

**NORTH GRAPHIC SCALE**



Approved by the City of Weatherford for filing of this office of the County Clerk of Parker County, Texas.

RECORDER: City of Weatherford, Texas  
 Date: 8/12/10  
 Signature of Recorder: [Signature]

APPROVED: [Signature]  
 Date: 8/11/10  
 Signature of Mayor: [Signature]

City Secretary: [Signature] Date: 8/9/10

**Ownership:**  
**Sandy Creek Properties, LLC**  
 P.O. Box 396  
 Decatur, Texas 76234

Doc# 748098  
 Book 2798 Page 528

Doc# 748098 Fees: \$66.00  
 88/18/2010 3:29PM # Pages 1  
 Filed & Recorded in Official Records of  
 PARKER COUNTY, TEXAS

**Notes:**  
 According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Panel No. 480530 0270 R, Dated September 28, 2008, this subdivision is in Zone X, which is not in the 1% annual chance flood.

**25' BUILDING LINES ON ALL STREET SIDE RESIDENTIAL LOT LINES.**

**25' BUILDING LINES ON ALL REAR RESIDENTIAL LOT LINES.**

**10' UTILITY EASEMENTS ON ALL FRONT RESIDENTIAL LOT LINES.**

**EXISTING ZONING IS M-U.**

**1/2" CAPPED REBAR 4277" REBAR RODS FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.**

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

The property is located in the corporate limits of the City of Weatherford, Texas.

Map: City of Weatherford  
 Date: \_\_\_\_\_  
 City Secretary: *Anna Swind*  
 Date: \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF PARKER**

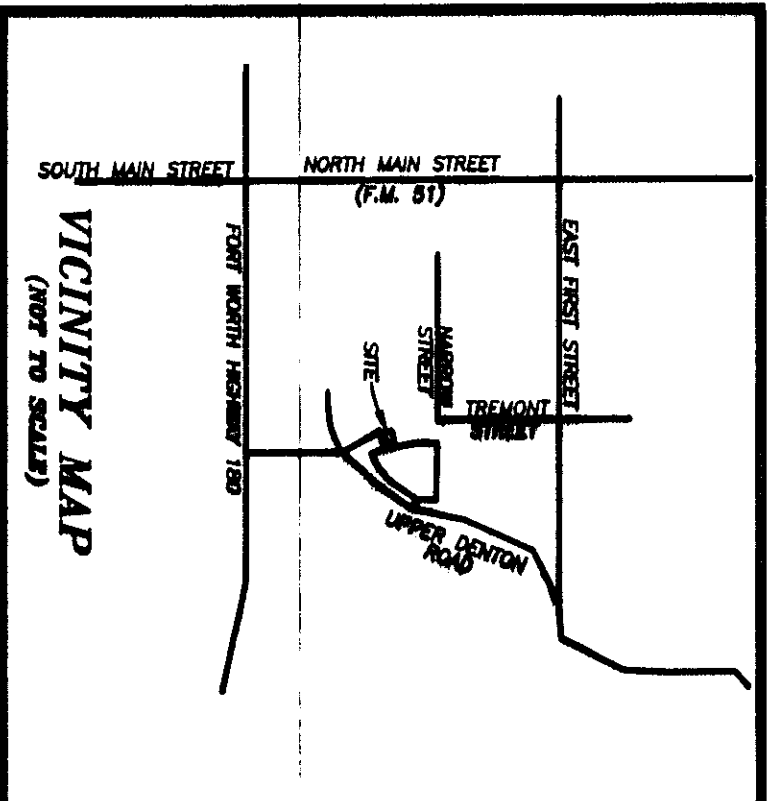
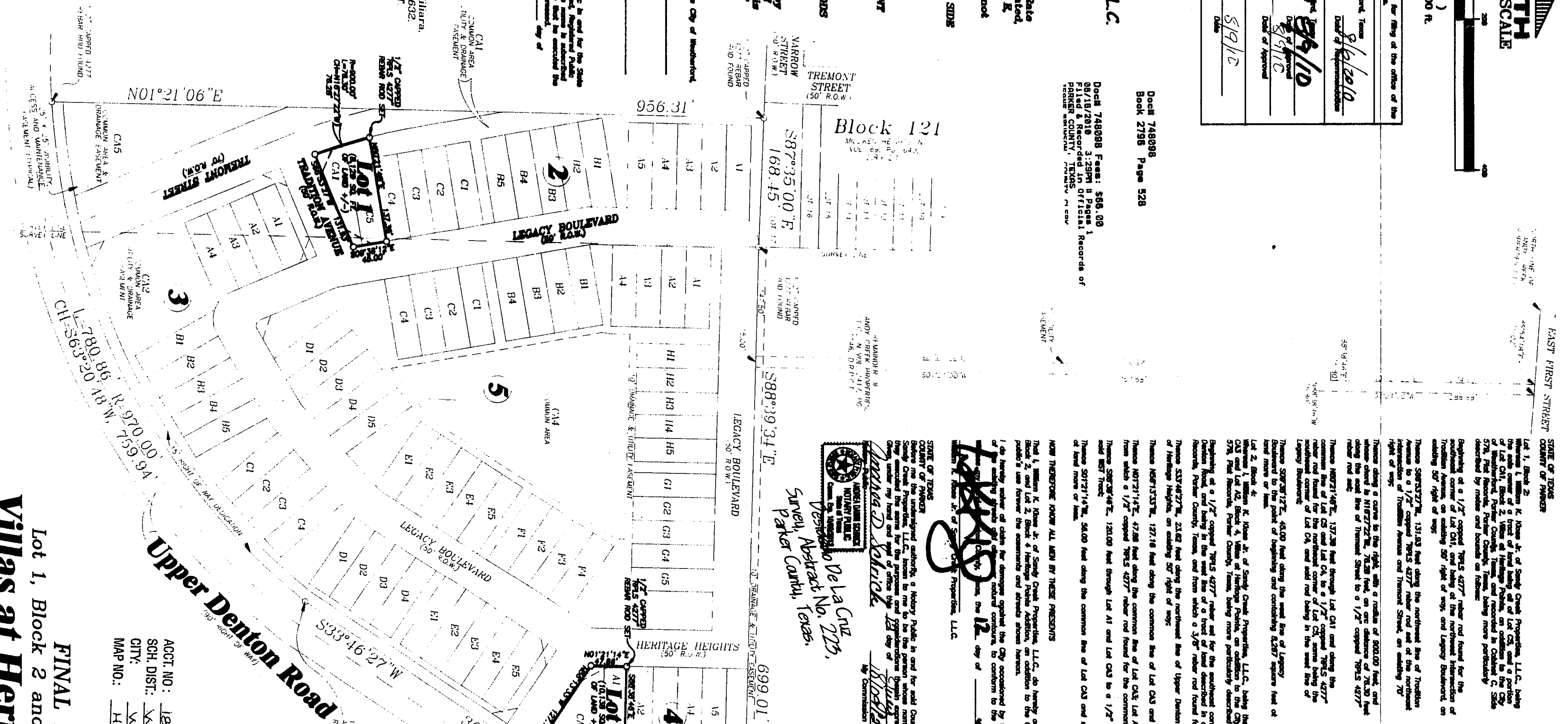
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **William K. Rame Jr.**, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public in and for the State of Texas  
 My Board Expires On: \_\_\_\_\_

**UTILITY, ACCESS & MAINTENANCE EASEMENT**

Have Jean Milhara,  
 V.1518 P.1632.  
 R.R.P.C.T.

*D. Norton Sunell,  
 Abstract No. 1010,  
 Parker County, Texas.*



**STATE OF TEXAS**  
**COUNTY OF PARKER**

Let 1, Block 2, where I, William K. Rame Jr. of Sandy Creek Properties, LLC, being the sole owner of a tract of land lying all of Lot C5, and a portion of Lot C11, Block 2, Villis at Heritage Pointe, on addition to the City of Weatherford, Parker County, Texas, and recorded in Cabinet C, Slide 579, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped rebar 4277" rebar rod found for the southeast corner of Lot C41, and being of the northwestern intersection of Tradition Avenue, on existing 50' right of way, and Legacy Boulevard, on existing 50' right of way;

Thence S87°32'27"E, 131.93 feet along the northern line of Tradition Avenue to a 1/2" capped rebar 4277" rebar rod found for the northeast intersection of Tradition Avenue and Tremont Street, on existing 70' right of way;

Thence S07°21'14"E, 54.00 feet along the west line of Legacy Boulevard to the point of beginning and containing 8,287 square feet of land more or less.

Let 2, Block 4, where I, William K. Rame Jr. of Sandy Creek Properties, LLC, being the sole owner of a tract of land lying all of Lot A1, and a portion of Lot C43 and Lot A2, Block 4, Villis at Heritage Pointe, on addition to the City of Weatherford, Parker County, Texas, and recorded in Cabinet C, Slide 579, Plat Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped rebar 4277" rebar rod found for the southeast corner of Lot C4, and being of the northwestern intersection of Legacy Boulevard;

Thence S07°21'14"E, 45.00 feet along the west line of Legacy Boulevard to the point of beginning and containing 8,287 square feet of land more or less.

Thence along a curve to the right, with a radius of 900.00 feet, and whose chord is N18°27'22"E, 76.28 feet, on one distance of 76.28 feet along the east line of Tremont Street to a 1/2" capped rebar 4277" rebar rod rod end.

Thence N07°21'14"E, 137.28 feet through Lot C41 and along the common line of Lot C5 and Lot C4, to a 1/2" capped rebar 4277" rebar rod found for the northern corner of Lot C5, same being the southeast corner of Lot C4, and said rod lying in the west line of Legacy Boulevard.

Thence S07°21'14"E, 45.00 feet along the west line of Legacy Boulevard to the point of beginning and containing 8,287 square feet of land more or less.

Thence S33°46'27"W, 23.82 feet along the northern line of Upper Denton Road to a 1/2" capped rebar 4277" rebar rod found for the northwestern line of Heritage Heights, on existing 50' right of way;

Thence N07°21'14"E, 47.28 feet along the common line of Lot C43, Lot A1, and Heritage Heights to a 1/2" capped rebar 4277" rebar rod end, and from which a 1/2" capped rebar 4277" rebar rod found for the common corner of Lot A1 and Lot A2 bears N07°21'14"E, 3.00 feet;

Thence S07°21'14"E, 124.00 feet through Lot A1 and Lot C43 to a 1/2" capped rebar 4277" rebar rod set in the common line of Lot C43 and said rod end;

Thence S07°21'14"E, 54.00 feet along the common line of Lot C43 and said rod end to the point of beginning and containing 10,139 square feet of land more or less.

**NEW THEREFORE KNOW ALL MEN BY THESE PRESENTS**

That I, William K. Rame Jr. of Sandy Creek Properties, LLC, do hereby certify the herein described and properly on Lot 1, Block 2, and Lot 2, Block 4, Villis at Heritage Pointe Addition, to the City of Weatherford, Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

I do hereby certify that the same are the true and correct copies of the original of the same as they are on file in the office of the City of Weatherford, Parker County, Texas, and as the copies thereof shall be published in the public's view.

Witness my hand and seal of office, this 12 day of JULY, 2010.

*William K. Rame Jr.*  
 Mayor  
 City of Weatherford, Texas

**STATE OF TEXAS**  
**COUNTY OF PARKER**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **William K. Rame Jr.**, of Sandy Creek Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this 12 day of JULY, 2010.

*William K. Rame Jr.*  
 Notary Public  
 My Commission Expires 10/01/2013  
 by Commission Expires

**STATE OF TEXAS**  
**COUNTY OF PARKER**

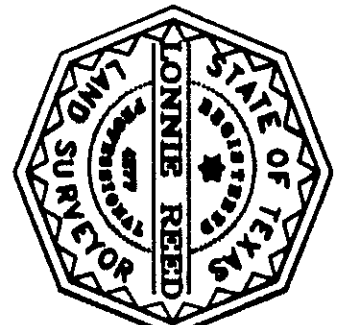
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*William K. Rame Jr.*  
 Notary Public  
 My Commission Expires 10/01/2013  
 by Commission Expires

ACCT. NO.: 18955  
 SCH. DIST.: VME  
 CITY: VME  
 MAP NO.: H-14

FINAL PLAT  
 Lot 1, Block 2 and Lot 2, Block 4  
**Villas at Heritage Pointe**



**KNOW ALL MEN BY THESE PRESENTS:**  
 That I, Lonnie Reed, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

*Lonnie Reed*  
 Registered Public Land Surveyor # 4277  
 04-09-2010

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AND BEING A REPLAT OF A PORTION OF LOT C41, AND ALL OF LOT C5, BLOCK 2, AND A PORTION OF LOT A1, AND LOT C43, BLOCK 4, VILLAS AT HERITAGE POINTE, RECORDED IN CABINET C, SLIDE 579, PLAT RECORDS, PARKER COUNTY, TEXAS, AND CONTAINING 18,267 SQUARE FEET OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN CABINET SLIDE DATE \_\_\_\_\_

**D-81**

**TRI SURVEYING**  
 116 LOCUST STREET, AYLE TX 76020  
 817/444-2365 FAX 444-4587  
 triosurveying@charterinternet.com  
 809 1004004 JOE 05120372941