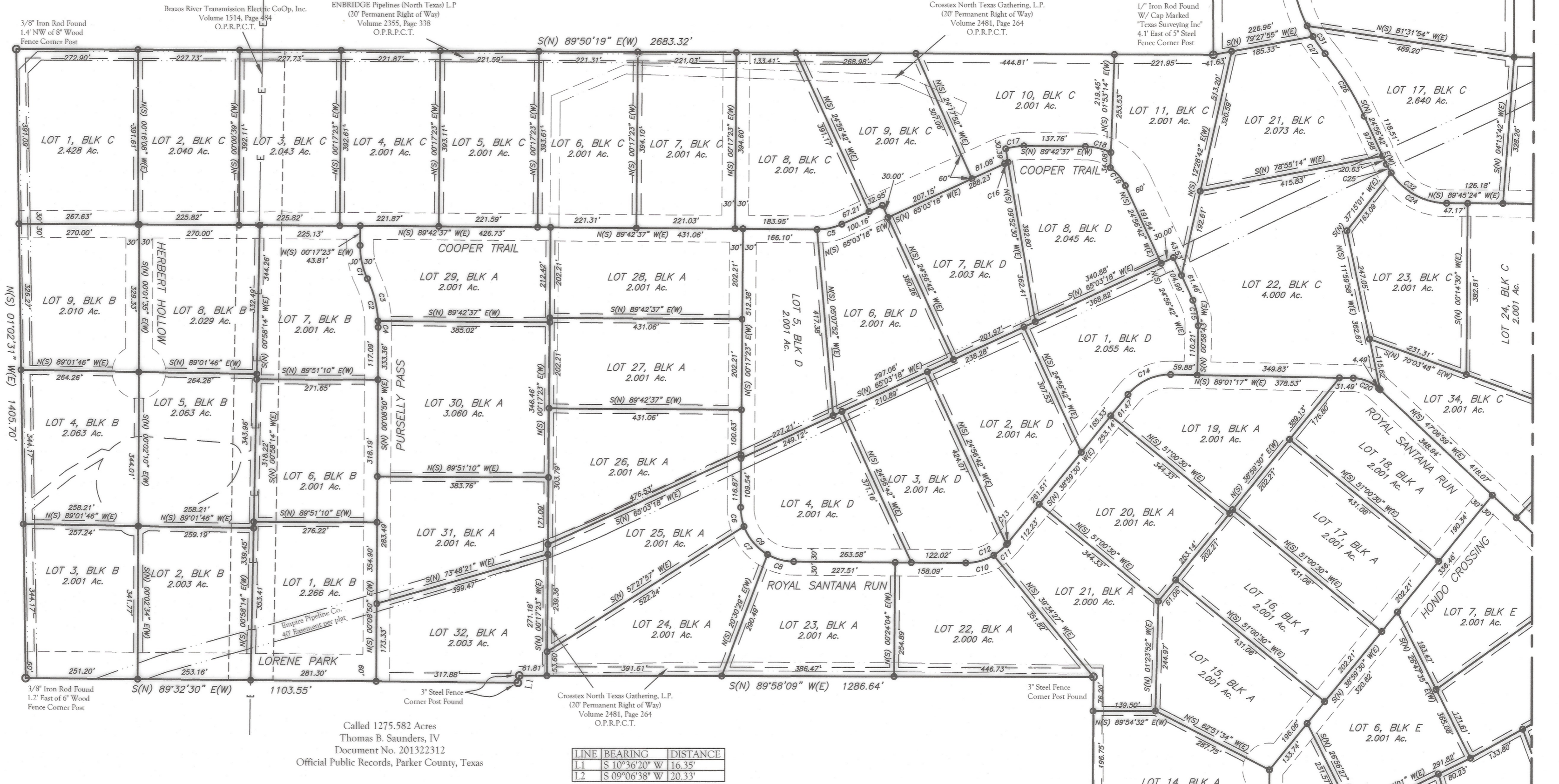


LOT CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for lots C1 through C72.

20122.001.001.00
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Called 306.323 Acres
Linda Ruth McGuire, J. Same Heartsill, & Dan R. Heartsill
Volume 2432, Page 1136
Official Public Records, Parker County, Texas



Called 306.323 Acres
Linda Ruth McGuire, J. Same Heartsill, & Dan R. Heartsill
Volume 2432, Page 1136
Official Public Records, Parker County, Texas

Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 201322312
Official Public Records, Parker County, Texas

Table with columns: LINE, BEARING, DISTANCE. Lists line L1 and L2.

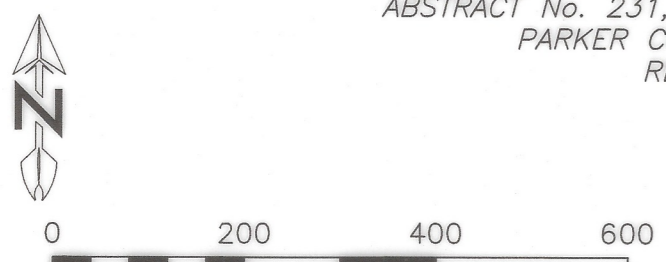
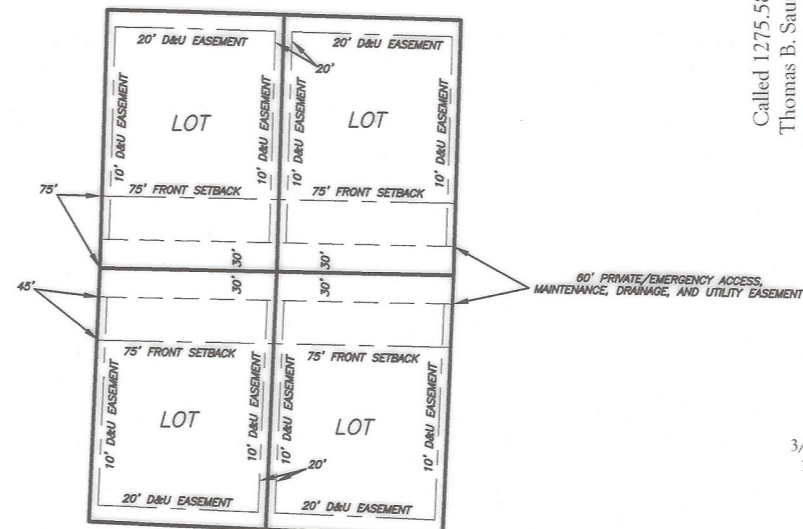
FINAL PLAT OF 'SANTANA RIDGE'

LOTS 1-32, BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-34, BLOCK C; LOTS 1-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

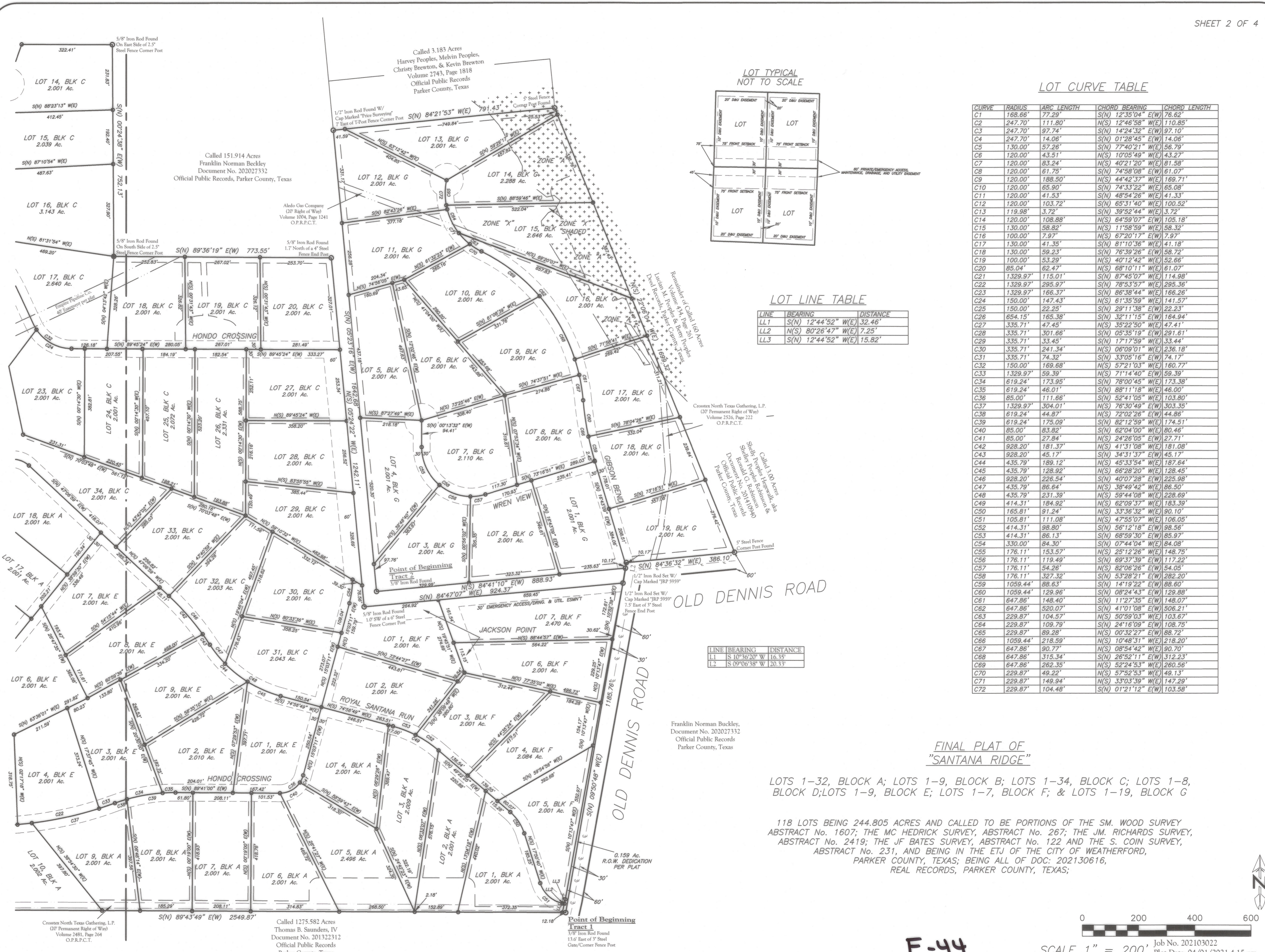
118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE JM. RICHARDS SURVEY, ABSTRACT No. 2419; THE JF BATES SURVEY, ABSTRACT No. 122 AND THE S. COIN SURVEY, ABSTRACT No. 231, AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;

17277 BR F-18

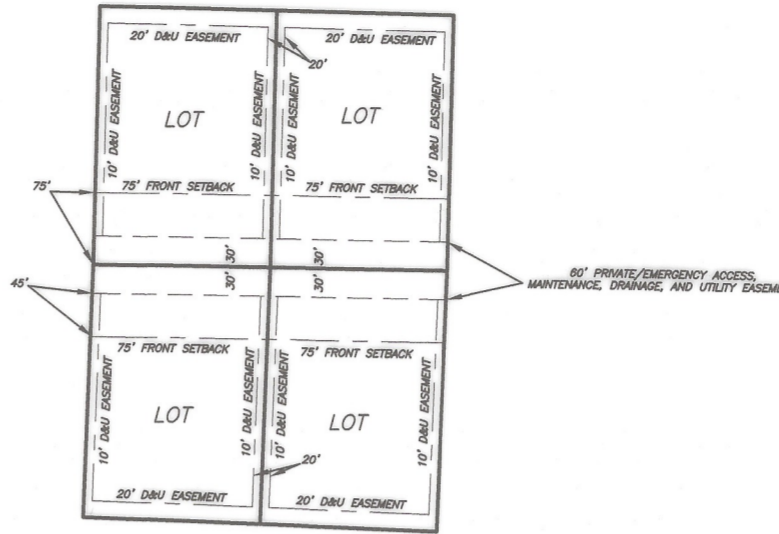
LOT TYPICAL NOT TO SCALE



Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 201322312
Official Public Records, Parker County, Texas



LOT TYPICAL NOT TO SCALE



LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	168.66'	77.29'	S(N) 12°35'04" E(W) 76.62'	76.62'
C2	247.70'	111.80'	N(S) 12°46'58" W(E) 110.85'	110.85'
C3	247.70'	97.74'	S(N) 14°24'32" E(W) 97.10'	97.10'
C4	247.70'	14.06'	S(N) 01°28'45" E(W) 14.06'	14.06'
C5	130.00'	57.26'	S(N) 77°40'21" W(E) 56.79'	56.79'
C6	120.00'	43.51'	N(S) 10°05'49" W(E) 43.27'	43.27'
C7	120.00'	83.24'	N(S) 40°21'20" W(E) 81.58'	81.58'
C8	120.00'	61.75'	S(N) 74°58'08" E(W) 61.07'	61.07'
C9	120.00'	188.50'	N(S) 44°42'37" W(E) 189.71'	189.71'
C10	120.00'	65.90'	S(N) 74°33'22" W(E) 65.08'	65.08'
C11	120.00'	41.53'	S(N) 48°54'26" W(E) 41.33'	41.33'
C12	120.00'	103.72'	S(N) 65°31'40" W(E) 100.52'	100.52'
C13	119.98'	3.72'	S(N) 39°52'44" W(E) 3.72'	3.72'
C14	120.00'	108.88'	N(S) 64°59'07" E(W) 105.18'	105.18'
C15	130.00'	58.82'	N(S) 11°58'59" W(E) 58.32'	58.32'
C16	100.00'	7.97'	N(S) 67°20'17" E(W) 7.97'	7.97'
C17	130.00'	41.35'	S(N) 81°10'36" W(E) 41.18'	41.18'
C18	130.00'	59.23'	S(N) 76°39'26" W(E) 58.72'	58.72'
C19	100.00'	53.29'	N(S) 40°12'42" W(E) 52.66'	52.66'
C20	85.04'	62.47'	N(S) 68°10'11" W(E) 61.07'	61.07'
C21	1329.97'	115.01'	S(N) 87°45'07" W(E) 114.98'	114.98'
C22	1329.97'	295.97'	S(N) 78°53'57" W(E) 295.36'	295.36'
C23	1329.97'	166.37'	S(N) 86°38'44" W(E) 166.26'	166.26'
C24	150.00'	147.43'	N(S) 61°35'59" W(E) 141.57'	141.57'
C25	150.00'	22.25'	S(N) 29°11'38" E(W) 22.23'	22.23'
C26	654.15'	165.38'	S(N) 32°11'15" E(W) 164.94'	164.94'
C27	335.71'	47.45'	N(S) 35°22'50" W(E) 47.41'	47.41'
C28	335.71'	301.66'	S(N) 05°35'19" E(W) 291.61'	291.61'
C29	335.71'	33.45'	S(N) 17°17'59" W(E) 33.44'	33.44'
C30	335.71'	241.34'	N(S) 06°09'01" W(E) 236.18'	236.18'
C31	335.71'	74.32'	S(N) 33°05'16" E(W) 74.17'	74.17'
C32	150.00'	169.68'	N(S) 57°21'03" W(E) 160.77'	160.77'
C33	1329.97'	59.39'	N(S) 71°14'40" E(W) 59.39'	59.39'
C34	619.24'	173.95'	S(N) 78°00'45" W(E) 173.38'	173.38'
C35	619.24'	46.01'	S(N) 88°11'18" W(E) 46.00'	46.00'
C36	85.00'	111.66'	S(N) 52°41'05" W(E) 103.80'	103.80'
C37	1329.97'	304.01'	N(S) 76°30'49" E(W) 303.35'	303.35'
C38	619.24'	44.87'	N(S) 72°02'26" E(W) 44.86'	44.86'
C39	619.24'	175.09'	S(N) 82°12'59" W(E) 174.51'	174.51'
C40	85.00'	83.82'	S(N) 62°04'00" W(E) 80.46'	80.46'
C41	85.00'	27.84'	N(S) 24°26'05" E(W) 27.71'	27.71'
C42	928.20'	181.37'	N(S) 41°31'08" W(E) 181.08'	181.08'
C43	928.20'	45.17'	S(N) 34°31'37" E(W) 45.17'	45.17'
C44	435.79'	189.12'	N(S) 45°33'54" W(E) 187.64'	187.64'
C45	435.79'	128.92'	N(S) 66°28'20" W(E) 128.45'	128.45'
C46	928.20'	226.54'	S(N) 40°07'28" E(W) 225.98'	225.98'
C47	435.79'	86.64'	N(S) 38°49'42" W(E) 86.50'	86.50'
C48	435.79'	231.39'	S(N) 59°44'08" W(E) 228.69'	228.69'
C49	414.31'	184.92'	N(S) 62°09'37" W(E) 183.39'	183.39'
C50	165.81'	91.24'	N(S) 33°36'32" W(E) 90.10'	90.10'
C51	105.81'	111.08'	S(N) 47°55'07" W(E) 106.05'	106.05'
C52	414.31'	98.80'	S(N) 56°12'18" E(W) 98.56'	98.56'
C53	414.31'	86.13'	S(N) 68°59'30" E(W) 85.97'	85.97'
C54	330.00'	84.30'	S(N) 07°44'04" W(E) 84.08'	84.08'
C55	176.11'	153.57'	N(S) 25°12'26" W(E) 148.75'	148.75'
C56	176.11'	119.49'	S(N) 69°37'39" E(W) 117.22'	117.22'
C57	176.11'	54.26'	N(S) 82°06'26" E(W) 54.05'	54.05'
C58	176.11'	327.32'	S(N) 53°28'21" E(W) 282.20'	282.20'
C59	1059.44'	88.63'	S(N) 14°19'22" E(W) 88.60'	88.60'
C60	1059.44'	129.96'	S(N) 08°24'43" E(W) 129.88'	129.88'
C61	647.86'	148.40'	S(N) 11°27'35" E(W) 148.07'	148.07'
C62	647.86'	520.07'	S(N) 41°01'08" E(W) 506.21'	506.21'
C63	229.87'	104.57'	S(N) 50°59'03" W(E) 103.67'	103.67'
C64	229.87'	109.79'	S(N) 24°16'09" E(W) 108.75'	108.75'
C65	229.87'	89.28'	N(S) 00°32'27" E(W) 88.72'	88.72'
C66	1059.44'	218.59'	S(N) 10°48'31" W(E) 218.20'	218.20'
C67	647.86'	90.77'	N(S) 08°54'42" W(E) 90.70'	90.70'
C68	647.86'	315.34'	S(N) 26°52'11" E(W) 312.23'	312.23'
C69	647.86'	262.35'	N(S) 52°24'53" W(E) 260.56'	260.56'
C70	229.87'	49.22'	N(S) 57°52'53" W(E) 49.13'	49.13'
C71	229.87'	149.94'	N(S) 33°03'39" W(E) 147.29'	147.29'
C72	229.87'	104.48'	S(N) 01°21'12" E(W) 103.58'	103.58'

LOT LINE TABLE

LINE	BEARING	DISTANCE
LL1	S(N) 12°44'52" W(E)	32.46'
LL2	N(S) 80°26'47" W(E)	7.25'
LL3	S(N) 12°44'52" W(E)	15.82'

LINE	BEARING	DISTANCE
L1	S 10°36'20" W	16.35'
L2	S 09°06'38" W	20.33'

FINAL PLAT OF "SANTANA RIDGE"

LOTS 1-32, BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-34, BLOCK C; LOTS 1-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE J.M. RICHARDS SURVEY, ABSTRACT No. 2419; THE JF BATES SURVEY, ABSTRACT No. 122 AND THE S. COIN SURVEY, ABSTRACT No. 231, AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;



SCALE 1" = 200' Job No. 202103022 Plot Date: 04/01/2021 4:15 pm

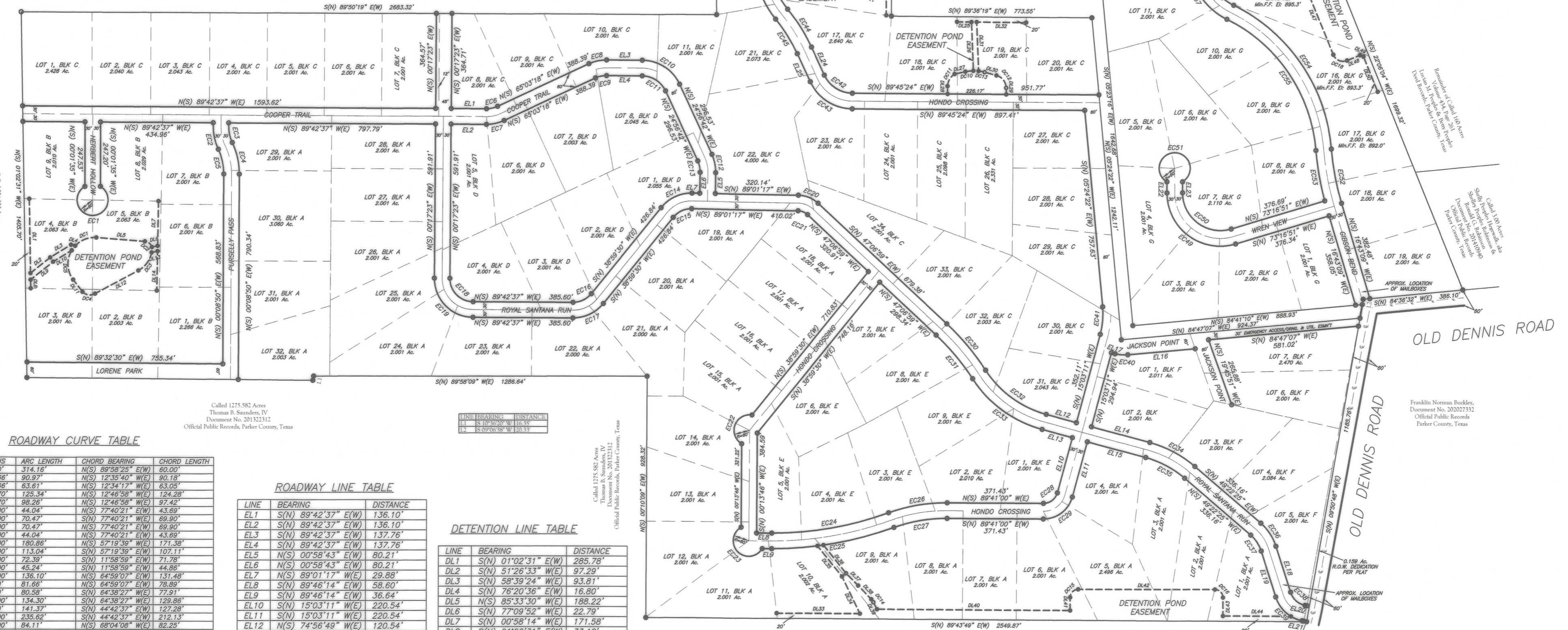
F-44



PRIVATE/EMERGENCY ACCESS,  
MAINTENANCE, DRAINAGE, UTILITY EASEMENT  
& DETENTION POND EXHIBIT

Called 306.323 Acres  
Linda Ruth McCutler, J. Same Heartall, & Dan R. Heartall  
Volume 2432, Page 1136  
Official Public Records, Parker County, Texas

Called 1275.582 Acres  
Thomas B. Saunders, IV  
Document No. 20132312  
Official Public Records, Parker County, Texas



ROADWAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	60.00'	314.16'	N(S) 89°42'37" E(W)	60.00'
EC2	198.66'	90.97'	N(S) 12°35'40" W(E)	90.18'
EC3	138.66'	63.61'	N(S) 12°34'17" W(E)	63.05'
EC4	277.70'	125.34'	N(S) 12°46'58" W(E)	124.28'
EC5	212.70'	98.26'	N(S) 12°46'58" W(E)	97.42'
EC6	100.00'	44.04'	N(S) 77°40'21" E(W)	43.68'
EC7	160.00'	70.47'	S(N) 77°40'21" E(W)	69.90'
EC8	160.00'	70.47'	N(S) 77°40'21" E(W)	69.90'
EC9	100.00'	44.04'	N(S) 77°40'21" E(W)	43.68'
EC10	160.00'	70.47'	S(N) 77°40'21" E(W)	69.90'
EC11	100.00'	44.04'	S(N) 77°40'21" E(W)	43.68'
EC12	160.00'	70.47'	S(N) 77°40'21" E(W)	69.90'
EC13	100.00'	44.04'	S(N) 77°40'21" E(W)	43.68'
EC14	150.00'	136.10'	N(S) 64°38'27" W(E)	131.48'
EC15	90.00'	81.86'	N(S) 64°38'27" W(E)	78.89'
EC16	90.00'	80.58'	S(N) 64°38'27" W(E)	77.91'
EC17	150.00'	134.30'	S(N) 64°38'27" W(E)	129.88'
EC18	90.00'	141.37'	S(N) 44°42'37" E(W)	127.28'
EC19	150.00'	235.62'	S(N) 44°42'37" E(W)	212.13'
EC20	115.00'	84.11'	N(S) 89°04'08" W(E)	82.25'
EC21	55.00'	40.23'	N(S) 89°04'08" W(E)	39.34'
EC22	60.00'	166.26'	N(S) 19°36'38" E(W)	117.95'
EC23	60.00'	219.91'	S(N) 44°46'14" E(W)	115.91'
EC24	1299.97'	456.77'	S(N) 80°05'50" W(E)	457.38'
EC25	1356.97'	483.89'	N(S) 80°05'50" E(W)	478.49'
EC26	649.24'	230.61'	N(S) 80°08'27" E(W)	229.40'
EC27	589.24'	209.30'	N(S) 80°08'27" E(W)	208.20'
EC28	55.00'	72.25'	S(N) 32°41'05" W(E)	67.18'
EC29	115.00'	151.08'	S(N) 32°41'05" W(E)	140.43'
EC30	958.20'	233.86'	N(S) 40°02'28" W(E)	233.28'
EC31	898.20'	219.22'	S(N) 40°02'28" E(W)	218.67'
EC32	405.79'	296.15'	N(S) 54°02'23" W(E)	289.62'
EC33	465.79'	339.93'	N(S) 54°02'23" W(E)	332.44'
EC34	444.31'	193.31'	N(S) 62°09'37" W(E)	186.67'
EC35	384.31'	171.53'	N(S) 62°09'37" W(E)	170.11'
EC36	195.81'	107.75'	N(S) 33°36'32" W(E)	106.40'
EC37	135.81'	74.73'	N(S) 33°36'32" W(E)	73.79'
EC38	75.81'	79.00'	S(N) 47°41'46" E(W)	75.47'
EC39	135.81'	143.25'	N(S) 48°03'45" W(E)	138.71'
EC40	140.00'	48.92'	S(N) 85°04'51" E(W)	46.27'
EC41	300.00'	107.12'	S(N) 04°48'24" W(E)	106.58'
EC42	120.00'	136.74'	S(N) 57°21'03" E(W)	128.62'
EC43	180.00'	203.67'	S(N) 57°21'03" E(W)	192.93'
EC44	694.15'	172.96'	S(N) 32°11'15" E(W)	172.50'
EC45	624.15'	157.80'	S(N) 32°11'15" E(W)	157.38'
EC46	305.71'	317.92'	S(N) 09°38'17" E(W)	303.78'
EC47	365.71'	360.31'	S(N) 09°38'17" E(W)	363.41'
EC48	60.00'	314.16'	N(S) 89°42'37" W(E)	60.00'
EC49	206.11'	383.08'	S(N) 63°29'21" E(W)	332.27'
EC50	146.11'	271.56'	S(N) 53°28'21" E(W)	234.13'
EC51	60.00'	314.16'	N(S) 89°42'37" W(E)	60.00'
EC52	1029.44'	212.40'	N(S) 10°48'31" W(E)	212.02'
EC53	1089.44'	197.23'	N(S) 10°05'03" W(E)	196.98'
EC54	677.86'	689.42'	S(N) 34°27'25" E(W)	668.80'
EC55	617.86'	637.51'	S(N) 34°27'25" E(W)	609.60'
EC56	199.87'	215.44'	N(S) 33°08'10" W(E)	205.16'
EC57	259.87'	287.91'	N(S) 32°16'34" W(E)	273.41'
EC58	60.00'	313.71'	S(N) 89°50'19" E(W)	60.39'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
EL1	S(N) 89°42'37" E(W)	136.10'
EL2	S(N) 89°42'37" E(W)	136.10'
EL3	S(N) 89°42'37" E(W)	137.76'
EL4	S(N) 89°42'37" E(W)	137.76'
EL5	N(S) 00°58'43" E(W)	80.21'
EL6	N(S) 00°58'43" E(W)	80.21'
EL7	N(S) 89°01'17" W(E)	29.88'
EL8	N(S) 89°46'14" E(W)	58.60'
EL9	S(N) 89°46'14" E(W)	58.60'
EL10	S(N) 15°03'11" W(E)	220.54'
EL11	S(N) 15°03'11" W(E)	220.54'
EL12	N(S) 74°56'49" W(E)	120.54'
EL13	S(N) 74°56'49" W(E)	120.54'
EL14	S(N) 74°56'49" W(E)	233.51'
EL15	S(N) 74°56'49" W(E)	233.51'
EL16	N(S) 84°47'07" W(E)	260.83'
EL17	S(N) 74°56'49" W(E)	14.60'
EL18	N(S) 17°50'40" E(W)	185.25'
EL19	S(N) 17°50'40" E(W)	185.25'
EL20	N(S) 80°26'47" W(E)	7.60'
EL21	N(S) 80°26'47" W(E)	6.18'
EL22	S(N) 00°13'32" E(W)	42.45'
EL23	S(N) 00°13'32" E(W)	42.45'
EL24	N(S) 24°56'42" W(E)	118.51'
EL25	S(N) 24°56'42" W(E)	118.51'

DETENTION LINE TABLE

LINE	BEARING	DISTANCE
DL1	S(N) 01°02'31" E(W)	285.78'
DL2	S(N) 51°26'33" W(E)	97.29'
DL3	S(N) 58°39'24" W(E)	93.81'
DL4	S(N) 76°20'36" E(W)	16.80'
DL5	N(S) 85°33'30" W(E)	188.22'
DL6	S(N) 77°09'52" W(E)	22.79'
DL7	S(N) 00°58'14" W(E)	171.58'
DL8	S(N) 01°02'31" E(W)	33.18'
DL9	S(N) 51°26'33" W(E)	111.38'
DL10	S(N) 58°39'24" W(E)	83.92'
DL11	N(S) 37°25'51" W(E)	59.03'
DL12	S(N) 61°49'57" W(E)	189.41'
DL13	S(N) 77°09'52" W(E)	23.33'
DL14	N(S) 00°58'14" E(W)	151.78'
DL15	N(S) 66°48'28" E(W)	78.18'
DL16	S(N) 41°39'07" W(E)	221.95'
DL17	S(N) 00°26'56" W(E)	73.29'
DL18	S(N) 85°24'34" W(E)	142.62'
DL19	S(N) 00°24'38" E(W)	33.05'
DL20	N(S) 00°24'38" W(E)	270.83'
DL21	N(S) 85°24'34" E(W)	142.93'
DL22	S(N) 00°26'56" W(E)	83.79'
DL23	S(N) 85°34'31" E(W)	146.56'
DL24	N(S) 66°48'28" E(W)	81.23'
DL25	N(S) 89°36'19" W(E)	56.16'
DL26	N(S) 02°17'53" W(E)	187.35'
DL27	N(S) 77°40'33" E(W)	42.43'
DL28	S(N) 00°31'43" E(W)	29.75'
DL29	S(N) 00°31'43" E(W)	24.85'
DL30	S(N) 75°17'53" E(W)	47.67'
DL31	S(N) 02°17'53" E(W)	188.09'
DL32	S(N) 89°36'19" W(E)	190.84'
DL33	S(N) 89°43'49" E(W)	320.76'
DL34	S(N) 25°52'47" E(W)	158.63'
DL35	S(N) 38°54'30" E(W)	151.05'
DL36	S(N) 38°54'30" E(W)	138.95'
DL37	N(S) 44°36'35" W(E)	66.69'
DL38	N(S) 44°07'37" W(E)	72.89'
DL39	S(N) 27°29'57" E(W)	29.93'
DL40	N(S) 89°43'49" W(E)	745.47'
DL41	S(N) 00°00'00" E(W)	50.45'
DL42	N(S) 90°00'00" W(E)	527.45'
DL43	N(S) 00°00'00" W(E)	70.76'
DL44	N(S) 89°43'49" W(E)	262.61'
DL45	N(S) 22°06'04" W(E)	215.30'
DL46	S(N) 67°53'56" W(E)	51.94'
DL47	S(N) 22°23'04" E(W)	390.00'
DL48	S(N) 67°36'56" W(E)	53.53'
DL49	S(N) 89°20'07" E(W)	15.09'
DL50	N(S) 22°06'04" W(E)	145.59'

DETENTION CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
DC1	100.00'	90.06'	S(N) 68°38'28" W(E)	87.05'
DC2	30.93'	36.81'	S(N) 50°46'38" E(W)	34.68'
DC3	100.00'	88.92'	S(N) 36°21'27" W(E)	86.02'
DC4	40.03'	52.92'	N(S) 81°50'55" W(E)	49.15'
DC5	100.00'	119.95'	S(N) 02°47'35" E(W)	112.89'
DC6	40.00'	35.16'	S(N) 16°28'07" E(W)	34.04'
DC7	40.00'	96.90'	S(N) 68°56'59" E(W)	74.88'
DC8	40.00'	65.61'	S(N) 47°26'13" E(W)	58.50'
DC9	40.00'	33.44'	N(S) 61°37'21" W(E)	32.48'
DC10	159.00'	31.15'	N(S) 83°17'15" E(W)	31.10'
DC11	55.58'	56.28'	S(N) 30°07'06" E(W)	53.90'
DC12	50.00'	65.25'	S(N) 37°54'48" E(W)	60.72'
DC13	159.00'	23.77'	S(N) 79°34'51" E(W)	23.75'
DC14	300.00'	14.51'	S(N) 35°48'47" E(W)	14.46'
DC15	31.00'	48.89'	N(S) 45°00'00" E(W)	43.84'
DC16	31.00'	48.89'	S(N) 45°00'00" E(W)	43.84'
DC17	40.50'	63.62'	N(S) 22°36'56" E(W)	57.28'
DC18	40.50'	63.62'	S(N) 67°23'04" E(W)	57.28'

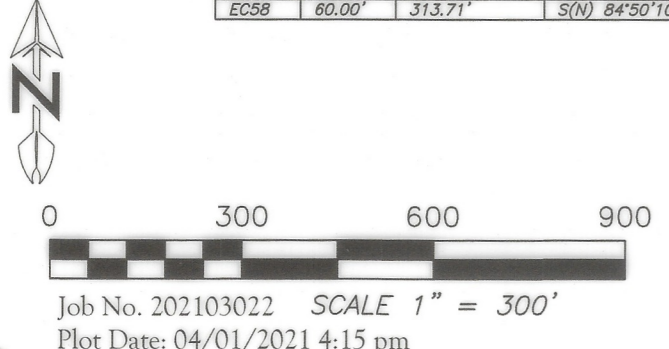
FINAL PLAT OF  
"SANTANA RIDGE"

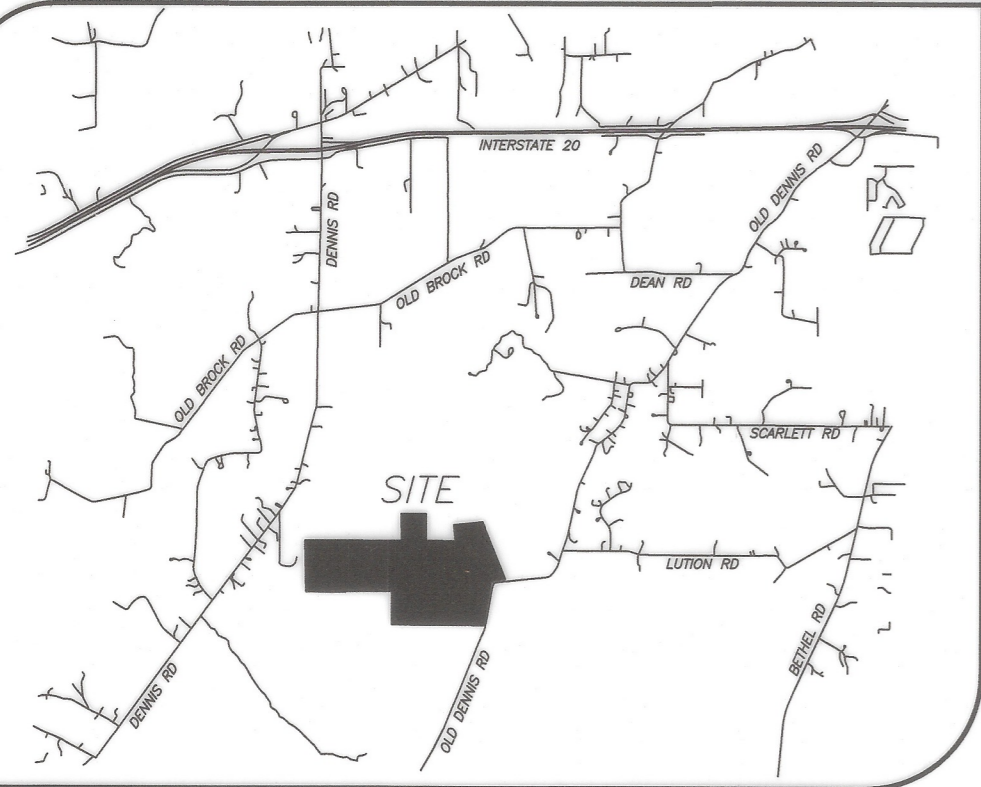
LOTS 1-32, BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-34, BLOCK C; LOTS 1-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE J.M. RICHARDS SURVEY, ABSTRACT No. 2419; THE JF BATES SURVEY, ABSTRACT No. 122 AND THE S. COIN SURVEY, ABSTRACT No. 231,

AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;

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VICINITY MAP NOT TO SCALE

LOT CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C72 with their respective measurements.

LOT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines LL1, LL2, and LL3 with their measurements.

LEGAL DESCRIPTION:

TRACT ONE:

205.745 ACRES OF LAND LOCATED IN THE SPRUCE M. WOOD SURVEY, ABSTRACT No. 1607, THE M.C. HEDRICK SURVEY, ABSTRACT No. 2677, AND THE J.M. RICHARDS SURVEY, ABSTRACT No. 2419. BEING DESCRIBED IN DOCUMENT No. 202130616 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER, TEXAS.

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF OLD DENNIS ROAD, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 203.00 ACRES TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 1275.582 ACRES TRACT DESCRIBED IN DOCUMENT No. 201322312 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 1275.582 ACRES TRACT AND THE TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

• N 89°43'49" W - 2549.87 FEET TO A 3/8 INCH IRON ROD FOUND;
• N 00°10'09" E - 928.32 FEET TO A 3 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 1.591 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 306.323 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 89°50'19" E - 2683.32 FEET TO A 12 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC";

THENCE CONTINUING ALONG THE COMMON LINE OF SAID CALLED 306.323 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 00°28'28" W - 750.04 FEET TO A 5/8 INCH IRON ROD FOUND SAID POINT ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 151.914 ACRES TRACT DESCRIBED IN DOCUMENT No. 202027332 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

TRACT TWO:

39.060 ACRES OF LAND LOCATED IN THE SAMUEL COIN SURVEY, ABSTRACT No. 231. BEING DESCRIBED IN DOCUMENT No. 202117331 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 15.27 ACRES TRACT AND AN ELL CORNER OF A CALLED 15.27 ACRES TRACT DESCRIBED IN DOCUMENT No. 202027332 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 151.914 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 05°23'16" W - 1642.68 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PRICE SURVEYING", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID CALLED 19.877 ACRES TRACT AND THE SOUTHWEST CORNER OF A CALLED 3.183 ACRES TRACT DESCRIBED IN VOLUME 2743, PAGE 1818 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.183 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 84°21'53" E - 791.43 FEET TO A 5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF THE REMAINDER OF A CALLED 160 ACRES TRACT DESCRIBED IN VOLUME 434, PAGE 261 RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID CALLED 19.877 ACRES TRACT;

THENCE ALONG THE NORTH LINE OF OLD DENNIS ROAD, S 09°50'48" W - 1185.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 205.746 ACRES OF LAND.

THENCE ALONG THE WEST LINE OF OLD DENNIS ROAD, S 09°06'38" W - 20.33 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE MOST EASTERLY SOUTHWEST CORNER OF SAID CALLED 151.914 ACRES TRACT, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID CALLED 15.27 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 151.914 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 84°41'10" W - 888.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.060 ACRES OF LAND.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202133998
08/30/2021 10:49 AM
Fee: 88.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT OF "SANTANA RIDGE"

LOTS 1-32, BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-34, BLOCK C; LOTS 1-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE J.M. RICHARDS SURVEY, ABSTRACT No. 2419; THE JF BATES SURVEY, ABSTRACT No. 122 AND THE S. COIN SURVEY, ABSTRACT No. 231, AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;

SURVEYED BY
JUSTIN PARENTEAU
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
361-813-1888

PLAT PREPARED BY
ADVANCED DEVELOPMENT SERVICE
PO BOX 2337
WEATHERFORD, TEXAS 76086
817-304-0028

DEVELOPED BY
SANTANA RIDGE ESTATES LP
301 MEASURES ROAD
WEATHERFORD, TEXAS 76088
817-304-0233

State of Texas §
County of Parker §
Date Aug 25th, 2021

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the SANTANA RIDGE subdivision to the City of Weatherford, Texas, or to its extraterritorial jurisdiction, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Weatherford, Parker County, Texas.

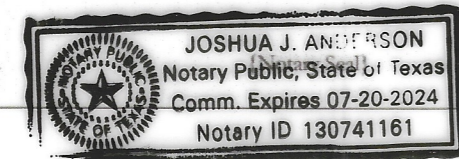
Owner

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 Chad Bushaw, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this the 25th day of August, 2021

Notary Public in and for the state of TEXAS



This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration for approval.

Dated this the 27 day of August, 2021

Chairman

ATTEST:
Malinda Nowell
Secretary

This plat has been submitted to and considered by the City Council of the City of Weatherford, Texas, and is hereby approved by such City Council.

Dated this the 27 day of August, 2021

Mayor

ATTEST:
Malinda Nowell
Secretary

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