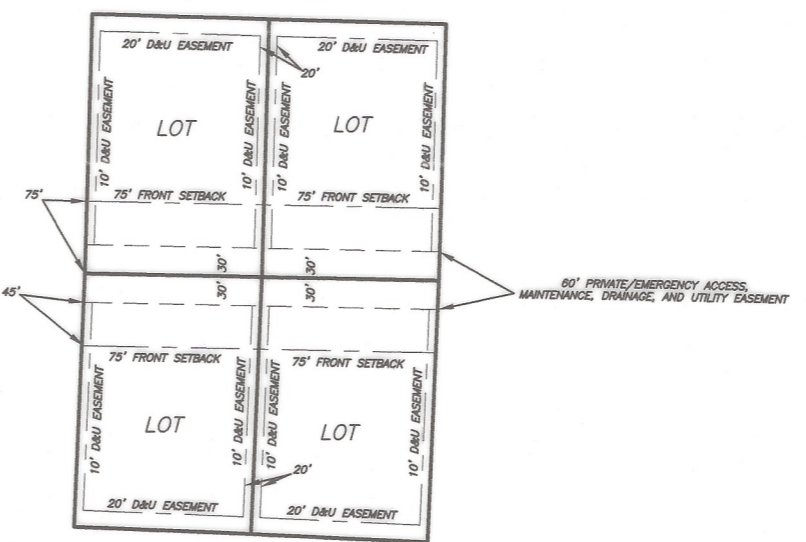


LOT TYPICAL NOT TO SCALE



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'	
C2	247.70'	111.80'	N(S) 12°46'58" W(E) 110.85'	
C3	247.70'	97.74'	S(N) 14°24'32" E(W) 97.10'	
C4	247.70'	14.06'	S(N) 01°28'45" E(W) 14.06'	
C5	130.00'	57.26'	S(N) 77°40'21" W(E) 56.79'	
C6	120.00'	43.51'	N(S) 10°05'49" W(E) 43.27'	
C7	120.00'	83.24'	N(S) 40°21'20" W(E) 81.58'	
C8	120.00'	61.75'	S(N) 74°58'08" E(W) 61.07'	
C9	120.00'	188.50'	N(S) 44°42'37" W(E) 189.71'	
C10	120.00'	65.90'	S(N) 74°33'22" W(E) 65.08'	
C11	120.00'	41.53'	S(N) 48°54'26" W(E) 41.33'	
C12	120.00'	103.72'	S(N) 65°31'40" W(E) 100.52'	
C13	119.98'	3.72'	S(N) 39°52'44" W(E) 3.72'	
C14	130.00'	85.96'	N(S) 70°54'18" E(W) 84.41'	
C15	130.00'	58.82'	N(S) 11°58'59" W(E) 58.32'	
C16	100.00'	7.97'	N(S) 67°20'11" E(W) 7.97'	
C17	130.00'	41.35'	S(N) 81°10'36" W(E) 41.18'	
C18	130.00'	59.23'	S(N) 76°39'26" E(W) 58.72'	
C19	100.00'	53.29'	N(S) 40°12'42" W(E) 52.66'	
C20	130.00'	71.53'	S(N) 62°52'47" E(W) 70.63'	
C21	1329.97'	115.01'	S(N) 87°45'07" W(E) 114.98'	
C22	1329.97'	295.97'	S(N) 78°53'59" W(E) 295.36'	
C23	1329.97'	166.37'	S(N) 88°38'44" W(E) 166.26'	
C24	150.00'	147.43'	N(S) 61°35'59" W(E) 141.57'	
C25	150.00'	22.25'	S(N) 28°11'38" E(W) 22.23'	
C26	654.15'	165.38'	S(N) 32°11'15" E(W) 164.94'	
C27	335.71'	47.45'	N(S) 35°22'50" W(E) 47.41'	
C28	335.71'	301.66'	S(N) 08°35'19" E(W) 291.61'	
C29	335.71'	33.45'	S(N) 171°58'59" W(E) 33.44'	
C30	335.71'	241.34'	S(N) 08°09'01" W(E) 236.18'	
C31	335.71'	74.32'	S(N) 33°05'16" E(W) 74.17'	
C32	150.00'	169.68'	S(N) 57°21'03" W(E) 160.77'	
C33	1329.97'	59.39'	N(S) 71°14'40" E(W) 59.39'	
C34	619.24'	173.95'	S(N) 78°00'45" W(E) 173.38'	
C35	619.24'	46.91'	S(N) 88°11'18" W(E) 46.90'	
C36	85.00'	111.66'	S(N) 52°41'08" W(E) 103.80'	
C37	1329.97'	304.01'	N(S) 76°30'49" E(W) 303.35'	
C38	619.24'	44.87'	N(S) 72°02'26" E(W) 44.86'	
C39	619.24'	175.09'	S(N) 82°12'59" W(E) 174.51'	
C40	85.00'	83.82'	S(N) 62°04'00" W(E) 80.46'	
C41	85.00'	27.84'	N(S) 24°28'05" E(W) 27.71'	
C42	928.20'	181.37'	N(S) 41°31'08" W(E) 181.08'	
C43	928.20'	45.17'	S(N) 34°31'37" E(W) 45.17'	
C44	435.79'	189.12'	N(S) 45°33'54" W(E) 187.64'	
C45	435.79'	128.92'	N(S) 66°28'20" W(E) 128.45'	
C46	928.20'	226.54'	S(N) 40°07'28" E(W) 225.98'	
C47	435.79'	86.64'	N(S) 38°49'42" W(E) 86.50'	
C48	435.79'	231.39'	N(S) 59°44'08" W(E) 228.69'	
C49	414.31'	184.92'	N(S) 62°09'37" W(E) 183.39'	
C50	165.81'	91.24'	N(S) 33°36'32" W(E) 90.10'	
C51	105.81'	111.08'	N(S) 47°55'07" W(E) 106.05'	
C52	414.31'	98.80'	S(N) 56°12'18" E(W) 98.56'	
C53	414.31'	86.13'	S(N) 68°59'30" E(W) 85.97'	
C54	330.00'	84.30'	S(N) 07°44'04" W(E) 84.08'	
C55	176.11'	153.57'	N(S) 25°12'26" W(E) 148.75'	
C56	176.11'	119.49'	N(S) 69°37'39" E(W) 117.22'	
C57	176.11'	54.26'	N(S) 82°06'26" E(W) 54.05'	
C58	176.11'	327.32'	S(N) 53°28'21" E(W) 282.20'	
C59	1059.44'	88.63'	S(N) 14°19'22" E(W) 88.60'	
C60	1059.44'	129.96'	S(N) 08°24'43" E(W) 129.88'	
C61	647.88'	148.40'	S(N) 11°23'35" E(W) 148.07'	
C62	647.88'	520.07'	N(S) 41°01'08" E(W) 508.21'	
C63	229.87'	104.57'	N(S) 50°59'03" W(E) 103.67'	
C64	229.87'	109.79'	S(N) 24°18'09" E(W) 108.75'	
C65	229.87'	89.28'	N(S) 00°32'27" E(W) 88.72'	
C66	1059.44'	218.59'	N(S) 10°48'31" W(E) 218.20'	
C67	647.88'	90.77'	N(S) 08°54'42" W(E) 90.70'	
C68	647.88'	315.34'	S(N) 28°52'11" E(W) 312.23'	
C69	647.88'	282.35'	N(S) 52°24'53" W(E) 280.56'	
C70	229.87'	49.22'	S(N) 57°52'53" W(E) 49.13'	
C71	229.87'	149.94'	N(S) 33°03'39" W(E) 147.28'	
C72	229.87'	104.48'	S(N) 01°21'12" E(W) 103.58'	

LOT LINE TABLE

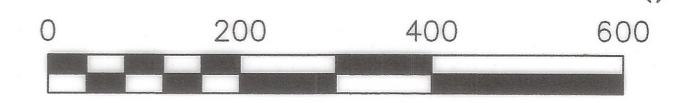
LINE	BEARING	DISTANCE
LL1	S(N) 12°44'52" W(E)	32.46'
LL2	N(S) 80°26'47" W(E)	7.25'
LL3	S(N) 12°44'52" W(E)	15.82'

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

REPLAT OF "SANTANA RIDGE"

LOTS 1-17, 19R, 20-32 BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-22R, 23-34, BLOCK C; LOTS 1R-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

117 LOTS BEING 244.647 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 A PORTION OF SANTANA RIDGE ESTATES, PLAT CABINET F, SLIDE 44, PLAT RECORDS, PARKER COUNTY, TEXAS; THIS PLAT CREATED JANUARY 14, 2022



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

F166



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

Called 386.323 Acres
Linda Ruth McCreary, J. Same Hearnall, & Dan R. Hearnall
Volume 2432, Page 1136
Official Public Records, Parker County, Texas

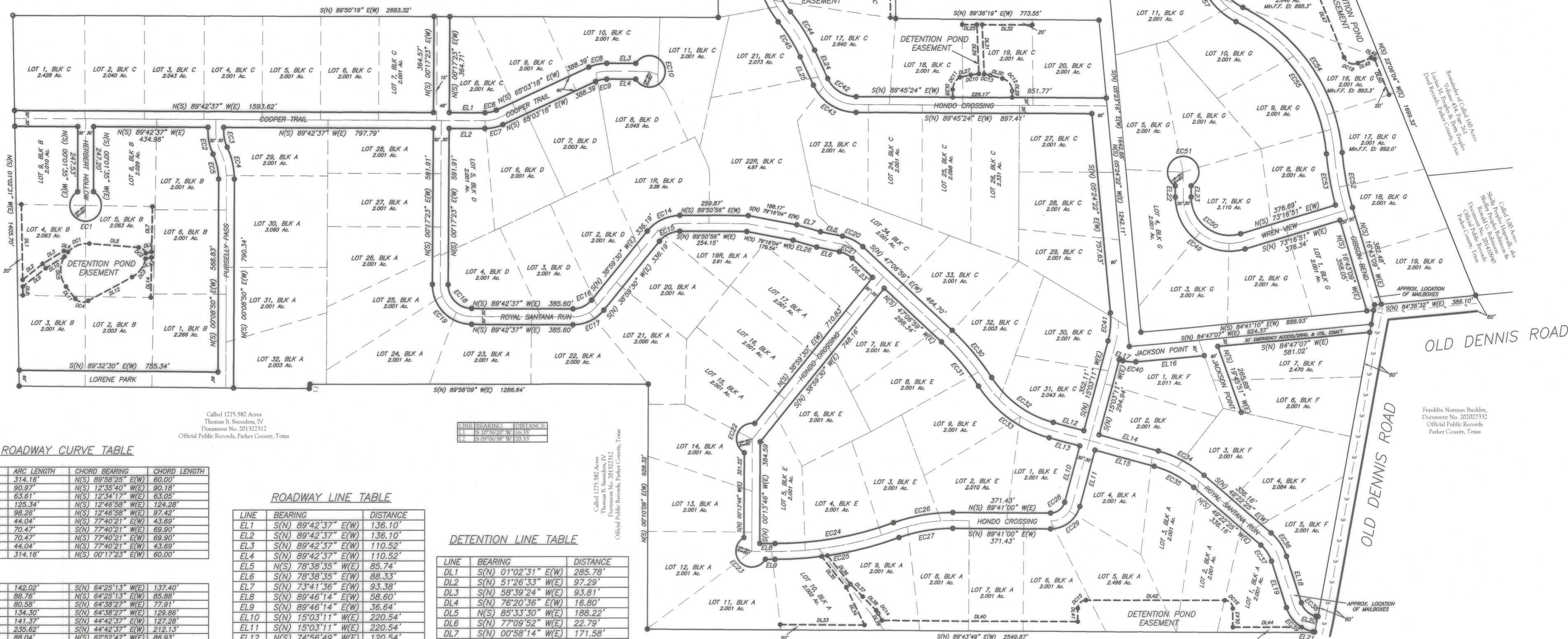
Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 20133212
Official Public Records, Parker County, Texas

Called 151.914 Acres
Franklin Norman Buckley,
Document No. 202027332
Official Public Records, Parker County, Texas

Called 3.183 Acres
Harvey Peoples, Melvin Peoples,
Clayton Brownson, & Kevin Brownson
Volume 2143, Page 1818
Official Public Records,
Parker County, Texas

Called 1.00 Acres
Shelly Peoples, Melvin Peoples,
Clayton Brownson, & Kevin Brownson
Volume 2143, Page 1818
Official Public Records,
Parker County, Texas

Franklin Norman Buckley,
Document No. 202027332
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°50'23" E(W)	60.00'
EC2	198.66'	90.97'	N(S) 12°34'17" W(E)	90.19'
EC3	138.66'	63.61'	N(S) 12°34'17" W(E)	63.05'
EC4	277.70'	126.34'	N(S) 12°46'58" W(E)	124.28'
EC5	217.70'	99.25'	N(S) 12°46'58" W(E)	97.42'
EC6	100.00'	44.04'	N(S) 77°40'21" W(E)	43.69'
EC7	160.00'	70.47'	N(S) 77°40'21" W(E)	69.90'
EC8	160.00'	70.47'	N(S) 77°40'21" W(E)	69.90'
EC9	100.00'	44.04'	N(S) 77°40'21" W(E)	43.69'
EC10	60.00'	314.16'	N(S) 00°17'23" E(W)	60.00'

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)	110.52'
EL4	S(N) 89°42'37" E(W)	110.52'
EL5	N(S) 78°38'35" W(E)	85.74'
EL6	S(N) 78°38'35" W(E)	88.33'
EL7	S(N) 73°41'36" E(W)	93.38'
EL8	S(N) 89°46'14" E(W)	58.60'
EL9	S(N) 89°46'14" E(W)	36.64'
EL10	S(N) 15°03'11" W(E)	220.54'
EL11	S(N) 15°03'11" W(E)	220.54'
EL12	S(N) 74°56'49" E(W)	120.54'
EL13	S(N) 74°56'49" E(W)	120.54'
EL14	S(N) 74°56'49" E(W)	233.51'
EL15	S(N) 84°47'07" W(E)	260.83'
EL16	S(N) 84°47'07" W(E)	14.60'
EL17	S(N) 74°56'49" E(W)	14.60'
EL18	S(N) 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	N(S) 24°56'42" W(E)	118.51'
EL26	S(N) 73°41'36" E(W)	93.05'

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" W(E)	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)	47.87'
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" W(E)	320.76'
DL34	S(N) 28°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)	68.89'
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	N(S) 22°23'04" E(W)	390.00'
DL48	S(N) 67°56'56" W(E)	53.53'
DL49	S(N) 69°20'07" E(W)	15.09'
DL50	N(S) 22°06'04" W(E)	145.59'

DETENTION CURVE TABLE

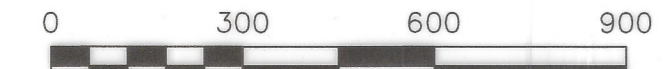
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
DC1	100.00'	90.06'	S(N) 83°39'28" W(E)	87.05'
DC2	30.93'	36.81'	S(N) 50°46'38" E(W)	34.68'
DC3	100.00'	88.92'	S(N) 36°21'27" W(E)	86.02'
DC4	40.03'	52.92'	N(S) 81°50'55" W(E)	49.15'
DC5	100.00'	119.95'	S(N) 02°47'35" E(W)	112.89'
DC6	40.00'	35.16'	S(N) 18°28'07" W(E)	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" W(E)	58.50'
DC9	40.00'	33.44'	N(S) 61°37'21" W(E)	32.48'
DC10	159.00'	31.15'	N(S) 63°17'15" E(W)	31.10'
DC11	55.58'	36.28'	S(N) 30°07'06" W(E)	33.90'
DC12	50.00'	65.25'	S(N) 37°54'48" E(W)	60.72'
DC13	159.00'	23.77'	N(S) 79°34'51" W(E)	23.75'
DC14	50.00'	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'	N(S) 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'	N(S) 67°23'04" E(W)	57.28'

REPLAT OF
"SANTANA RIDGE"

LOTS 1-17, 19R, 20-32 BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-22R, 23-34, BLOCK C; LOTS 1R-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

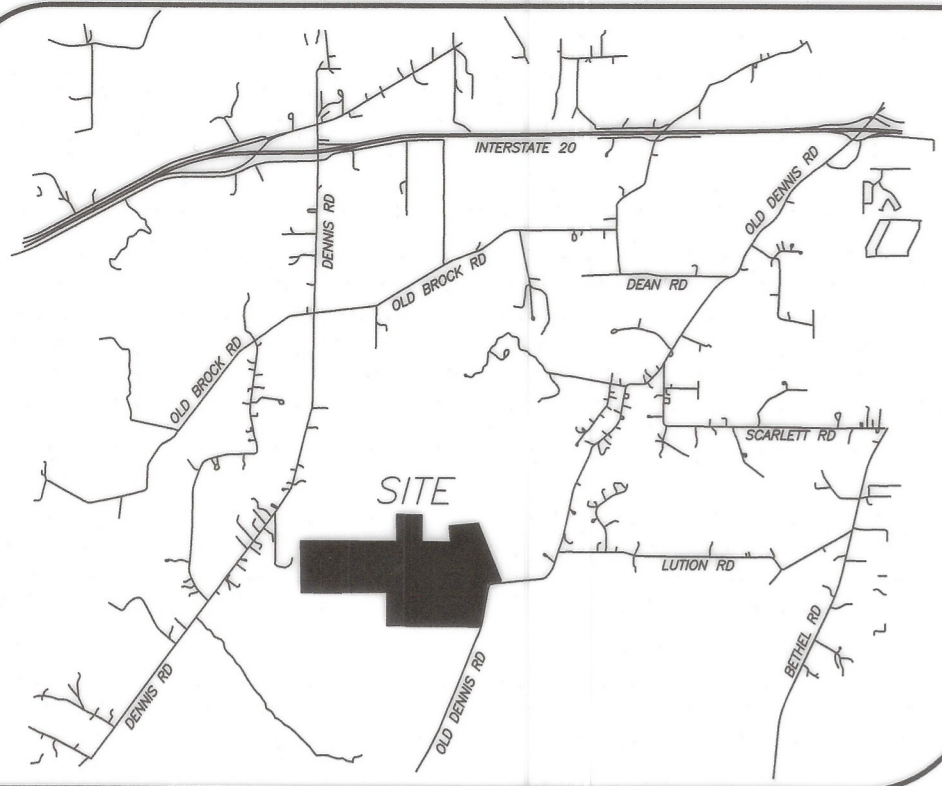
117 LOTS BEING 244.647 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE JM. RICHARDS SURVEY, ABSTRACT No. 2419; THE JF BATES SURVEY, ABSTRACT No. 122 AND THE S. COIN SURVEY, ABSTRACT No. 231; AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS; BEING A PORTION OF SANTANA RIDGE ESTATES, PLAT CABINET F, SLIDE 44, PLAT RECORDS, PARKER COUNTY, TEXAS;

THIS PLAT CREATED JANUARY 14, 2022



Job No. 202103022 SCALE 1" = 300'
Plot Date: 04/01/2021 4:15 pm

File 66



VICINITY MAP NOT TO SCALE

State of Texas §
 County of Parker §
 Date Feb. 15, 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
 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 S. S. Dev. Llc, 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 15th day of Feb, 2022

[Signature]
 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

State of Texas §
 County of Parker §
 Date Feb. 15, 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
 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 SEE LP, 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 15th day of Feb, 2022

[Signature]
 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

State of Texas §
 County of Parker §
 Date Feb. 15, 2022

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

[Signature]
 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 Shannon Carlsen, 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 15th day of Feb, 2022

[Signature]
 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

State of Texas §
 County of Parker §
 Date Feb. 15, 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
 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 John Dodson, 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 15th day of Feb, 2022

[Signature]
 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

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 202206090
 02/17/2022 09:18 AM
 Fee: 38.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

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
 817-304-0026

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

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	168.66'	77.28'	S(N) 12°35'04" E(W) 78.62'	
C2	247.70'	111.80'	N(S) 12°46'58" W(E) 110.65'	
C3	247.70'	97.74'	S(N) 14°24'32" E(W) 97.10'	
C4	247.70'	14.06'	S(N) 01°28'45" E(W) 14.06'	
C5	130.00'	57.26'	S(N) 77°40'21" W(E) 56.79'	
C6	120.00'	43.51'	N(S) 10°05'49" W(E) 43.27'	
C7	120.00'	83.24'	N(S) 40°21'20" W(E) 81.58'	
C8	120.00'	61.75'	S(N) 74°58'08" E(W) 61.07'	
C9	120.00'	188.50'	N(S) 44°42'37" W(E) 189.71'	
C10	120.00'	65.90'	S(N) 74°33'22" W(E) 65.08'	
C11	120.00'	41.53'	S(N) 48°54'26" W(E) 41.33'	
C12	120.00'	103.72'	S(N) 65°31'40" W(E) 100.52'	
C13	119.98'	3.72'	S(N) 39°52'44" W(E) 3.72'	
C14	130.00'	85.96'	N(S) 70°54'18" E(W) 84.41'	
C15	130.00'	58.82'	N(S) 11°58'59" W(E) 58.32'	
C16	100.00'	7.97'	N(S) 67°20'17" E(W) 7.97'	
C17	130.00'	41.35'	S(N) 81°10'36" W(E) 41.18'	
C18	130.00'	59.23'	S(N) 76°39'26" E(W) 58.72'	
C19	100.00'	53.29'	N(S) 40°12'42" W(E) 52.66'	
C20	130.00'	71.53'	S(N) 62°52'47" E(W) 70.63'	
C21	1329.97'	115.01'	S(N) 87°45'07" W(E) 114.98'	
C22	1329.97'	295.97'	S(N) 78°53'57" W(E) 295.38'	
C23	1329.97'	166.37'	S(N) 86°39'44" W(E) 166.26'	
C24	150.00'	147.43'	N(S) 61°35'59" W(E) 141.57'	
C25	150.00'	22.25'	S(N) 29°11'38" E(W) 22.23'	
C26	654.15'	165.39'	S(N) 32°11'15" E(W) 164.94'	
C27	335.71'	47.45'	N(S) 35°22'50" W(E) 47.41'	
C28	335.71'	301.66'	S(N) 05°36'19" E(W) 291.61'	
C29	335.71'	33.45'	S(N) 17°17'59" W(E) 33.44'	
C30	335.71'	241.34'	N(S) 06°09'01" W(E) 236.18'	
C31	335.71'	74.32'	S(N) 33°05'16" E(W) 74.17'	
C32	150.00'	169.68'	N(S) 57°21'03" W(E) 160.77'	
C33	1329.97'	59.39'	N(S) 71°14'40" E(W) 59.39'	
C34	619.24'	173.95'	S(N) 78°00'45" W(E) 173.38'	
C35	619.24'	46.01'	S(N) 88°11'18" W(E) 46.00'	
C36	85.00'	111.66'	S(N) 52°41'05" W(E) 103.80'	
C37	1329.97'	304.01'	N(S) 76°30'49" E(W) 303.35'	
C38	619.24'	44.87'	N(S) 72°02'26" E(W) 44.86'	
C39	619.24'	175.09'	S(N) 62°25'59" W(E) 174.51'	
C40	85.00'	83.82'	S(N) 62°04'00" W(E) 80.48'	
C41	85.00'	27.84'	N(S) 24°26'05" E(W) 27.71'	
C42	928.20'	181.37'	N(S) 41°31'08" W(E) 181.08'	
C43	928.20'	45.17'	S(N) 34°31'37" E(W) 45.17'	
C44	435.79'	189.12'	N(S) 45°33'54" W(E) 187.64'	
C45	435.79'	128.92'	N(S) 68°28'20" W(E) 128.45'	
C46	928.20'	225.54'	S(N) 40°72'28" E(W) 225.98'	
C47	435.79'	86.64'	N(S) 38°49'42" W(E) 86.90'	
C48	435.79'	231.39'	N(S) 59°44'08" W(E) 228.69'	
C49	414.31'	184.92'	N(S) 62°09'37" W(E) 183.39'	
C50	165.81'	91.24'	N(S) 33°36'32" W(E) 90.10'	
C51	105.81'	111.08'	N(S) 47°53'07" W(E) 106.05'	
C52	414.31'	98.90'	S(N) 58°12'18" E(W) 98.56'	
C53	414.31'	86.13'	S(N) 68°59'50" E(W) 85.97'	
C54	330.00'	84.30'	S(N) 07°44'04" W(E) 84.08'	
C55	176.11'	153.57'	N(S) 25°12'26" W(E) 148.75'	
C56	176.11'	119.49'	S(N) 69°37'39" E(W) 117.22'	
C57	176.11'	54.26'	N(S) 82°06'26" E(W) 54.05'	
C58	176.11'	327.32'	S(N) 53°28'21" E(W) 282.20'	
C59	1059.44'	98.63'	S(N) 14°19'22" E(W) 98.60'	
C60	1059.44'	129.98'	S(N) 08°24'43" E(W) 129.88'	
C61	647.86'	148.40'	S(N) 11°27'35" E(W) 148.07'	
C62	647.86'	520.07'	S(N) 41°01'08" E(W) 506.21'	
C63	229.87'	104.57'	N(S) 50°59'03" W(E) 103.67'	
C64	229.87'	109.79'	S(N) 24°16'09" E(W) 109.79'	
C65	229.87'	89.28'	N(S) 05°32'27" E(W) 89.72'	
C66	1059.44'	218.50'	N(S) 10°48'31" W(E) 218.20'	
C67	647.86'	90.77'	N(S) 08°54'42" W(E) 90.70'	
C68	647.86'	315.34'	S(N) 26°52'11" E(W) 312.23'	
C69	647.86'	262.35'	N(S) 52°24'53" W(E) 260.56'	
C70	229.87'	49.22'	N(S) 57°52'53" W(E) 49.13'	
C71	229.87'	149.94'	N(S) 33°03'39" W(E) 147.29'	
C72	229.87'	104.48'	S(N) 01°21'12" E(W) 103.58'	

LEGAL DESCRIPTION:

244.647 ACRES OF LAND AND BEING ALL OF LOTS 1-17, 19R, 20-32 BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-22R, 23-34, BLOCK C; LOTS 1R-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G; SANTANA RIDGE ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET F, SLIDE 44, PLAT RECORDS, PARKER COUNTY, TEXAS.

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.

[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



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 16th day of Feb, 2022.

By: *[Signature]*
 Development & Neighborhood Services Staff

ATTEST:
[Signature]
 Development & Neighborhood Services Staff

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'

REPLAT OF "SANTANA RIDGE"

LOTS 1-17, 19R, 20-32 BLOCK A; LOTS 1-9, BLOCK B; LOTS 1-22R, 23-34, BLOCK C; LOTS 1R-8, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F; & LOTS 1-19, BLOCK G

117 LOTS BEING 244.647 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 A PORTION OF SANTANA RIDGE ESTATES, PLAT CABINET F, SLIDE 44, PLAT RECORDS, PARKER COUNTY, TEXAS;
THIS PLAT CREATED JANUARY 14, 2022

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.

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