

VICINITY MAP NOT TO SCALE

LIEN HOLDER FIRST BANK TEXAS C/O JARROD DICKEY WEATHERFORD, TX 76086 NOTARY PUBLIC, STATE OF TEXAS

State of Texas County of Parker I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the SANTAN LIBOR 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 State of Texas Before me, the undersigned authority, a notary public in and for the state of Took, on this day personally appeared to Boston, 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 JOSHUA J. ANDERSON Notary Public. State of Texas Comm. Expires 07-20-2024

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

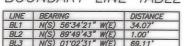
Notary ID 130741161

andrea myomald

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.

andreamsomald

BOUNDARY LINE TABLE



LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGT
C1	1000.00'	157.11'	N(S) 61°04'24" W(E)	156.95'
C2	1000.00	291.34	N(S) 73'55'13" W(E)	290.31
C3	1000.00	133.85'	S(N) 86°06'04" E(W)	133.75
C4	900.00'	67.32'	N(S) 87'47'33" W(E)	67.30'
C5	900.00'	178.54	S(N) 79°58'00" E(W)	178.25'
C6	900.00'	150.06'	S(N) 69°30'25" E(W)	149.89'
C7	900.00'	142.52'	N(S) 60°11'37" W(E)	142.37'
C8	900.00'	152.92'	N(S) 50°47'21" W(E)	152.74'
C9	900.00'	164.00'	N(S) 40'42'04" W(E)	163.78'
C10	900.00'	165.22'	S(N) 30°13'18" E(W)	164.99'
C11	900.00'	193.50'	N(S) 18'48'13" W(E)	193.12'
C12	900.00	203.17	N(S) 06'10'39" W(E)	202.74
C13	1000.00	119.32'	S(N) 59°59'27" E(W)	
C14	1000.00	204.66		119.25'
C15				204.31'
	1000.00'	166.67'		166.48'
C16	1000.00'	91.64'	S(N) 87"18'37" E(W)	91.60'
C17	900.00'	58.31'	S(N) 88"04'46" E(W)	58.30'
C18	900.00'	253.78'	N(S) 78'08'43" W(E)	252.94'
C19	900.00'	311.09'	N(S) 60°09'53" W(E)	309.54'
C20	900.00'	277.26'	N(S) 41'26'14" W(E)	276.16
C21	900.00'	280.46	N(S) 23'41'04" W(E)	279.33'
C22	900.00'	236.35	N(S) 07"14"01" W(E)	235.68'
C23	3593.61	408.24	N(S) 86'31'17" W(E)	408.02'
C24	3593.61'	213.81'	N(S) 81'33'45" W(E)	213.78'
C25	2334.29'	72.27'	S(N) 80°44'42" E(W)	72.27'
C26	2334.29'	187.77'	N(S) 83°56'11" W(E)	187.72'
C27	2334.29'	199.84'	N(S) 88°41'37" W(E)	199.78'
C28	2334.29'	230.28'	S(N) 86°01'40" W(E)	230.18'
C29	2334.29'	48.78'	S(N) 82'36'11" W(E)	48.78'
C30	971.69'	166.94'	S(N) 86'55'35" W(E)	166.74
031	971.69	269.17		268.31
232	971.69	262.30'		
222			S(N) 64'32'48" E(W)	261.50'
C33	971.69'	7.08'	S(N) 56'36'17" E(W)	7.08'
C34	3593.61'	294.70'	S(N) 87°25'36" E(W)	294.62'
C35	3593.61	296.07'	N(S) 82°43'01" W(E)	295.98'
C36	3593.61'	31.28'	N(S) 80°06'27" W(E)	31.28'
C37	2334.29'	208.08'	S(N) 82'24'42" E(W)	208.01'
C38	2334.29	251.71'	S(N) 88°03'16" E(W)	251.59'
C39	2334.29'	279.16'	N(S) 85'25'49" E(W)	278.99'
C40	971.69'	6.93'	S(N) 82"12'31" W(E)	6.93'
241	971.69'	231.44'	N(S) 89°14'10" E(W)	230.89'
C42	971.69'	256.95'	S(N) 76°21'55" E(W)	256.20'
C43	971.69'	210.19'	S(N) 62'35'34" E(W)	209.78
C44	247.84'	49.28'	N(S) 27'54'26" E(W)	49.20'
C45	247.84	338.19'	N(S) 16'52'53" W(E)	312.56'
C46	247.84	34.31'	S(N) 29'38'19" W(E)	34.28'
C47	247.84	172.03'	N(S) 05'47'15" E(W)	168.60'
C48	247.84	181.14'		
C49	1518.60'	180.05		177.13'
			S(N) 02°50'51" E(W)	179.95
250	1518.60'	191.53'	S(N) 09'51'26" E(W)	191.40'
251	1518.60'	24.45	S(N) 13.55.53" E(W)	24.45'
C52	1978.54	271.27	S(N) 03'38'26" E(W)	271.06
C53	1978.54	235.65	N(S) 10°58'50" W(E)	235.51'
C54	1518.60'	95.27	S(N) 01°14'53" E(W)	95.26'
C55	1518.60'	277.37	S(N) 08°16'40" E(W)	276.98'
C56	1518.60'	23.39'	N(S) 13°57'05" W(E)	23.39'
257	1978.54	235.65	S(N) 10.58.50° E(W)	235.51'
258	1978.54	271.27'	S(N) 03'38'26" E(W)	271.06'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
RL1	N(S) 33°25'39" E(W)	60.00'
RL4	S(N) 00°17'23" W(E)	14.15'
RL5	S(N) 00°17'23" W(E)	14.02'
RL6	S(N) 00°24°03" E(W)	119.36
RL7	S(N) 00°24°03" E(W)	97.02
RL8	S(N) 69'01'41" W(E)	32.15
RL9	S(N) 74.03'34" E(W)	31.17
RL10	N(S) 33'36'14" E(W)	126.94
RL11	S(N) 33'36'14" W(E)	126.94
RL12	S(N) 89°46'28" E(W)	60.00
RL13	S(N) 56°23'46" E(W)	187.99
RL14	N(S) 57'47'02" W(E)	30.28
RL15	N(S) 79'12'21" W(E)	30.87'

ROADWAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
RC1	970.00'	382.42'	N(S) 78'38'28" W(E)	379.95'
RC2	1030.00	476.86'	S(N) 76°40'20" E(W)	472.61
RC3	930.00'	1464.49'	N(S) 44'49'23" W(E)	1317.80'
RC4	870.00'	1370.01'	N(S) 44'49'23" W(E)	1232.78'
RC5	1948.54	490.83'	N(S) 07"10'35" W(E)	489.53'
RC6	2008.54	502.95'	N(S) 07"13"08" W(E)	501.64'
RC7	1548.60'	403.60'	N(S) 06°55'35" W(E)	402.46'
RC8	1488.60'	388.45	N(S) 06°55'01" W(E)	387.35'
RC9	60.00'	220.15'	S(N) 44'42'42" W(E)	115.85
RC10	3623.61	597.21'	S(N) 84'34'46" E(W)	596.53'
RC11	3563.61'	586.89'	S(N) 84"34"34" E(W)	586.23'
RC12	2364.29	748.44	S(N) 88'55'37" E(W)	745.32'
RC13	2304.29	729.45'	S(N) 88"55'37" E(W)	726.41'
RC14	941.69'	683.72'	S(N) 77"11'45" E(W)	668.80'
RC15	1001.69	727.28'	S(N) 77"11"45" E(W)	711.41'
RC16	60.00'	314.16'	N(S) 33'36'14" E(W)	60.00'
RC17	277.84'	379.27'	S(N) 05'30'10" E(W)	350.50'
RC18	217.84	291.76'	S(N) 04'45'53" E(W)	270.43'
RC19	60.00'	313.77'	S(N) 40°03'18" W(E)	60.33'
RC20	970.00'	122.39	S(N) 60°11'14" E(W)	122.31'

DRAINAGE FASEMENT TARIE

LINE	BEARING	DISTANCE
EL1	S(N) 19'38'05" W(E)	171.32'
EL2	S(N) 61°07'59" E(W)	56.91'
EL3	N(S) 19'38'05" E(W)	166.36
EL4	S(N) 18'36'36" E(W)	244.94
EL5	S(N) 18°36'36" E(W)	182.23
EL6	N(S) 61°07'59" W(E)	160.99
EL7	S(N) 19'38'05" W(E)	309.84
EL8	N(S) 00°05'10" W(E)	54.08'
EL9	S(N) 33'36'14" W(E)	386.55
EL10	S(N) 06"07"57" E(W)	60.55
EL11	S(N) 26°35'27" W(E)	310.75
EL12	N(S) 00°53'00" E(W)	305.26
EL13	S(N) 26°12'36" E(W)	43.84
EL14	N(S) 06°46'36" E(W)	117.59
EL15	S(N) 59'12'41" W(E)	83.19
EL16	N(S) 06°56'51" E(W)	158.92'
EL17	N(S) 35°00'00" W(E)	181.47
EL18	S(N) 56"49"49" W(E)	372.95
EL19	S(N) 54'31'09" W(E)	391.78
EL20	S(N) 22.33'45" W(E)	104.95
EL21	N(S) 83"45'22" E(W)	215.85
EL22	S(N) 24°00'00" W(E)	376.52
EL23	S(N) 24°00'00" W(E)	327.63

## FILED AND RECORDED

Lila Deable

202322925 08/30/2023 03:36 PM Fee: 80.00 Lila Deakle, County Clerk Parker County, TX

FINAL PLAT OF "SANTANA RIDGE PHASE 2"

LOTS 35-70, BLOCK C; LOTS 2-18 BLOCK H: LOTS 1-8. BLOCK J:

61 LOTS BEING 127.274 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607 AND THE H. WESTBROOK SURVEY ABSRACT No. 2474 AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD. PARKER COUNTY, TEXAS

DRAWING CREATED: 07/10/2023

LEGAL DESCRIPTION:

127.274 ACRES OF LAND LOCATED IN THE SPRUCE M. WOOD SURVEY, ABSTRACT NO. 1607, AND THE HUDSON WESTBROOK SURVEY, ABSTRACT NO. 2474. BEING A PORTION OF THE LANDS DESCRIBED IN DOCUMENT NO. 202308915 AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD AT AN INTERIOR ELL CORNER OF SANTANA RIDGE ESTATES, ACCORDING TO THE PLAT AS RECORDED IN INSTRUMENT NO. 202206090, PLAT RECORDS, PARKER COUNTY, FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 89°50'19" W 2683.32 FEET ALONG THE NORTH LINE OF BLOCK C OF SAID SANTANA RIDGE ESTATES TO A FOUND 3/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK C SANTANA RIDGE ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 01°02'31" E 69.11 FEET TO A FOUND 3/8" IRON ROD IN THE WEST LINE OF SAID SANTANA RIDGE ESTATES FOR A CORNER OF THE HEREIN

THENCE ALONG THE SOUTH LINE OF SAID "TRACT 3" RECORDED IN DOCUMENT NO. 202300192, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS AND THE NORTHEAST LINE OF A CALLED 34.024 ACRES TRACT OF LAND AS RECORDED IN VOLUME 2522, PAGE 938, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS THE FOLLOWING COURSES AND DISTANCES:

N 89°43'34" W 842.07 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

N 44°09'37" W 183.82 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

N 29°38'10" W 226.24 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

N 00°07'50" E 661.27 FEET TO A FOUND CONCRETE MONUMENT IN THE SOUTHEAST LINE OF DENNIS ROAD (A PAVED SURFACE) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG THE SOUTHEAST LINE OF SAID DENNIS ROAD (A PAVED SURFACE) THE FOLLOWING COURSES AND DISTANCES:

N 33°36'14" E 484.51 FEET TO A FOUND CONCRETE MONUMENT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

N 33°25'39" E 364.80 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE \$ 56°34'21" E 273.70 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE N 33°25'39" E 338.83 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 57°47'02" E 207.51 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 79°12'21" E 182.54 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 89°12'39" E 1174.62 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 48°46'42" E 411.98 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 35°00'00" E 207.46 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 69°01'41" E 461.82 FEET TO A POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 74°03'34" E 498.55 FEET TO A POINT IN THE WEST LINE OF A TRACT OF LAND AS RECORDED IN VOLUME 693, PAGE 580, DEED RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 00°24'03" E 448.20 FEET TO A POINT IN THE NORTH LINE OF SAID SANTANA RIDGE ESTATES FOR A CORNER OF THE HEREIN DESCRIBED

THENCE N 89°49'43" W 1.00 FOOT TO A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 13, BLOCK C, SAID SANTANA RIDGE ESTATES FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

5959

THENCE S 00°28'28" E 750.04 FEET TO THE POINT OF BEGINNING.



SURVEYED BY JUSTIN PARENTEAU

361-813-1888

PO BOX 2337

817-304-0028

PO BOX 1118

817-304-0028

140 HACKBERRY POINTE DRIVE

<u>PLAT PREPARED BY</u> ADVANCED DEVELOPMENT SERVICE

WEATHERFORD, TEXAS 76087

WEATHERFORD, TEXAS 76086

<u>DEVELOPED BY</u> SANTANA RIDGE ESTATES LP

WEATHERFORD, TEXAS 76086

- 1. NO PORTIONS OF THIS PROPERTY APPEAR TO LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO CURRENT F.I.R.M. MAPS.
- 2. CALL UTILITY PROVIDERS AND/OR \*811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
- 3. ALL CURRENT AND SUBSEQUENT OWNERS MUST AT ALL TIMES MAINTAIN ALL PORTIONS OF THEIR ACREAGE AS IDENTIFIED IN THE HEREIN-REFERENCED PLAT, SUBJECT TO THE RIGHT TO CONVEY THE ENTIRETY OF SUCH PROPERTY AS SHOWN ON SUCH DEED(S), AND SHOULD ANY SUCH OWNER EVER PROVIDE ANY EASEMENT TO ANY OTHER PERSON OR ENTITY, ALL RIGHT, TITLE, AND INTEREST IN AND TO THE GROUNDWATER ESTATE FOR THE ENTIRETY OF THE PROPERTY OWNED BY SUCH OWNER MUST BE RESERVED FROM SUCH EASEMENT AND MAINTAINED BY SUCH
- 4. ALL ROADWAY SURFACES HEREIN ARE TO BE GATED AND PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ENCOMPASSED WITHIN A "PRIVATE/EMERGENCY ACCESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENT".
- 5. ALL DRAINAGE EASEMENTS AND APPURTENANCES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND RESPECTIVE SURFACE OWNERS.
- ALL HORIZONTAL BEARINGS AND DISTANCES ARE CORRELATED TO STATE PLANE COORDINATE SYSTEM NADB3, TEXAS NORTH CENTRAL ZONE 4202. ELEVATIONS SHOWN ARE CORRELATED TO
- 7. CENTRALIZED MAIL COLLECTION BOXES SHALL BE LOCATED NEAR THE INTERSECTIONS OF DENNIS ROAD AND ROYAL SANTANA RUN (RESPECTIVELY).
- 8. PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
- 9. ALL LOT ACREAGE SHOWN HEREIN REFLECTS SUBSURFACE/GROUNDWATER ESTATE AREA CALCULATIONS.