

LINE	BEARING	DISTANCE
L1	S 01°38'33" W	19.75'
L2	S 11°26'44" W	83.36'
L3	S 00°34'54" W	98.33'

M.W. MOSS & J.L. MOSS
169 ACRES
V. 2901, P. 675

CURVE DEG.	OF CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	12°12'22"	463.71'	5°38'56"	S 87°45'26" W	45.70'	45.70'
C2	14°11'33"	403.71'	7°15'04"	N 86°57'22" E	51.06'	51.09'

M.W. MOSS
26.00 ACRES
V. 1193, P. 306

LEGAL DESCRIPTIONS

Of a 2,000 acres tract of land out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426, Parker County, Texas; being part of a certain 72,952 acres tract described in Document No. 202035560 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod in the west right corner of this tract, thence a found 1/2" iron rod in the north line of said Section No. 122 and in the north line of said Section No. 122 and at the northeast corner of this tract, thence the northeast corner of said Section No. 122 is called to bear N. 89 deg. 56 min. 34 sec. E. 121.20 feet.

Thence S. 01 deg. 38 min. 33 sec. W. 19.75 feet along the east line of said 72,952 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly corner of a certain 0.485 acre tract, also surveyed this day, for a corner of this tract.

Thence S. 01 deg. 26 min. 44 sec. W. 83.36 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.485 acre tract.

Thence S. 01 deg. 22 min. 03 sec. W. 181.13 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 0.485 acre tract for the southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 305.14 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 34 min. 54 sec. E. 279.12 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 72,952 acres tract for the northwest corner of this tract.

Thence N. 89 deg. 56 min. 34 sec. E. 323.72 feet to the place of beginning.

Of a 6,000 acres tract of land out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426, Parker County, Texas; being part of a certain 72,952 acres tract described in Document No. 202035560 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of a certain 0.485 acre tract, also surveyed this day, for the northeast and beginning corner of this tract, thence a found 1/2" iron rod at the northeast corner of said 72,952 acres tract bears N. 03 deg. 49 min. 08 sec. E. 343.27 feet and the northeast corner of said Section No. 122 is called to bear N. 03 deg. 49 min. 08 sec. E. 343.27 feet and N. 89 deg. 56 min. 34 sec. E. 12.20 feet.

Thence S. 01 deg. 22 min. 03 sec. W. 841.15 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 0.485 acre tract.

Thence S. 00 deg. 34 min. 54 sec. W. 98.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 0.485 acre tract for the southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 227.38 feet to a corner of this tract.

Thence westerly along the arc of a 12 deg. 21 min. 22 sec. curve to the left with a radius of 463.71 feet, a central angle of 05 deg. 38 min. 36 sec., a chord of 5.87 deg. 45 min. 26 sec. W. 45.70 feet and an arc length of 45.72 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 34 min. 54 sec. E. 941.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.

Thence S. 89 deg. 25 min. 06 sec. E. 284.55 feet to the place of beginning.

Of a 5,000 acres tract of land out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426, Parker County, Texas; being part of a certain 72,952 acres tract described in Document No. 202035560 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of a certain 0.485 acre tract, also surveyed this day, for the northeast and beginning corner of this tract, thence a found 1/2" iron rod at the northeast corner of said 72,952 acres tract bears N. 01 deg. 54 min. 05 sec. E. 1342.49 feet and the northeast corner of said Section No. 122 is called to bear N. 01 deg. 54 min. 05 sec. E. 1342.49 feet and N. 89 deg. 56 min. 34 sec. E. 12.20 feet.

Thence S. 00 deg. 34 min. 54 sec. W. 792.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 0.485 acre tract and in the south line of said 72,952 acres tract for the southeast corner of this tract.

Thence a found 5/8" iron rod at the southeast corner of said 72,952 acres tract, the same being the southeast corner of said 0.485 acre tract, bears S. 89 deg. 31 min. 49 sec. E. 7.85 feet.

Thence N. 89 deg. 31 min. 49 sec. W. 270.98 feet along the south line of said 72,952 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract.

Thence N. 00 deg. 02 min. 54 sec. E. 790.22 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the northwest corner of this tract.

Thence easterly along the arc of a 14 deg. 11 min. 33 sec. curve to the right with a radius of 403.71 feet, a central angle of 07 deg. 15 min. 04 sec., a chord of N. 86 deg. 57 min. 22 sec. E. 51.06 feet and an arc length of 51.09 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

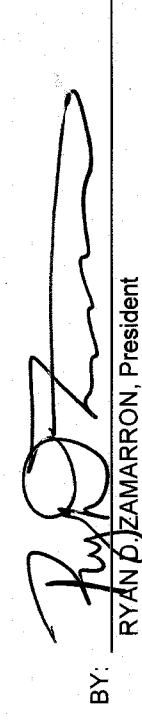
Thence S. 89 deg. 25 min. 06 sec. E. 227.38 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, THE GABRIELA, DELACRUZ & WELLS COMPANY, the owner of the land shown hereon, do hereby adopt this plan for plating the same according to the lines, lots, streets and easements shown, and designate said plat as WHISPERING WINDS, PHASE 1A. This plat being a subdivision of 2,000 acres, 6,000 acres and 5,000 acres out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426, Parker County, Texas, I, by the recordation of this plat, do hereby plat 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 15th DAY OF March, 2021

BY: 
RYAN D. ZAMARRON, President

LIEN HOLDER STATEMENT

FEMRITE GROUP, INC., as lien holder of this property, does hereby consent to the plating of this property as indicated hereon and for the purposes and consideration as stated.


Signature

JOHN FENRITE
Printed

President
Title

22426.004.000.050

THE STATE OF TEXAS

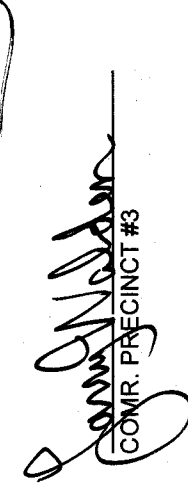
COUNTY OF PARKER

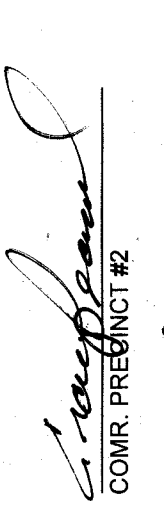
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

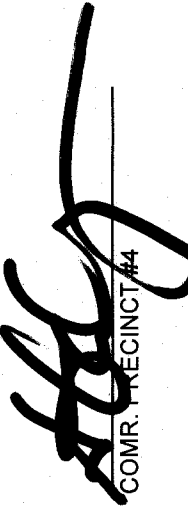
ON THIS THE 21 DAY OF March, 2021


FELICIA
COUNTY JUDGE


COMR. PRECINCT #1


COMR. PRECINCT #3


COMR. PRECINCT #2

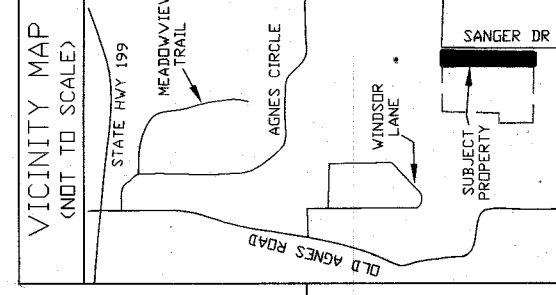

COMR. PRECINCT #4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202110971
03/23/2021 08:20 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLT



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

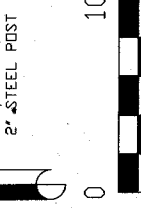
CABINET E SLIDE 697

DATE _____

V.M.R. TRUST
4.66 ACRES (TR 2)
V. 2203, P. 1796

N 89°31'49" W 270.98'

FO. 9/8/16

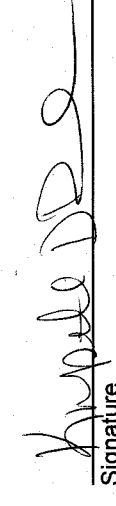


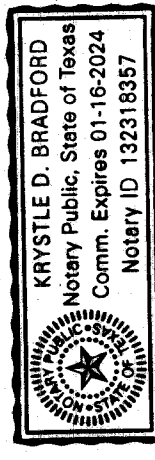
STATE OF TEXAS

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 15th day of March, 2021


Signature



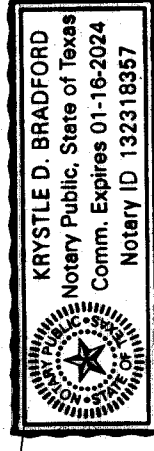
STATE OF TEXAS

COUNTY OF Parker

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

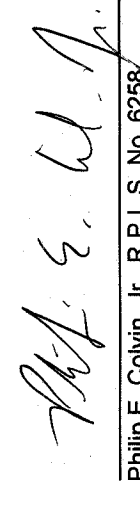
GIVEN under my hand and seal of office this 11th day of March, 2021

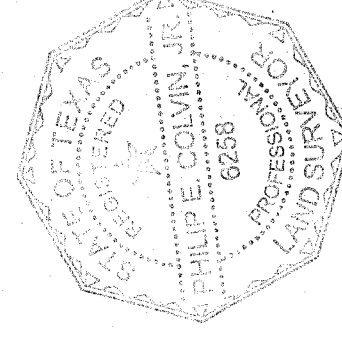

Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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 NOVEMBER 12, 2020.


Philip E. Colvin, Jr., R.P.L.S. No. 6268
JN201324 201324A.dwg
20691.crd FN210330-33



NOTE: BEING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS IN 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 CERTIFICATE OF COMPLIANCE WITH SECTION 202.003. 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.

202110971 PLAT Total Pages: 1



BEARING BASIS: 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 FIRM, MAP NO. 48-67C0509E, DATED SEPTEMBER 26, 2009

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

FINAL PLAT

**WHISPERING WINDS
PHASE 1A**

BEING A SUBDIVISION OF 2,000 ACRES, 6,000 ACRES AND 5,000 ACRES OUT OF SECTION NO. 122, T. & P. RR. CO. SURVEY (J.H. SHADLE SURVEY), ABSTRACT NO. 2426, PARKER COUNTY, TEXAS

PLAT DATE: MARCH 15, 2021

OWNER INFORMATION

THE GABRIELA, DELACRUZ & WELLS COMPANY
FIRM #10034200
213 SOUTH LARK AVENUE
MINERAL WELLS, TX 76086
PH. 817-694-2067

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH LARK AVENUE
MINERAL WELLS, TX 76086
940-325-4841