

200 0 200

SCALE 1"=200'

GENERAL NOTES

NOTE: ALL CORNERS ARE 1/2" IRONS CAPPED RPLS#2023, UNLESS OTHERWISE NOTED.
NOTE: 10' UTILITY EASEMENT ALONG ALL LOT LINES, AND PERIMETER OF SUBDIVISION
NOTE: 25' FRONT BLDG. LINE ALONG THE FRONT OF ALL LOTS. 15' SIDE BLDG. LINE ON ALL CORNER LOTS.
NOTE: 1.01 ACRE MINIMUM
NOTE: 50 LOTS RESIDENTIAL
NOTE: ALL ROADS ARE 60' IN WIDTH.
NOTE: 4,693 LINEAR FEET OF ROAD
NOTE: ONSITE SEWAGE PER T.N.R.C.C. & PARKER COUNTY RULES AND REGULATIONS

OWNER/DEVELOPER: VSI PROPERTIES INC.
P.O. BOX 876
SPRINGTOWN, TX. 76082

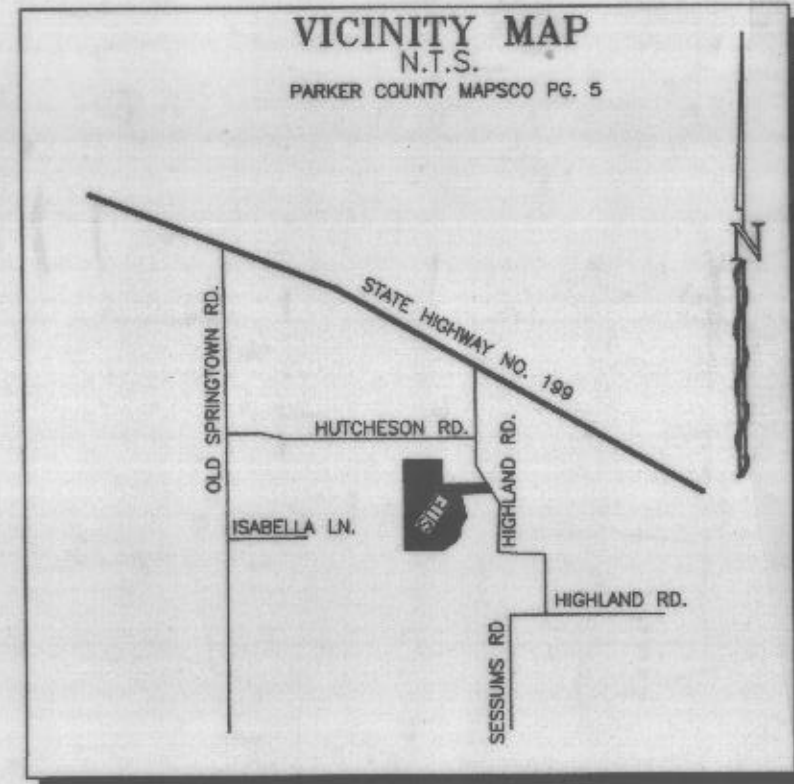
NOTE: ACCORDING TO THE F.I.R. MAP FOR PARKER COUNTY, TEXAS, PANEL NO. 4805200075-B, DATED SEPTEMBER 27, 1991, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

APPROXIMATE LOCATION OF GAS PIPELINE CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

APPROXIMATE LOCATION OF ABANDONED PIPELINE CONTACT PIPELINE CO. BEFORE DIGGING, TRENCHING OR EXCAVATING.

PIPELINE ENDS ACCORDING TO PIPELINE CO.

HERITAGE OAKS PHASE III



Doc 00429314 Bk OR Vol 1964 Pg 1558
FILED AND RECORDED OFFICIAL PUBLIC RECORDS
Date Oct 25, 2001 at 04:24P
Document Number: 00429314
Amount: .00
By: Belinda Eyestone
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
Oct 25, 2001
D.C.B. # 6-11
Jeane Brunson, County Clerk Parker County

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, VSI Properties, INC., being the owner of a tract of land out of the J. LEONARD SURVEY, Abstract No. 808, Parker County, Texas, said tract being a portion of those certain tracts of land recorded in Vol. 1921, Pg. 793, and Vol. 1921, Pg. 804 Deed Records, Parker County, Texas.

Description for a 67.07 acre tract of land out of the J. LEONARD SURVEY, Abstract No. 808, said tract being a portion of those certain tracts of land recorded in Vol. 1921, Pg. 793, and Vol. 1921, Pg. 804 Deed Records, Parker County, Texas.

BEGINNING at a 4" steel fence post, said post being by deed call, for the Southwest corner of said J. LEONARD SURVEY, said post also being for the Southeast corner of that certain tract of land recorded in Vol. 1497, Pg. 393, D.R.P.C.T., and the Southwest corner of said Vol. 1921, Pg. 793, D.R.P.C.T.;

THENCE N 00°35'51" W, 1300.28 feet to a 6" wood fence post;
THENCE N 00°13'37" W, 833.43 feet to a 1/2" iron found;
THENCE N 00°36'15" W, 29.26 feet to a 1/2" iron set;
THENCE N 85°51'28" E, 531.14 feet to a 1/2" iron set;
THENCE N 90°00'00" E, 713.54 feet to a 1/2" iron set;
THENCE S 01°13'38" E, 922.47 feet to a 1/2" iron set;
THENCE S 89°40'39" E, 302.06 feet to a 1/2" iron set;
THENCE N 41°28'24" E, 26.32 feet to a 1/2" iron set in the West line of Highland Road;
THENCE S 07°22'33" E, with the West line of said Highland Road, 100.55 feet to a 1/2" iron set;
THENCE N 48°31'36" W, 30.12 feet to a 1/2" iron set;
THENCE N 89°40'39" W, 282.72 feet to a 1/2" iron set;
THENCE S 07°23'20" E, 188.65 feet to a 1/2" iron set;
THENCE S 18°41'30" E, 285.54 feet to a 1/2" iron set;
THENCE S 20°30'05" E, 119.98 feet to a 1/2" iron set;
THENCE S 42°05'01" E, 41.96 feet to a 1/2" iron set;
THENCE S 89°59'10" E, 46.50 feet to a 1/2" iron set;
THENCE S 11°08'11" W, 73.50 feet to a 1/2" iron set;
THENCE S 27°53'37" W, 38.35 feet to a 1/2" iron set;
THENCE S 49°49'03" E, 51.25 feet to a 1/2" iron set;
THENCE S 31°31'26" W, 257.63 feet to a 1/2" iron set;
THENCE S 57°20'25" W, 221.32 feet to a 1/2" iron set;
THENCE S 03°30'34" W, 113.21 feet to a 1/2" iron set;
THENCE S 89°53'52" W, 1210.46 feet to the POINT OF BEGINNING and containing 67.07 acres of land.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the 11 TH day of OCTOBER, 2001.

Commissioner signatures: [Signature], [Signature], [Signature]
Absent: [Signature]
County Judge

CITY OF SPRINGTOWN
CITY COUNCIL
September 20, 2001
APPROVAL DATE
MAYOR: [Signature]
SECRETARY: Cindy Hall

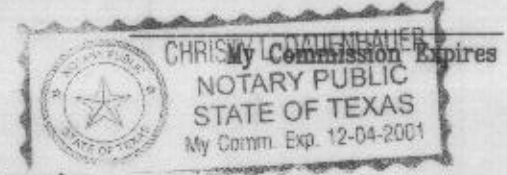
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That, VSI Properties INC. does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 50, HERITAGE OAKS, an Addition to Parker County, Texas, and do hereby dedicate to the public's use forever the streets and or easements shown hereon.

WITNESS MY HAND on this the 1 day of October, 2001
Arvill Newby, VSI Properties INC. President
Mindy Phipps, STATE NATIONAL BANK OF WEST TEXAS Vice President

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Arvill Newby, President VSI Properties INC. and Mindy Phipps Vice President for State National Bank of West Texas known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 1 day of October, 2001.
Notary Public State of Texas



STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the day of 2001 at o'clock M. And duly recorded this the day of 2001 at o'clock M, in Records of said County in Plat Cabinet Slide

In testimony Whereof, Witness my hand and official seal of office, this the day of 2001.

Jeane Brunson
Clerk, County Court
Parker County, Texas
By: Deputy

FINAL PLAT
SHOWING
LOTS 1 THROUGH 50
HERITAGE OAKS PHASE II
AN ADDITION TO PARKER COUNTY, TEXAS
AND BEING 67.07 ACRES OUT OF THE
J. LEONARD SURVEY, ABSTRACT NO. 808
PARKER COUNTY, TEXAS.

NOTE: A PORTION OF SUBJECT PROPERTY LIES WITHIN THE CITY OF SPRINGTOWN'S ETJ.

DKB & ASSOCIATES, LLC
323 E. HWY. NO. 199
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2678
HERITAGE OAKS PHASE II



I, DOUG BURT REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
17/SEPT/2001