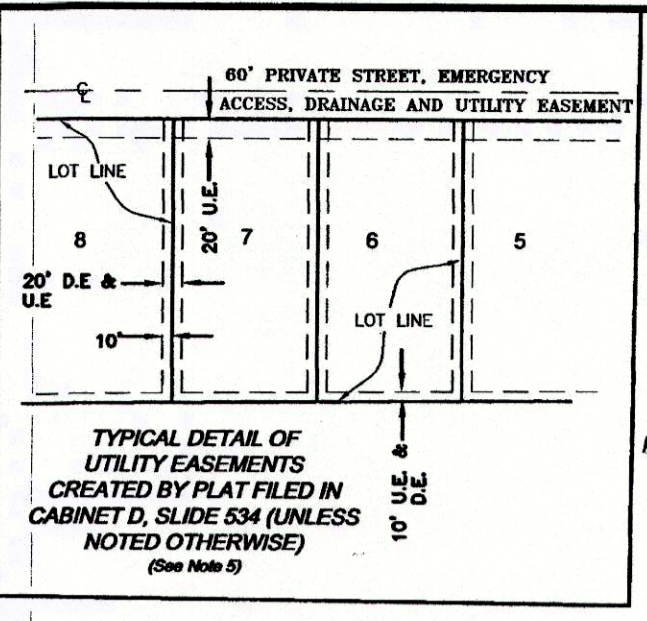
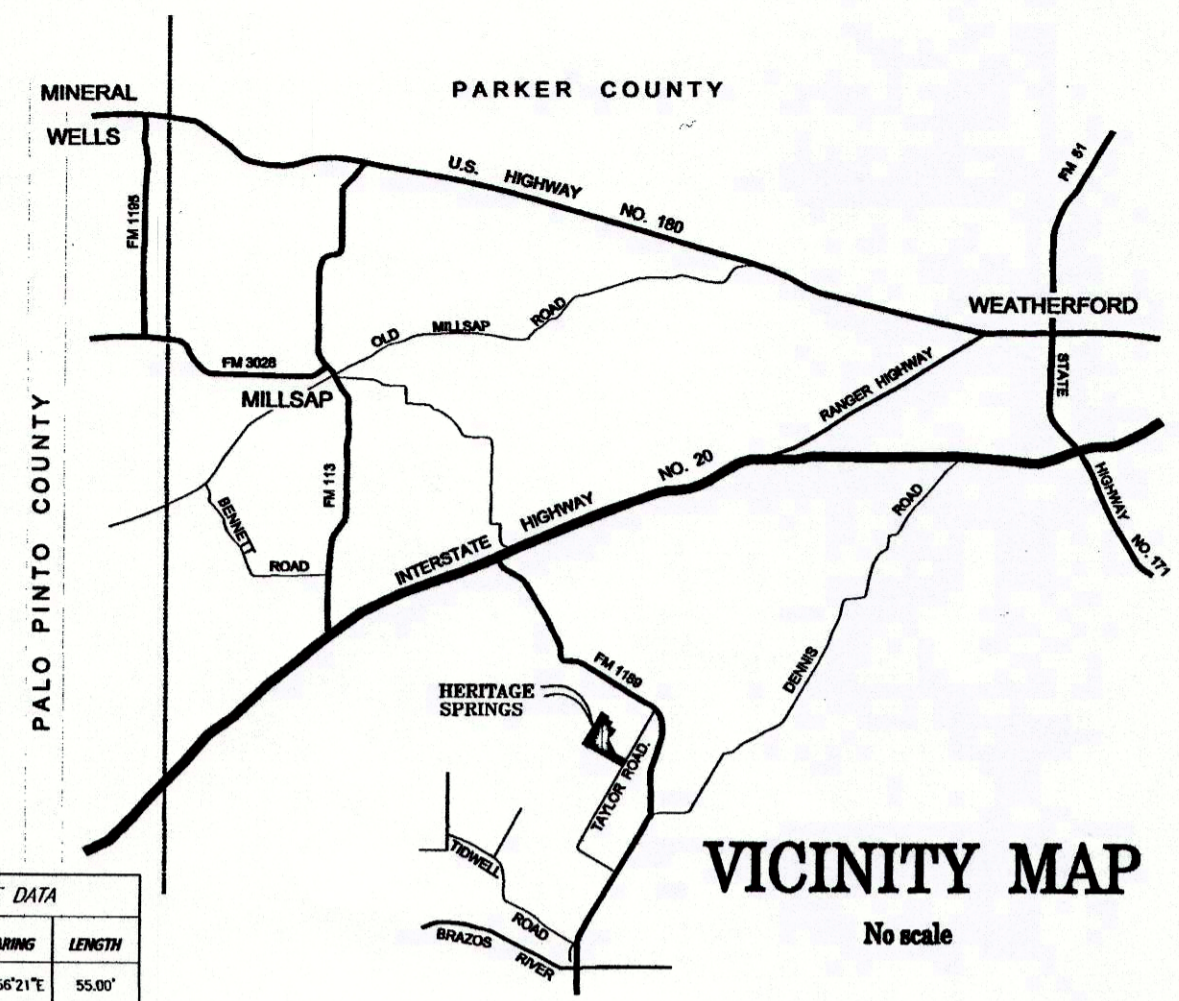
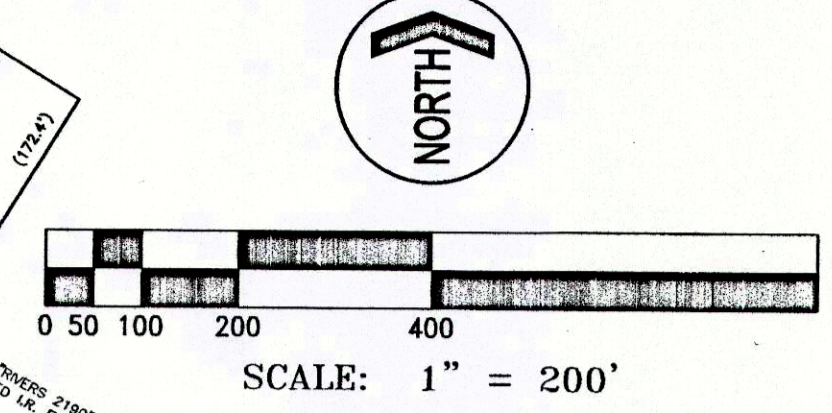


X:\CM\HERITAGE_REAL_ESTATE\15252_HERITAGE_MEADOWS_PHASE_3\SURVEYING\EXHIBITS\PLATS\FINAL\LOTS_17R_AND_18R_REPLAT.DWG



201805345 PLAT Total Pages: 1



LINE DATA

LINE NUMBER	BEARING	LENGTH
L1	S58°56'21"E	55.00'

CURVE DATA

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	52.86	100.00	30°17'14"	52.25	S44°49'40"E
C2	52.86	100.00	30°17'14"	52.25	S44°49'40"E
C3	62.58	60.00	59°45'39"	59.76	N89°54'33"W
C4	46.38	60.00	44°17'32"	45.24	N38°03'52"W
C5	47.08	60.00	44°57'40"	45.88	N06°34'01"E
C6	64.94	60.00	62°00'53"	61.82	N60°02'59"E
C9	121.88	60.00	116°22'59"	101.98	S32°48'35"W
C10	157.08	60.00	150°00'00"	115.91	N43°56'21"W
C11	157.08	60.00	150°00'00"	115.91	S73°56'21"E
C12	30.34	60.00	28°58'04"	30.01	S14°27'19"E
C14	62.88	60.00	60°02'40"	60.04	S88°15'12"E
C15	129.24	219.97	33°39'54"	127.39	S43°05'41"E
C16	157.15	60.00	150°04'06"	115.93	S16°48'06"E
C17	192.30	60.00	183°37'59"	119.94	S62°48'35"E
C18	46.73	60.00	44°37'26"	45.55	N47°41'30"W
C19	145.56	60.00	138°59'59"	112.4	S40°30'00"W

LOT AREA SUMMARY

LOT 17R: 6.061 ACRES

LOT 18R: 3.207 ACRES

TOTAL AREA: 9.268 ACRES

ACCT. NO.: 13264

SCH. DIST.: 18L

CITY: E-19

MAP NO.:

THE STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas, on this 12 day of March, 2018

Mark Riley
Mark Riley, County Judge

George Conley
George Conley, Commissioner Precinct #1

Craig Cook
Craig Cook, Commissioner Precinct #2

Larry Walden
Larry Walden, Commissioner Precinct #3

Steve Dugan
Steve Dugan, Commissioner Precinct #4

BENCHMARKS

Benchmark 1: Box cut on top of headwall north side of Ruby Drive, 240 feet east of the intersection of Ruby Drive and Spring Valley Road. Elevation: 801.15'

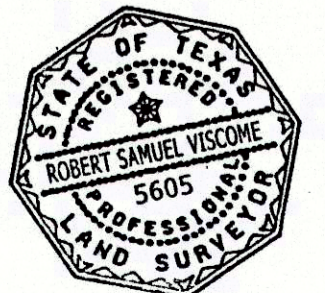
Benchmark 2: Chiseled X cut in the northerly edge of Heritage Springs Drive 18 feet southerly and 5 feet easterly from the most easterly corner of Heritage Springs. Elevation: 787.65'

NAVD1988 Datum (computed using GEOID12B)

- SURVEY NOTES:**
- = "J&M BOUNDARY" CAPPED 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - CIRF = "J&M BOUNDARY" CAPPED 1/2" IRON ROD FOUND
 - CIRS = "J&M BOUNDARY" CAPPED 1/2" IRON ROD SET
 - () = DEED CALLS
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - 1/2" I.R. = PROPERTY CORNER MONUMENTS FOUND DURING PREVIOUS SURVEYS

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

JACOB & MARTIN, LTD.
Consulting Engineers
TBPLS FIRM REGISTRATION NO. 10193992
Robert "Bob" Viscome
January 24, 2018
Robert "Bob" Viscome, RPLS
Texas Registration No. 5605



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. Areas shown are surface areas.

THIS PLAT FILED IN Cabinet E, Slide 47

<p>Owner at time of platting</p> <p>MARINA SEARS REALTY, LP 602 SOUTH MAIN ST. WEATHERFORD, TEXAS, 76086</p>	<p>Final Plat</p> <p>Plat of Lots 17R and 18R, HERITAGE SPRINGS, Parker County, Texas, being a revision of lots 17 and 18, HERITAGE SPRINGS, as shown on plat thereof recorded in Cabinet D, Slide 534, Parker County, Plat Records.</p> <p>13264.001.017.00 13264.001.018.00</p>			
<p>Developer</p> <p>SQUARE S CONSTRUCTION AND DEVELOPMENT 602 SOUTH MAIN ST. WEATHERFORD, TEXAS, 76086</p>	<p>JACOB & MARTIN</p> <p>TBPLS FIRM # 10193992 FIRM # F-2448</p> <p>3485 CURRY LANE ADELIE, TX 79608 325-885-1070</p> <p>1508 SANTA FE DR, STE 203 WEATHERFORD, TX 76086 817-594-9880</p>			
<p>ENGINEER: A.D.T. SURVEYOR: B.S.V.</p>	<p>DESIGNED: M.C. DRAWN: [blank] CHECKED: [blank]</p>	<p>DATE PREPARED: JANUARY, 2018</p>	<p>SCALE: 1" = 200'</p>	<p>TOTAL NO. SHEETS: 2 SHEET NO. 1</p>