

Weatherford's Most Exclusive Community...

HERITAGE PARK

LUXURY - SERENITY - PROXIMITY

www.HeritagePark.Life

2-Acre Lots...Only Fifty Available

CALL OR TEXT (817) 597-0328

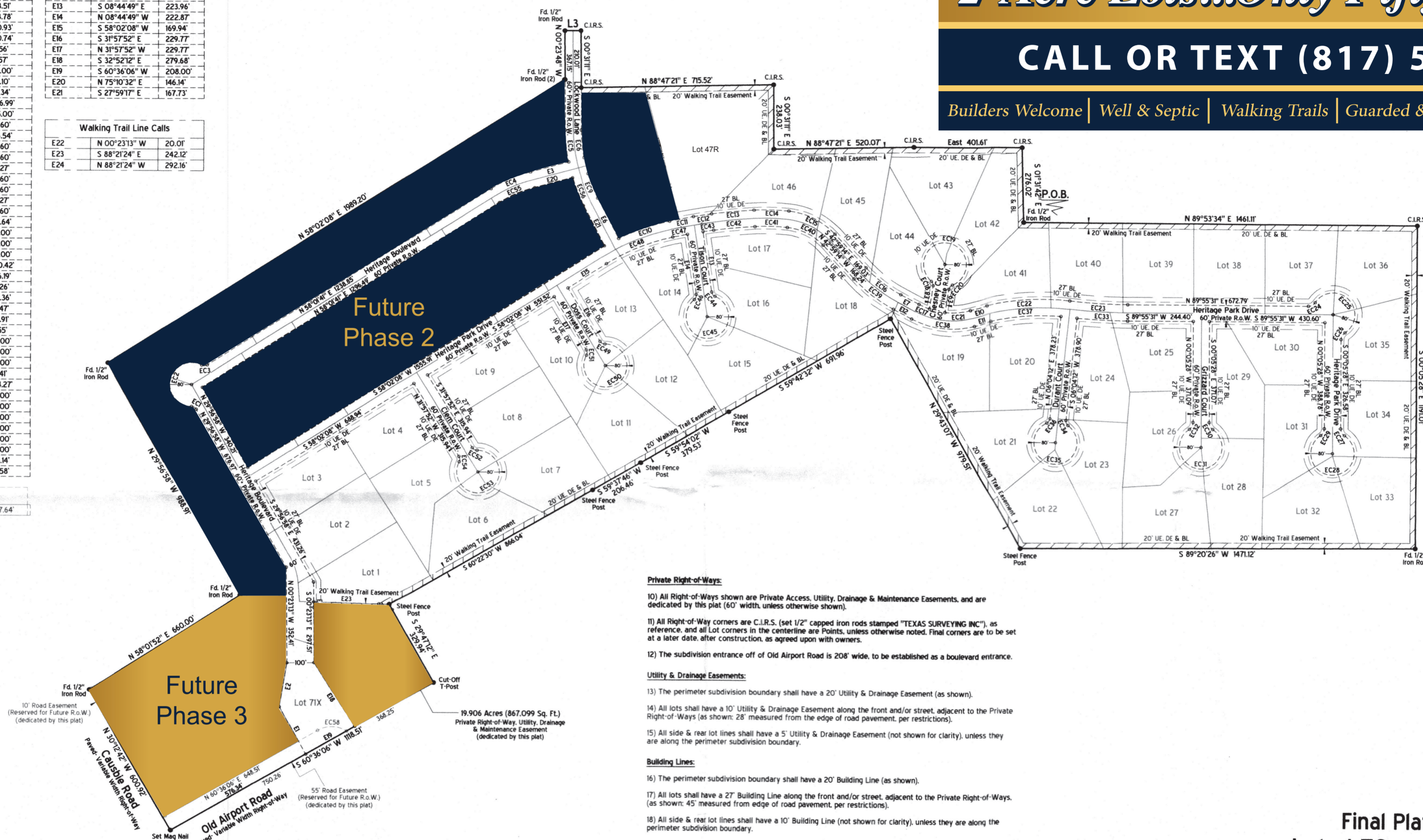
Builders Welcome | Well & Septic | Walking Trails | Guarded & Gated Entry | Concrete Roads

CURVE	RADIUS	ARC	CHORD BRG	CHORD
EC1	20.00'	20.94'	N 59°56'58" W	20.00'
EC2	80.00'	290.39'	N 14°02'27" E	155.25'
EC3	20.00'	20.94'	N 88°01'41" E	20.00'
EC4	530.00'	158.62'	N 66°36'06" E	158.03'
EC5	530.00'	117.33'	N 06°44'19" W	117.09'
EC6	470.00'	101.73'	S 06°35'50" E	101.53'
EC7	80.00'	376.99'	S 35°38'12" W	113.14'
EC8	20.00'	31.42'	N 54°21'45" W	28.28'
EC9	470.00'	97.22'	S 22°03'43" E	97.05'
EC10	830.00'	196.67'	N 70°56'26" E	198.20'
EC11	2030.00'	89.36'	N 79°03'33" E	89.38'
EC12	1750.00'	71.43'	N 81°19'43" E	71.42'
EC13	2030.00'	158.55'	N 84°34'26" E	158.51'
EC14	830.00'	128.91'	S 88°44'27" E	128.78'
EC15	280.00'	194.84'	S 64°21'17" E	190.93'
EC16	470.00'	161.53'	S 52°50'00" E	160.74'
EC17	270.00'	41.60'	S 67°05'37" E	41.56'
EC18	20.00'	18.19'	N 24°24'51" W	17.57'
EC19	80.00'	418.88'	S 80°28'18" E	80.00'
EC20	20.00'	21.06'	S 40°00'38" W	20.10'
EC21	270.00'	95.84'	N 85°33'08" E	95.34'
EC22	930.00'	308.40'	N 86°26'24" E	306.99'
EC23	1970.00'	215.11'	S 86°56'47" E	215.00'
EC24	30.00'	29.82'	N 67°27'12" E	28.60'
EC25	80.00'	284.66'	S 45°04'58" E	156.54'
EC26	30.00'	29.82'	S 28°22'52" W	28.60'
EC27	30.00'	29.82'	S 28°33'48" E	28.60'
EC28	80.00'	410.35'	S 89°54'32" W	87.27'
EC29	30.00'	29.82'	N 28°22'52" E	28.60'
EC30	30.00'	29.82'	S 28°33'48" E	28.60'
EC31	80.00'	410.35'	S 89°54'32" W	87.27'
EC32	30.00'	29.82'	N 28°22'52" E	28.60'
EC33	2030.00'	187.70'	N 87°25'33" W	187.64'
EC34	20.00'	20.94'	S 23°55'48" E	20.00'
EC35	80.00'	418.88'	N 83°55'48" W	80.00'
EC36	20.00'	20.94'	N 36°04'12" E	20.00'
EC37	870.00'	261.41'	S 85°36'02" W	260.42'
EC38	330.00'	241.54'	N 83°38'53" W	236.19'
EC39	530.00'	182.15'	N 52°50'00" W	181.26'
EC40	220.00'	152.39'	N 64°26'47" W	149.36'
EC41	770.00'	119.59'	N 88°44'21" W	119.47'
EC42	1970.00'	153.95'	S 84°34'22" W	153.91'
EC43	1690.00'	41.55'	S 87°47'47" W	41.55'
EC44	20.00'	20.94'	S 38°44'49" E	20.00'
EC45	80.00'	418.88'	S 81°15'11" W	80.00'
EC46	20.00'	20.94'	N 21°15'11" E	20.00'
EC47	1970.00'	54.41'	S 78°35'20" W	54.41'
EC48	770.00'	265.58'	S 67°55'00" W	264.27'
EC49	20.00'	20.94'	S 67°57'52" E	20.00'
EC50	80.00'	418.88'	S 58°02'08" W	80.00'
EC51	20.00'	20.94'	N 01°57'52" W	20.00'
EC52	20.00'	20.94'	S 67°57'52" E	20.00'
EC53	80.00'	418.88'	S 58°02'08" W	80.00'
EC54	20.00'	20.94'	N 01°57'52" W	20.00'
EC55	470.00'	140.66'	N 66°36'06" E	140.14'
EC56	530.00'	110.78'	S 22°00'07" E	110.58'

LINE	BEARING	DISTANCE
E1	N 29°23'54" W	200.87'
E2	N 09°52'09" E	163.54'
E3	N 75°10'32" E	146.27'
E4	S 00°13'57" E	157.43'
E5	S 80°38'15" W	182.87'
E6	S 27°59'17" E	168.19'
E7	S 62°40'45" E	76.36'
E8	N 09°39'26" E	86.14'
E9	S 09°39'26" W	86.10'
E10	N 75°22'59" E	63.46'
E11	S 75°22'59" W	62.63'
E12	N 62°40'45" W	76.36'
E13	S 08°44'49" E	223.96'
E14	N 08°44'49" W	222.87'
E15	S 58°02'08" W	169.94'
E16	S 31°57'52" E	229.77'
E17	N 31°57'52" W	229.77'
E18	S 32°52'12" E	279.88'
E19	S 60°36'06" W	208.00'
E20	N 75°10'32" E	146.14'
E21	S 27°59'17" E	167.73'

LINE	BEARING	DISTANCE
E22	N 00°23'13" W	20.01'
E23	S 88°21'24" E	242.12'
E24	N 88°21'24" W	292.16'

LINE	BEARING	DISTANCE		
EC58	105.33'	112.98'	S 88°40'11" E	107.64'



Private Right-of-Ways:

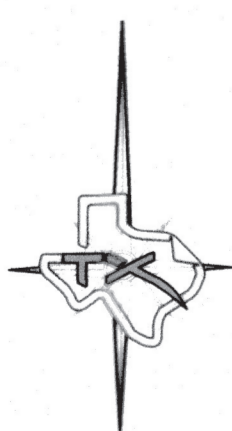
- 10) All Right-of-Ways shown are Private Access, Utility, Drainage & Maintenance Easements, and are dedicated by this plat (60' width, unless otherwise shown).
- 11) All Right-of-Way corners are C.I.R.S. (set 1/2" capped iron rods stamped "TEXAS SURVEYING INC."), as reference, and all Lot corners in the centerline are Points, unless otherwise noted. Final corners are to be set at a later date, after construction, as agreed upon with owners.
- 12) The subdivision entrance off of Old Airport Road is 208' wide, to be established as a boulevard entrance.

Utility & Drainage Easements:

- 13) The perimeter subdivision boundary shall have a 20' Utility & Drainage Easement (as shown).
- 14) All lots shall have a 10' Utility & Drainage Easement along the front and/or street, adjacent to the Private Right-of-Ways (as shown: 28' measured from the edge of road pavement, per restrictions).
- 15) All side & rear lot lines shall have a 5' Utility & Drainage Easement (not shown for clarity), unless they are along the perimeter subdivision boundary.

Building Lines:

- 16) The perimeter subdivision boundary shall have a 20' Building Line (as shown).
- 17) All lots shall have a 27' Building Line along the front and/or street, adjacent to the Private Right-of-Ways, (as shown: 45' measured from edge of road pavement, per restrictions).
- 18) All side & rear lot lines shall have a 10' Building Line (not shown for clarity), unless they are along the perimeter subdivision boundary.



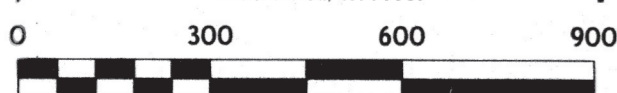
Surveyor:
Kyle Rucker, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Civil):
Jordan Bishop, P.E.
104 S Walnut St
Weatherford, TX, 76086

Engineer (Groundwater):
Brión Bannister, P.E.
220 La Costa Cir
Weatherford, TX, 76088

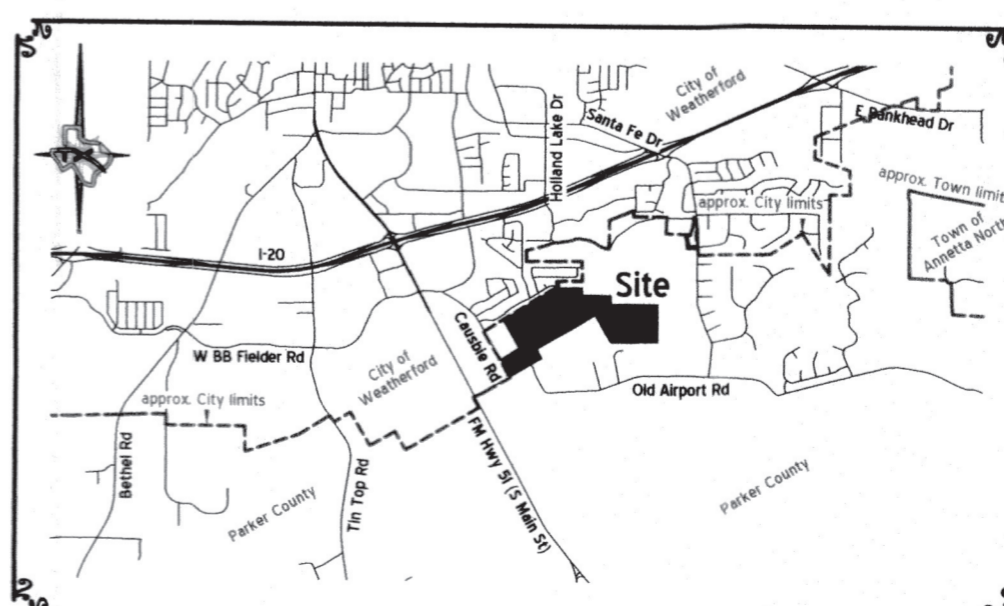
Owner(s):
Westplex Development Group, LLC
127 Sunny Oaks Ct
Weatherford, TX 76087

1" = 300'



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202534731
12/22/2025 04:24 PM
Fee: 128.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 224



Vicinity Map (1" = 6,000')

Final Plat
Lots 1-70 and 71X
Heritage Park Estates
an addition to Parker County, Texas

Being a 145.030 acres tract of land, out of the V.A. Holmes Survey, Abstract No. 658 and the J. Rucker Survey, Abstract No. 1144, Parker County, Texas

December 2025

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDD
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586