Doc# 637448 Book 2533 Page 204

Doc# 537448 Fees: \$55.00 04/30/2007 9:15AM # Pages 1 Filed & Recorded in Official Rec PARKER COUNTY, TEXAS

EING 17.99 acres out of the J.E. Higgiss Survey. Abstract No. 1762. Parker County. Texas and being the same tracts conveyed to Greg and Judy Tankersley by deeds recorded in Volume 1824. Page 1214. Volume 1824. Page 1226 and Volume 1824. Page 1226 and Volume 1824. Page 1226 and Volume 1824. Page 1228 and Personal Page 1824 as follows: Volume 1824. Page 1229 of the Real Records of Parker County. Texas and being more particularly described as follows: EGINNING at a 1/2 lach from rod. found in place, on the South line of that certain tract conveyed to Harold Lockwood by lead recorded in Volume 1403. Page 1121 of the Real Records of Parker County. Texas said point being \$ 480.50° 07° W a listone of 1629.09 feet from the most Easterly Northeast corner of said Higgins Survey for the Northeast carner of this ract.

41. 21. E. along and eith the West line of that certain tract conveyed to G.P. Tankersley by deed recorded OG. Page 927 of the Real Records of Parker County. Taxos. a distance of 1122.59 feet to a 1/2 inch iron rod. ce. on the North line of Old Airport Road for the Southeast corner of this tract:

S 700 05' 10" W. along and with the North line of said Old Airport Road, a distance of 635.06 feet to a 1/2 inch d. set. at the Southeast corner of that certain tract conveyed to Don and Angela Gandy by deed recorded in Volume age 1334 of the Real Records of Parker County. Texas for the Southwest corner of this tract: no of said Gandy tract. a distance of 311.54 feet to a 1/2 inch iron rod.

W. along and with the Mass li of the Real Records of Parker elong and with the East line of that certain tract conveyed to C.R. Valdez by deed recorded in 1 the Real Records of Parkor County. Tozos. a distance of 206.25 feet to a 3/8 loch iron rod. found of this tract: ine of that certain tract conveyed to Anthony Rella by deed recorded in County. Texas, a distance of 306.77 feet to a 3/8 inch iron rod, found, for

distance of 275.00 feet to a 1/2 inch ires red. set. for an ell corser of this tract: distance of 347.34 feet to a 1/2 inch ires red. set. on the South line of sold Lockwood tract for set corner of this tract: to a 3/8 inch iron rod. found in place. for the Bost Southerly Northsest

ng faceo line and along and with the South line of said Lockwood tract. ng and containing 17.99 acros.

AIRPORT ROAD

bohuster f

 RADIUS
 LENGTH
 TANGENT
 CHORD

 230.00
 363.61
 232.34
 326.9

7-23-07

STATE OF TEXAS |

COUNTY OF PARKER |

THAT LAWYERS TRUST FUND. WEATHERFORD. TEXAS. BY AND THROUGH THE UNDERSIGNED. ITS DULY

AUTHORIZED AGENT. AS LIEN HOLDER ON THE HEREINABOVE DESCRIBED REAL PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT. DOES

HEREBY CONSENT TO AND HAS NO OBJECTIONS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS

EARL KING LINE W-11-207

SANITARY SEWER SERVICE SHALL BE PROVIDED BY ON-SITE FACILITIES INSTALLED IN ACCORDANCE WITH PARKER COUNTY T.N.R.C.C. RULES AND REGULATIONS.

ACCORDING TO "FLOOD INSURANCE RATE MAPS. PARKER COUNTY. TEXAS" PANEL NO. 480520 0175 B. DATED SEPTEMBER 27. 1991 THIS PROPERTY YOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA.

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL OF THE CITY OF WEATHERFORD PARKER COUNTY. TEXAS

THERE SHALL EXIST A 10. UTILITY EASEMENT ALONG ALL SUBDIVISION LOT LINES AND STREETS - A 10. UTILITY EASEMENT SHALL EXIST ALONG ALL ADJOINING LOT LINES (EACH LOT).

VICINITY MAP

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EARL WHOSE MARE IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THA INDICATED AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. KING. KNOWN TO ME TO BE THE PERSON THE EXECUTED THE SAME IN THE CAPACITY

PLASTIC STATE OF TEXAS 07

Dose of Approval Doto of Rocommondation THIS THE DAY OF

Signature of Chairpory

Approved for preparation of final plat following construction of all public improvements (or appropriate suretiesthereof) necessary for the subdivision shown on this plat.

TISSIONE!

Thinkly

Wille

10-92



OWNERS/DEVELOPERS
GREG AND JUDY TANKERSLEY
1439 OLD AIRPORT ROAD
WEATHERFORD. TEXAS 76087
817-229-0263

ACCT. NO: SCH. DIST.: CITY: MAP NO.:

NA M

Recorded on this ______ day of ______ in Vol. (Cab.) _____ Pg. (Slide) _____ Plat Records Parker County. Texas.

ASSOCIATE

 \mathcal{O}

AMENDED PLAT

HERITAGE ESTATES

LOTS | - 14

BEING 17.99 ACRES OUT OF

J.E. HIGGINS SURVEY. ABSTRACT NO. 17

PARKER COUNTY. TEXAS