

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. MAP NO. 49367C0150E,
DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE FOUND 1/2" IRON ROD WITH CAP
MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

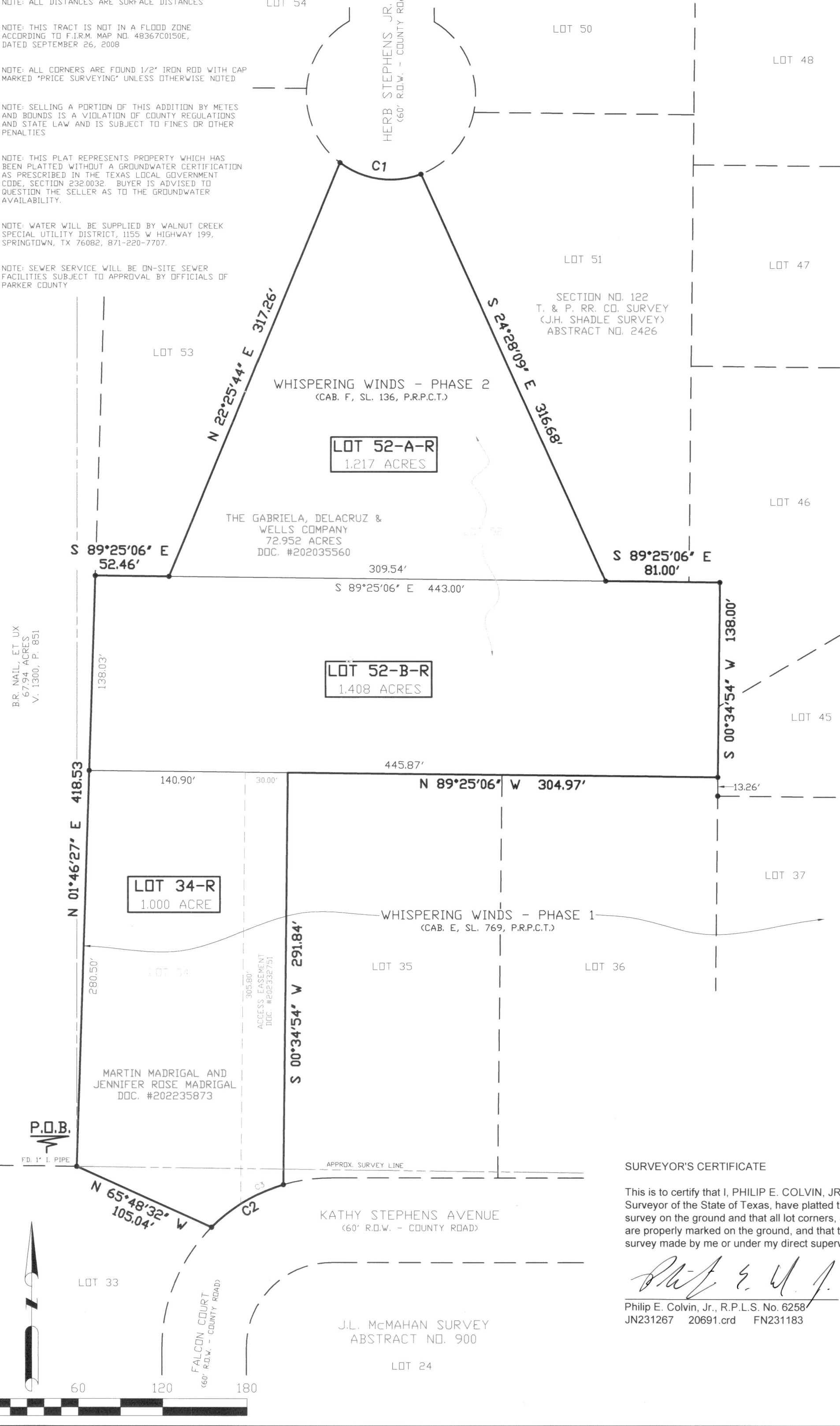
NOTE: SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS
AND STATE LAW AND IS SUBJECT TO FINES OR OTHER
PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS
BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION
AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT
CODE, SECTION 232.0032. BUYER IS ADVISED TO
QUESTION THE SELLER AS TO THE GROUNDWATER
AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY WALNUT CREEK
SPECIAL UTILITY DISTRICT, 1155 W HIGHWAY 199,
SPRINGTOWN, TX 76082, 871-220-7707.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF
PARKER COUNTY

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89°25'06"	60.00	57°41'31"	S 81°53'26" E	57.89	60.41
C2	65°48'32"	105.04	57°41'31"	S 81°53'26" E	57.89	60.41
C3	47°44'47"	120.00	19°51'01"	S 69°37'14" W	33.09	33.20



LEGAL DESCRIPTION

Of a 3.625 acres tract of land, being all of Lot 34 of Whispering Winds, Phase 1, according to plat recorded in Cabinet E, Slide 769 and all of Lot 52 of Whispering Winds, Phase 2, according to plat recorded in Cabinet F, Slide 136, both in the Plat Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1" iron pipe at an ell corner of said Phase 1 and at the most northerly northeast corner of Lot 33 of said Phase 1 and at the southwest corner of said Lot 34 for the southwest and beginning corner of this tract.

Thence N. 01 deg. 46 min. 27 sec. E. at 280.50 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 34 and at the southwest corner of said Lot 52 and in all 418.53 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 53 of said Phase 2 for the most westerly northwest corner of this tract and said Lot 52.

Thence S. 89 deg. 25 min. 06 sec. E. 52.46 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said Lot 53 for an ell corner of this tract and said Lot 52.

Thence N. 22 deg. 25 min. 44 sec. E. 317.26 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south right of way line of Herb Stephens Jr. Way (county road) and at the most easterly northeast corner of said Lot 53 and for the most northerly northwest corner of this tract and said Lot 52.

Thence easterly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 57 deg. 41 min. 31 sec., a chord of S. 81 deg. 53 min. 26 sec. E., 57.89 feet and an arc length of 60.41 feet along the south right of way line of said Herb Stephens Jr. Way to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly northwest corner of Lot 51 of said Phase 2 for the most northerly northeast corner of this tract and said Lot 52.

Thence S. 24 deg. 28 min. 09 sec. E. 316.68 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 51 for an ell corner of this tract and said Lot 52.

Thence S. 89 deg. 25 min. 06 sec. E. 81.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of Lot 46 of said Phase 2 for the most easterly northeast corner of this tract and said Lot 52.

Thence S. 00 deg. 34 min. 54 sec. W. 138.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Lot 45 of said Phase 2 and at the southeast corner of said Lot 52 for the most easterly southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 304.97 feet along the south line of said Lot 52 to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 35 of said Phase 1 and at the northeast corner of said Lot 34 for an ell corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 291.84 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 35 and in the northwest right of way line of Kathy Stephens Avenue (county road) and at the most easterly southeast corner of said Lot 34 for a southeast corner of this tract.

Thence Southwesterly along the arc of a 47 deg. 44 min. 47 sec. curve to the left with a radius of 120.00 feet, a central angle of 28 deg. 29 min. 50 sec., a chord of S. 59 deg. 17 min. 49 sec. W. 59.07 feet and an arc length of 59.68 feet along the northwest right of way line of said Kathy Stephens Avenue to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most easterly northeast corner of said Lot 33 for the most southerly southeast corner of this tract and said Lot 34.

Thence N. 65 deg. 48 min. 32 sec. W. 105.04 feet to the place of beginning.

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 9th DAY OF January, 2024.

[Signature]
COUNTY JUDGE

[Signature]
COMR. PRECINCT #1

[Signature]
COMR. PRECINCT #2

[Signature]
COMR. PRECINCT #3

[Signature]
COMR. PRECINCT #4

19386.002.052.00
19386.001.034.00

19386
WE
H-6
NWE

SURVEYOR'S CERTIFICATE

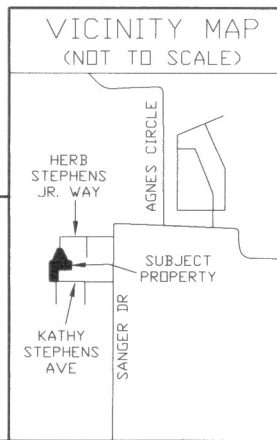
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 15, 2021.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN231267 20691.crd FN231183

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lula Deakle
202400607
01/09/2024 09:21 AM
Fee: 75.00
Lula Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY TEXAS PLAT RECORDS
CABINET F SLIDE 647
DATE 1/9/2024



202400607 PLAT Total Pages: 1

OWNER'S CERTIFICATE

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 4th DAY OF January, 2024

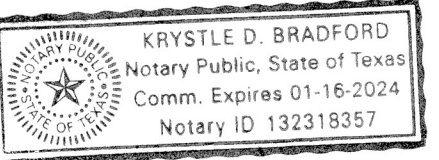
BY: [Signature]
RYAN D. ZAMARRON, President

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RYAN D. ZAMARRON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4th day of January, 2024

[Signature]
Signature



OWNER'S CERTIFICATE

That We, MARTIN MADRIGAL and JENNIFER ROSE MADRIGAL, the owners of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and do hereby replat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 4th DAY OF January, 2024

BY: [Signature]
MARTIN MADRIGAL

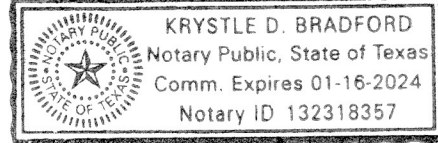
BY: [Signature]
JENNIFER ROSE MADRIGAL

STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARTIN MADRIGAL and JENNIFER ROSE MADRIGAL, 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 stated.

GIVEN under my hand and seal of office this 4th day of January, 2024

[Signature]
Signature



DEVELOPERS	REPLAT
THE GABRIELA, DELACRUZ & WELLS COMPANY PO BOX 1195 WEATHERFORD, TX 76086 PH. 817-694-2067	WHISPERING WINDS PHASE 1 - LOT 34-R PHASE 2 - LOT 52-A-R & LOT 52-B-R
MARTIN MADRIGAL & JENNIFER MADRIGAL 124 KATHY STEPHENS AVE. SPRINGTOWN, TX 76082	BEING A REPLAT OF ALL OF LOT 34 OF WHISPERING WINDS, PHASE 1, ACCORDING TO PLAT RECORDED IN CABINET E, SLIDE 769 AND ALL OF LOT 52 OF WHISPERING WINDS, PHASE 2, ACCORDING TO PLAT RECORDED IN CABINET F, SLIDE 136, BOTH IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS
SURVEYOR	PLAT DATE: JANUARY 4, 2024
PHILIP E. COLVIN, JR. PRICE SURVEYING FIRM #10034200 213 SOUTH OAK AVENUE MINERAL WELLS, TX 76067 940-325-4841	