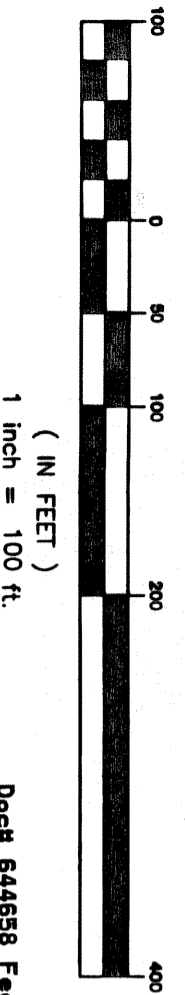


NORTH LINE OF SANDY CREEK PROPERTIES, L.L.C. S89°34'19"E 13.02'

EAST FIRST STREET

NORTH

GRAPHIC SCALE



Doc# 644558
Book 2550 Page 1671

Doc# 644558 Fees: \$66.00
06/26/2007 12:47PM # Pages 1
Filed & Recorded in Official Records of PARKER COUNTY, TEXAS
PLAT # 1146

APPROVED FOR THE CITY OF WEATHERFORD FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF PARKER COUNTY, TEXAS.

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
CITY OF WEATHERFORD, TEXAS.

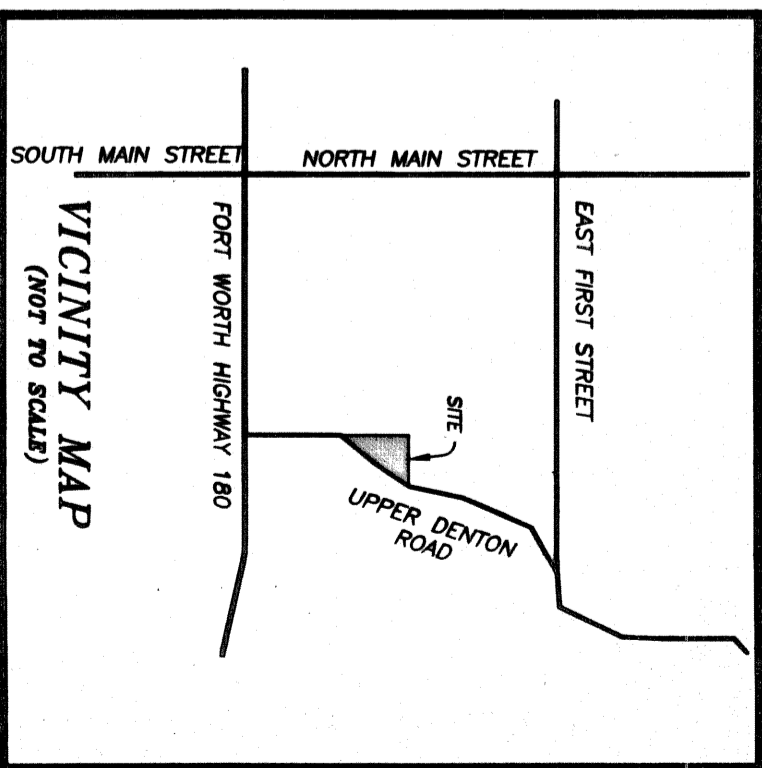
SIGNATURE OF CHAIRPERSON: *B. J. H. H.* DATE OF RECOMMENDATION: 5-9-07

APPROVED BY: CITY COUNCIL
CITY OF WEATHERFORD, TEXAS.

SIGNATURE OF MAYOR: *Debra M. Zeeman* DATE OF APPROVAL: 5-8-07

SIGNATURE OF CITY SECRETARY: *Michelle Williams* DATE: 5-8-07

ADDRESS: CITY SECRETARY



LOT TABLE

78 RESIDENTIAL LOTS=6.54 ACRES
Min. Square feet=3,630
Max Square feet=3,818

5 COMMON AREA LOTS=4.47 ACRES

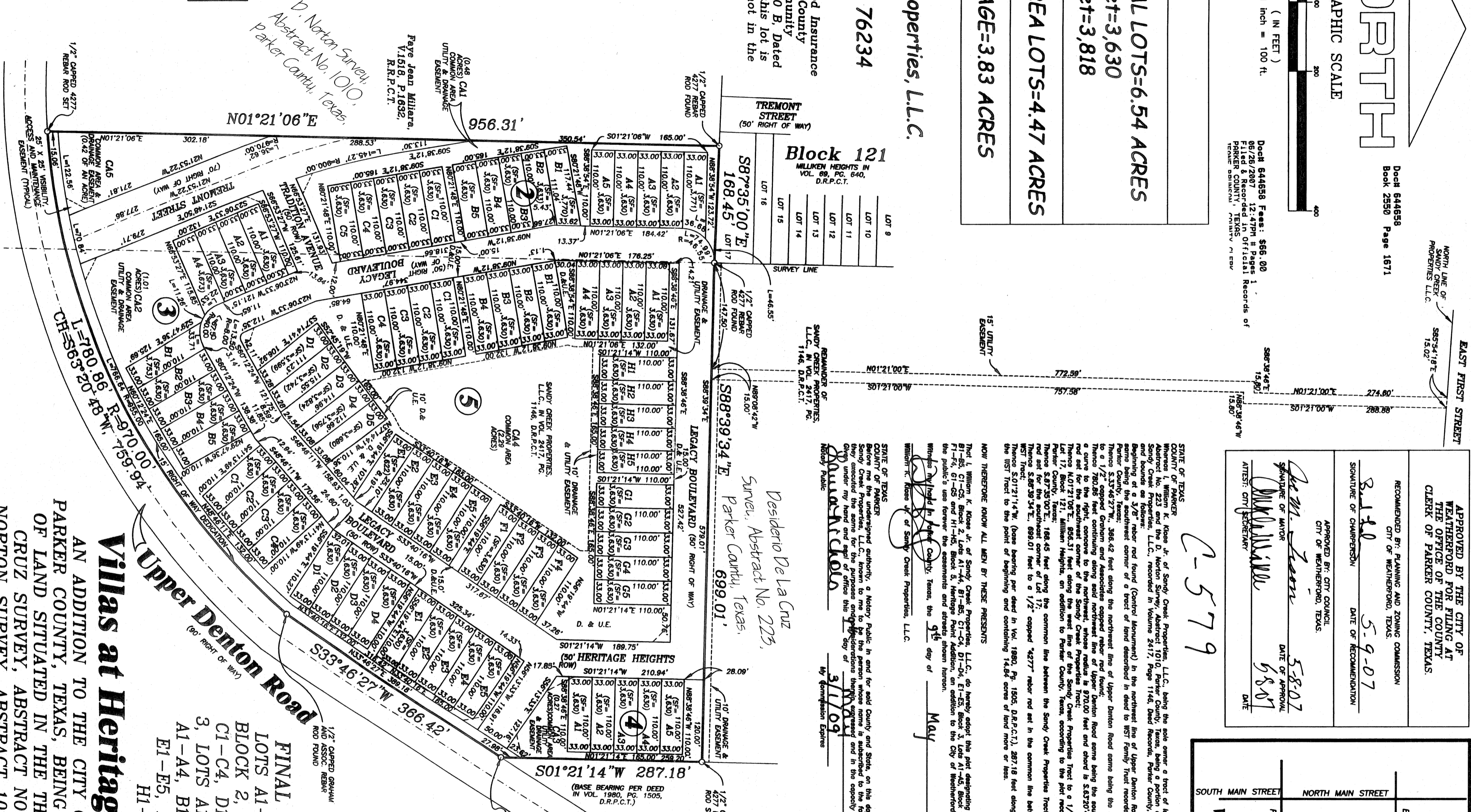
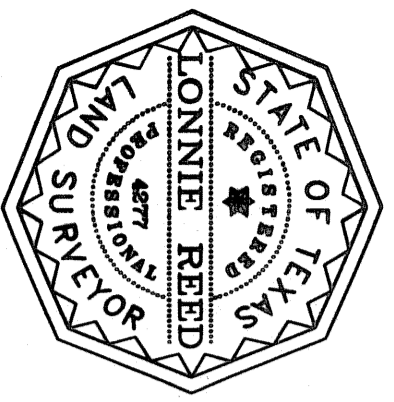
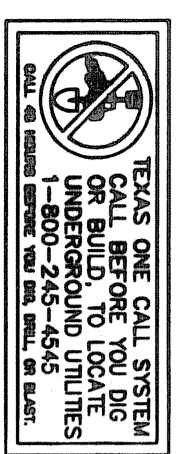
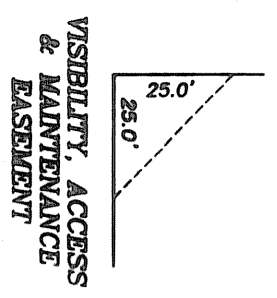
STREET ACREAGE=3.83 ACRES

Owners:
Sandy Creek Properties, L.L.C.
P.O. Box 396
Decatur, Texas 76234

Notes:
According to the Flood Insurance Rate Map for Parker County Unincorporated, Community Parcel No. 480520 0200 B, dated September 27, 1991, this lot is in Zone X, which is not in the 100 year flood zone.

NOTE:
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.

NOTE:
1/2" CAPPED 4277 REBAR RODS SET AT ALL CORNERS UNLESS NOTED OTHERWISE APOIN COMPLETION OF FINAL PLAT.



STATE OF TEXAS
COUNTY OF PARKER
I, William K. Rose Jr., of Sandy Creek Properties, L.L.C., do hereby adopt this plat designating the herein described real property as Lots A1-A5, B1-B5, C1-C5, D1-D5, E1-E5, F1-F5, G1-G5, H1-H5, I1-I5, J1-J5, K1-K5, L1-L5, M1-M5, N1-N5, O1-O5, P1-P5, Q1-Q5, R1-R5, S1-S5, T1-T5, U1-U5, V1-V5, W1-W5, X1-X5, Y1-Y5, Z1-Z5, AA1-AA5, AB1-AB5, AC1-AC5, AD1-AD5, AE1-AE5, AF1-AF5, AG1-AG5, AH1-AH5, AI1-AI5, AJ1-AJ5, AK1-AK5, AL1-AL5, AM1-AM5, AN1-AN5, AO1-AO5, AP1-AP5, AQ1-AQ5, AR1-AR5, AS1-AS5, AT1-AT5, AU1-AU5, AV1-AV5, AW1-AW5, AX1-AX5, AY1-AY5, AZ1-AZ5, BA1-BA5, BB1-BB5, BC1-BC5, BD1-BD5, BE1-BE5, BF1-BF5, BG1-BG5, BH1-BH5, BI1-BI5, BJ1-BJ5, BK1-BK5, BL1-BL5, BM1-BM5, BN1-BN5, BO1-BO5, BP1-BP5, BQ1-BQ5, BR1-BR5, BS1-BS5, BT1-BT5, BU1-BU5, BV1-BV5, BW1-BW5, BX1-BX5, BY1-BY5, BZ1-BZ5, CA1-CA5, CB1-CB5, CC1-CC5, CD1-CD5, CE1-CE5, CF1-CF5, CG1-CG5, CH1-CH5, CI1-CI5, CJ1-CJ5, CK1-CK5, CL1-CL5, CM1-CM5, CN1-CN5, CO1-CO5, CP1-CP5, CQ1-CQ5, CR1-CR5, CS1-CS5, CT1-CT5, CU1-CU5, CV1-CV5, CW1-CW5, CX1-CX5, CY1-CY5, CZ1-CZ5, DA1-DA5, DB1-DB5, DC1-DC5, DD1-DD5, DE1-DE5, DF1-DF5, DG1-DG5, DH1-DH5, DI1-DI5, DJ1-DJ5, DK1-DK5, DL1-DL5, DM1-DM5, DN1-DN5, DO1-DO5, DP1-DP5, DQ1-DQ5, DR1-DR5, DS1-DS5, DT1-DT5, DU1-DU5, DV1-DV5, DW1-DW5, DX1-DX5, DY1-DY5, DZ1-DZ5, EA1-EA5, EB1-EB5, EC1-EC5, ED1-ED5, EE1-EE5, EF1-EF5, EG1-EG5, EH1-EH5, EI1-EI5, EJ1-EJ5, EK1-EK5, EL1-EL5, EM1-EM5, EN1-EN5, EO1-EO5, EP1-EP5, EQ1-EQ5, ER1-ER5, ES1-ES5, ET1-ET5, EU1-EU5, EV1-EV5, EW1-EW5, EX1-EX5, EY1-EY5, EZ1-EZ5, FA1-FA5, FB1-FB5, FC1-FC5, FD1-FD5, FE1-FE5, FF1-FF5, FG1-FG5, FH1-FH5, FI1-FI5, FJ1-FJ5, FK1-FK5, FL1-FL5, FM1-FM5, FN1-FN5, FO1-FO5, FP1-FP5, FQ1-FQ5, FR1-FR5, FS1-FS5, FT1-FT5, FU1-FU5, FV1-FV5, FW1-FW5, FX1-FX5, FY1-FY5, FZ1-FZ5, GA1-GA5, GB1-GB5, GC1-GC5, GD1-GD5, GE1-GE5, GF1-GF5, GG1-GG5, GH1-GH5, GI1-GI5, GJ1-GJ5, GK1-GK5, GL1-GL5, GM1-GM5, GN1-GN5, GO1-GO5, GP1-GP5, GQ1-GQ5, GR1-GR5, GS1-GS5, GT1-GT5, GU1-GU5, GV1-GV5, GW1-GW5, GX1-GX5, GY1-GY5, GZ1-GZ5, HA1-HA5, HB1-HB5, HC1-HC5, HD1-HD5, HE1-HE5, HF1-HF5, HG1-HG5, HH1-HH5, HI1-HI5, HJ1-HJ5, HK1-HK5, HL1-HL5, HM1-HM5, HN1-HN5, HO1-HO5, HP1-HP5, HQ1-HQ5, HR1-HR5, HS1-HS5, HT1-HT5, HU1-HU5, HV1-HV5, HW1-HW5, HX1-HX5, HY1-HY5, HZ1-HZ5, IA1-IA5, IB1-IB5, IC1-IC5, ID1-ID5, IE1-IE5, IF1-IF5, IG1-IG5, IH1-IH5, II1-II5, IJ1-IJ5, IK1-IK5, IL1-IL5, IM1-IM5, IN1-IN5, IO1-IO5, IP1-IP5, IQ1-IQ5, IR1-IR5, IS1-IS5, IT1-IT5, IU1-IU5, IV1-IV5, IW1-IW5, IX1-IX5, IY1-IY5, IZ1-IZ5, JA1-JA5, JB1-JB5, JC1-JC5, JD1-JD5, JE1-JE5, JF1-JF5, JG1-JG5, JH1-JH5, JI1-JI5, JJ1-JJ5, JK1-JK5, JL1-JL5, JM1-JM5, JN1-JN5, JO1-JO5, JP1-JP5, JQ1-JQ5, JR1-JR5, JS1-JS5, JT1-JT5, JU1-JU5, JV1-JV5, JW1-JW5, JX1-JX5, JY1-JY5, JZ1-JZ5, KA1-KA5, KB1-KB5, KC1-KC5, KD1-KD5, KE1-KE5, KF1-KF5, KG1-KG5, KH1-KH5, KI1-KI5, KJ1-KJ5, KK1-KK5, KL1-KL5, KM1-KM5, KN1-KN5, KO1-KO5, KP1-KP5, KQ1-KQ5, KR1-KR5, KS1-KS5, KT1-KT5, KU1-KU5, KV1-KV5, KW1-KW5, KX1-KX5, KY1-KY5, KZ1-KZ5, LA1-LA5, LB1-LB5, LC1-LC5, LD1-LD5, LE1-LE5, LF1-LF5, LG1-LG5, LH1-LH5, LI1-LI5, LJ1-LJ5, LK1-LK5, LL1-LL5, LM1-LM5, LN1-LN5, LO1-LO5, LP1-LP5, LQ1-LQ5, LR1-LR5, LS1-LS5, LT1-LT5, LU1-LU5, LV1-LV5, LW1-LW5, LX1-LX5, LY1-LY5, LZ1-LZ5, MA1-MA5, MB1-MB5, MC1-MC5, MD1-MD5, ME1-ME5, MF1-MF5, MG1-MG5, MH1-MH5, MI1-MI5, MJ1-MJ5, MK1-MK5, ML1-ML5, MM1-MM5, MN1-MN5, MO1-MO5, MP1-MP5, MQ1-MQ5, MR1-MR5, MS1-MS5, MT1-MT5, MU1-MU5, MV1-MV5, MW1-MW5, MX1-MX5, MY1-MY5, MZ1-MZ5, NA1-NA5, NB1-NB5, NC1-NC5, ND1-ND5, NE1-NE5, NF1-NF5, NG1-NG5, NH1-NH5, NI1-NI5, NJ1-NJ5, NK1-NK5, NL1-NL5, NM1-NM5, NN1-NN5, NO1-NO5, NP1-NP5, NQ1-NQ5, NR1-NR5, NS1-NS5, NT1-NT5, NU1-NU5, NV1-NV5, NW1-NW5, NX1-NX5, NY1-NY5, NZ1-NZ5, OA1-OA5, OB1-OB5, OC1-OC5, OD1-OD5, OE1-OE5, OF1-OF5, OG1-OG5, OH1-OH5, OI1-OI5, OJ1-OJ5, OK1-OK5, OL1-OL5, OM1-OM5, ON1-ON5, OO1-OO5, OP1-OP5, OQ1-OQ5, OR1-OR5, OS1-OS5, OT1-OT5, OU1-OU5, OV1-OV5, OW1-OW5, OX1-OX5, OY1-OY5, OZ1-OZ5, PA1-PA5, PB1-PB5, PC1-PC5, PD1-PD5, PE1-PE5, PF1-PF5, PG1-PG5, PH1-PH5, PI1-PI5, PJ1-PJ5, PK1-PK5, PL1-PL5, PM1-PM5, PN1-PN5, PO1-PO5, PP1-PP5, PQ1-PQ5, PR1-PR5, PS1-PS5, PT1-PT5, PU1-PU5, PV1-PV5, PW1-PW5, PX1-PX5, PY1-PY5, PZ1-PZ5, QA1-QA5, QB1-QB5, QC1-QC5, QD1-QD5, QE1-QE5, QF1-QF5, QG1-QG5, QH1-QH5, QI1-QI5, QJ1-QJ5, QK1-QK5, QL1-QL5, QM1-QM5, QN1-QN5, QO1-QO5, QP1-QP5, QQ1-QQ5, QR1-QR5, QS1-QS5, QT1-QT5, QU1-QU5, QV1-QV5, QW1-QW5, QX1-QX5, QY1-QY5, QZ1-QZ5, RA1-RA5, RB1-RB5, RC1-RC5, RD1-RD5, RE1-RE5, RF1-RF5, RG1-RG5, RH1-RH5, RI1-RI5, RJ1-RJ5, RK1-RK5, RL1-RL5, RM1-RM5, RN1-RN5, RO1-RO5, RP1-RP5, RQ1-RQ5, RR1-RR5, RS1-RS5, RT1-RT5, RU1-RU5, RV1-RV5, RW1-RW5, RX1-RX5, RY1-RY5, RZ1-RZ5, SA1-SA5, SB1-SB5, SC1-SC5, SD1-SD5, SE1-SE5, SF1-SF5, SG1-SG5, SH1-SH5, SI1-SI5, SJ1-SJ5, SK1-SK5, SL1-SL5, SM1-SM5, SN1-SN5, SO1-SO5, SP1-SP5, SQ1-SQ5, SR1-SR5, SS1-SS5, ST1-ST5, SU1-SU5, SV1-SV5, SW1-SW5, SX1-SX5, SY1-SY5, SZ1-SZ5, TA1-TA5, TB1-TB5, TC1-TC5, TD1-TD5, TE1-TE5, TF1-TF5, TG1-TG5, TH1-TH5, TI1-TI5, TJ1-TJ5, TK1-TK5, TL1-TL5, TM1-TM5, TN1-TN5, TO1-TO5, TP1-TP5, TQ1-TQ5, TR1-TR5, TS1-TS5, TT1-TT5, TU1-TU5, TV1-TV5, TW1-TW5, TX1-TX5, TY1-TY5, TZ1-TZ5, UA1-UA5, 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NOTARY PUBLIC
LAURA NICHOLS
STATE OF TEXAS
My Comm. Exp. 03/01/2009

WST FAMILY TRUST IN VOL. 2077, PG. 1928, D.R.P.C.T.

FINAL PLAT SHOWING
LOTS A1-A5, B1-B5, C1-C5, BLOCK 2, LOTS A1-A4, B1-B5, C1-C4, D1-D4, E1-E5, BLOCK 3, LOTS A1-A5, BLOCK 4, LOTS A1-A4, B1-B4, C1-C4, D1-D5, E1-E5, F1-F4, G1-G5 AND H1-H5, BLOCK 5,

Villas at Heritage Pointe,

AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, BEING A PLAT OF A TRACT OF LAND SITUATED IN THE THE DESIDERIO DE LA CRUZ SURVEY, ABSTRACT NO. 223 AND THE D. NORTON SURVEY, ABSTRACT 1010, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO SANDY CREEK PROPERTIES, L.L.C., RECORDED IN VOLUME 2417, PAGE 1146, DEED RECORDS, PARKER COUNTY, TEXAS, CONTAINING 14.84 ACRES OF LAND.



I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

Lonnie Reed
R.P.L.S. No. 4277
05-09-07

THIS PLAT FILED FOR RECORD IN CABINET SLIDE 579 DATE June 10 2007