

VICINITY MAP NOT TO SCALE

20222153 PLAT Total Pages: 1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	647.86'	364.69'	S(N) 34°08'54" E(W)	359.90'
C2	647.86'	155.37'	S(N) 57°08'44" E(W)	155.00'
C3	229.87'	214.36'	N(S) 37°18'04" W(E)	206.67'
C4	647.86'	520.07'	S(N) 41°01'08" E(W)	506.21'

LEGAL DESCRIPTION:

4.647 ACRES OF LAND AND BEING ALL OF LOTS 15 & 16, BLOCK G, SANTANA RIDGE, ACCORDING TO THE PLATS AS RECORDED IN PLAT CABINET F, SLIDE 44 & SLIDE 166, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK G, SANTANA RIDGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET F, SLIDES 44 & 166, PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE S 22°06'04" E 509.57 FEET ALONG THE EAST LINE OF LOTS 15 & 16, BLOCK G, SAID SANTANA RIDGE TO THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK G, SANTANA RIDGE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE S 71°58'41" W 269.42 FEET TO A POINT IN THE CENTERLINE OF GIBSON BEND (A 60' PRIVATE ROAD) AND AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK G, SANTANA RIDGE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID POINT BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 647.86 FEET AND A CHORD WHICH BEARS N 41°01'08" W 506.21 FEET.
 THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 520.06 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON BEND (A 60' PRIVATE ROAD) FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID POINT BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 229.87 FEET AND A CHORD WHICH BEARS N 37°18'04" W 206.67 FEET.
 THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 214.36 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON BEND (A 60' PRIVATE ROAD) AND AT THE NORTHWEST CORNER OF SAID LOT 15, BLOCK G, SANTANA RIDGE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 THENCE N 88°59'46" E 522.04 FEET TO THE POINT OF BEGINNING.

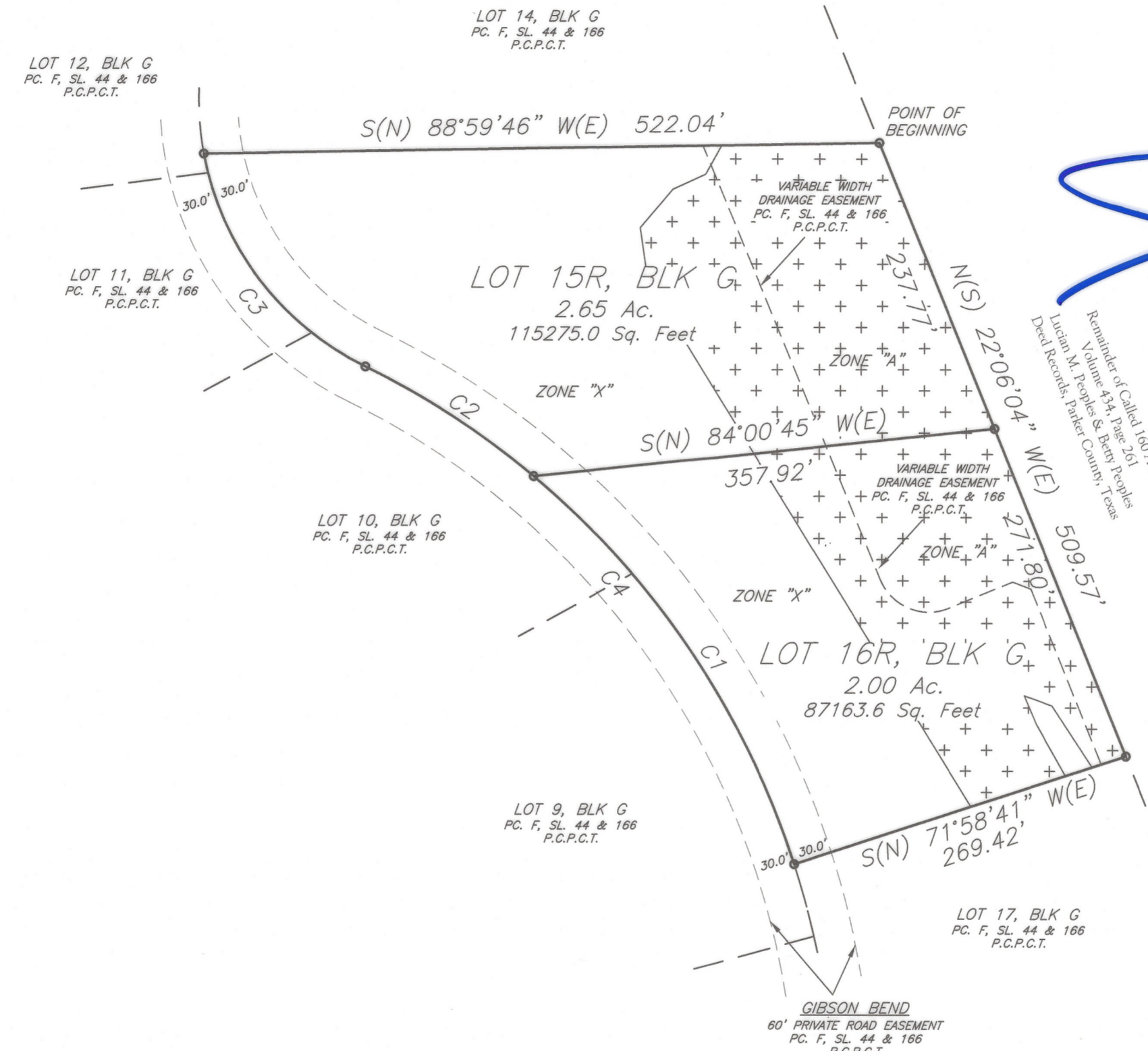
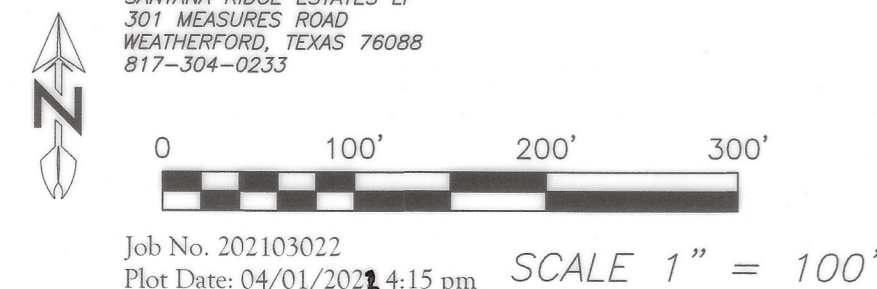
I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED 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.

This plat has been submitted to and considered by the Development & Neighborhood Services Department of the City of Weatherford, Texas as delegated by the City Council, and is hereby approved by such Department.
 Dated this the 8th day of June, 2022.
 By: *Monica R. Barron*
 Development & Neighborhood Services Staff
 ATTEST:
Balk
 Development & Neighborhood Services Staff

State of Texas §
 County of Parker §
 Date June 8th, 2022
 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: *[Signature]*
 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 CHAS BOSMAN, 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 8th day of June, 2022
 Notary Public in and for the state of TEXAS

JOSHUA J. ANDERSON
 Notary Public, State of Texas
 Comm. Expires 07-20-2024
 Notary ID 130741161

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



[Signature]
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 140 HACKBERRY POINTE DRIVE
 WEATHERFORD, TEXAS 76087
 PHONE No. 361-813-1888
 JUSTIN@NOCTUAMAPS.COM



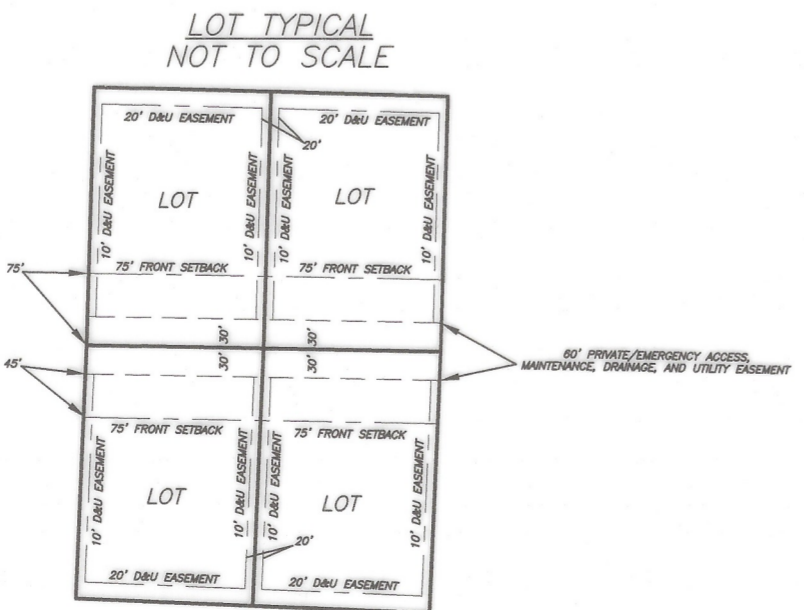
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 F-18

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 20222153
 06/09/2022 02:44 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

- NOTES:
- PORTIONS OF THIS PROPERTY APPEAR TO LIE WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE ACCORDING TO MAP NO. 48367C00380F, DATED APRIL 5, 2019.
 - CALL UTILITY PROVIDERS AND/OR #811 BEFORE ANY EXCAVATION OR CONSTRUCTION FOR AN ACCURATE LOCATION OF UNDERGROUND UTILITY SERVICES.
 - 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 OWNER.
 - ALL ROADWAY SURFACES HEREIN ARE TO BE GATED AND PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ENCOMPASSED WITHIN A 60' "PRIVATE/EMERGENCY ACCESS, MAINTENANCE, DRAINAGE, AND UTILITY EASEMENT".
 - 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 NAD83, TEXAS NORTH CENTRAL ZONE 4202. ELEVATIONS SHOWN ARE CORRELATED TO NAVD88.
 - CENTRALIZED MAIL COLLECTION BOXES SHALL BE LOCATED NEAR THE INTERSECTIONS OF OLD DENNIS ROAD, ROYAL SANTANA RUN, AND GIBSON BEND (RESPECTIVELY).
 - PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.



LOTS 15R & 16R, BLOCK G "SANTANA RIDGE"

A REPLAT OF LOT 15 & LOT 16, BLOCK G OF SANTANA RIDGE, 2 LOTS BEING 4.647 ACRES AND CALLED TO BE A PORTION OF THE S. COIN SURVEY, ABSTRACT No. 231, AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING A PORTION OF SANTANA RIDGE ESTATES, PLAT CABINET F, SLIDE 44 & SLIDE 166, PLAT RECORDS, PARKER COUNTY, TEXAS; THIS PLAT CREATED MAY 15, 2022

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