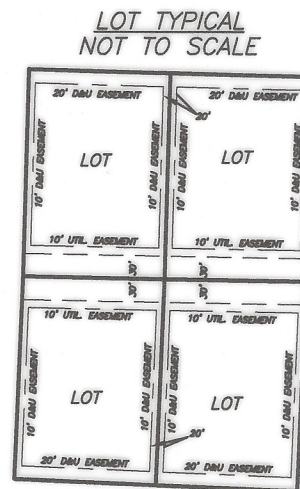


202322925 PLAT Total Pages: 2

- NOTES:
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 GROSS 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 OWNER.
 4. ALL ROADWAY SURFACES HEREIN ARE TO BE GATED AND PRIMARILY 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.
 6. ALL HORIZONTAL BEARINGS AND DISTANCES ARE CORRELATED TO STATE PLANE COORDINATE SYSTEM NAD83, TEXAS NORTH CENTRAL ZONE 4202. ELEVATIONS SHOWN ARE CORRELATED TO NAVD83.
 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 GROSS SUBSURFACE/GROUNDWATER ESTATE AREA CALCULATIONS.



H. WESTBROOK SURVEY
ABSTRACT NO. 2474

REMAINDER OF
INST. NO. 202300192
O.P.R.P.C.T.

APPROXIMATE LOCATION OF
20' TRI-COUNTY ELECTRIC EASEMENT
VOL. 1500, PG. 1686 O.P.R.P.C.T.

CONCRETE MONUMENT SET
N: 6937965.43
E: 2162107.22

REMAINDER OF
INST. NO. 202300192
O.P.R.P.C.T.

30' PIPELINE EASEMENT
VOL. 2355, PG. 1249 &
VOL. 2355, PG. 1307
O.P.R.P.C.T.

M. C. HENDRICK SURVEY
ABSTRACT NO. 2677

CALLLED 151.914 ACRES
WILSON B. BUCKLEY
VOL. 693, PG. 580
D.R.P.C.T.

J. M. RICHARDS SURVEY
ABSTRACT NO. 2419

SANTANA RIDGE
INST. NO. 202206090
O.P.R.P.C.T.

30' PIPELINE EASEMENT
VOL. 2355, PG. 1249 &
VOL. 2355, PG. 1307
O.P.R.P.C.T.

S. M. WOOD SURVEY
ABSTRACT NO. 1607

17277
BR
F-17

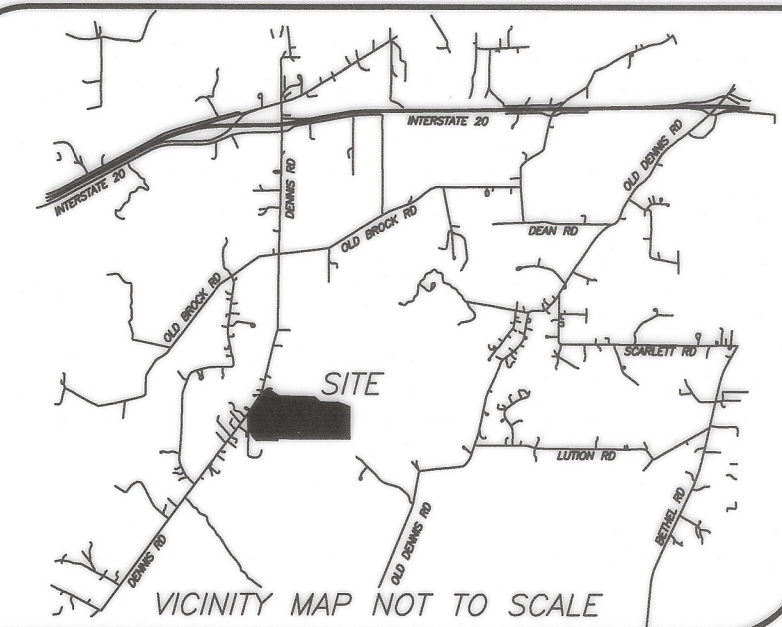
FINAL PLAT OF
"SANTANA RIDGE PHASE 2"

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 S.M. WOOD SURVEY ABSTRACT No. 1607 AND THE H. WESTBROOK SURVEY ABSTRACT No. 2474 AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DRAWING CREATED: 07/10/2023

F562



CALLLED 2.369 ACRES
STEVEN POWELL
INST. NO. 202128280
O.P.R.P.C.T.

CALLLED 4.556 ACRES
LONNIE R. WATSON & PEGGY L. WATSON
VOL. 2788, PG. 704
O.P.R.P.C.T.

LAYNE FIELDS & HEATHER FIELDS
INST. NO. 201201229
O.P.R.P.C.T.

0.464 ACRES SURFACE
DEDICATION FOR R.O.W.
DOC# 202321434
O.P.R.P.C.T.

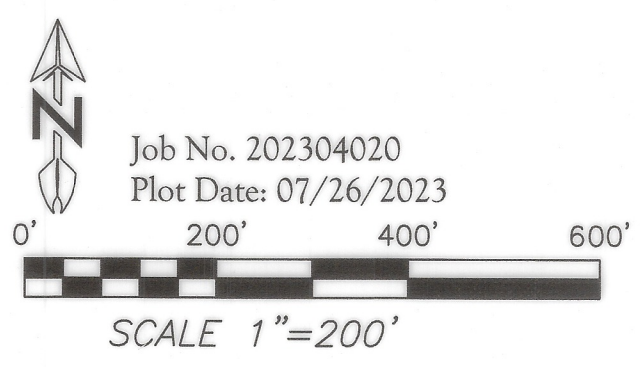
CONCRETE MONUMENT FND.
N: 6937286.42
E: 2159693.65

LOT 1 AND LOT 2, BLOCK 1
JET SUBDIVISION
DOC# 20230036
P.R.C.T.

PHARRIS COURT

CALLLED 34.024 ACRES
JOHN L. HEARTSILL
VOL. 2522, PG. 938

H. WESTBROOK SURVEY
ABSTRACT NO. 2474



Job No. 202304020
Plot Date: 07/26/2023

