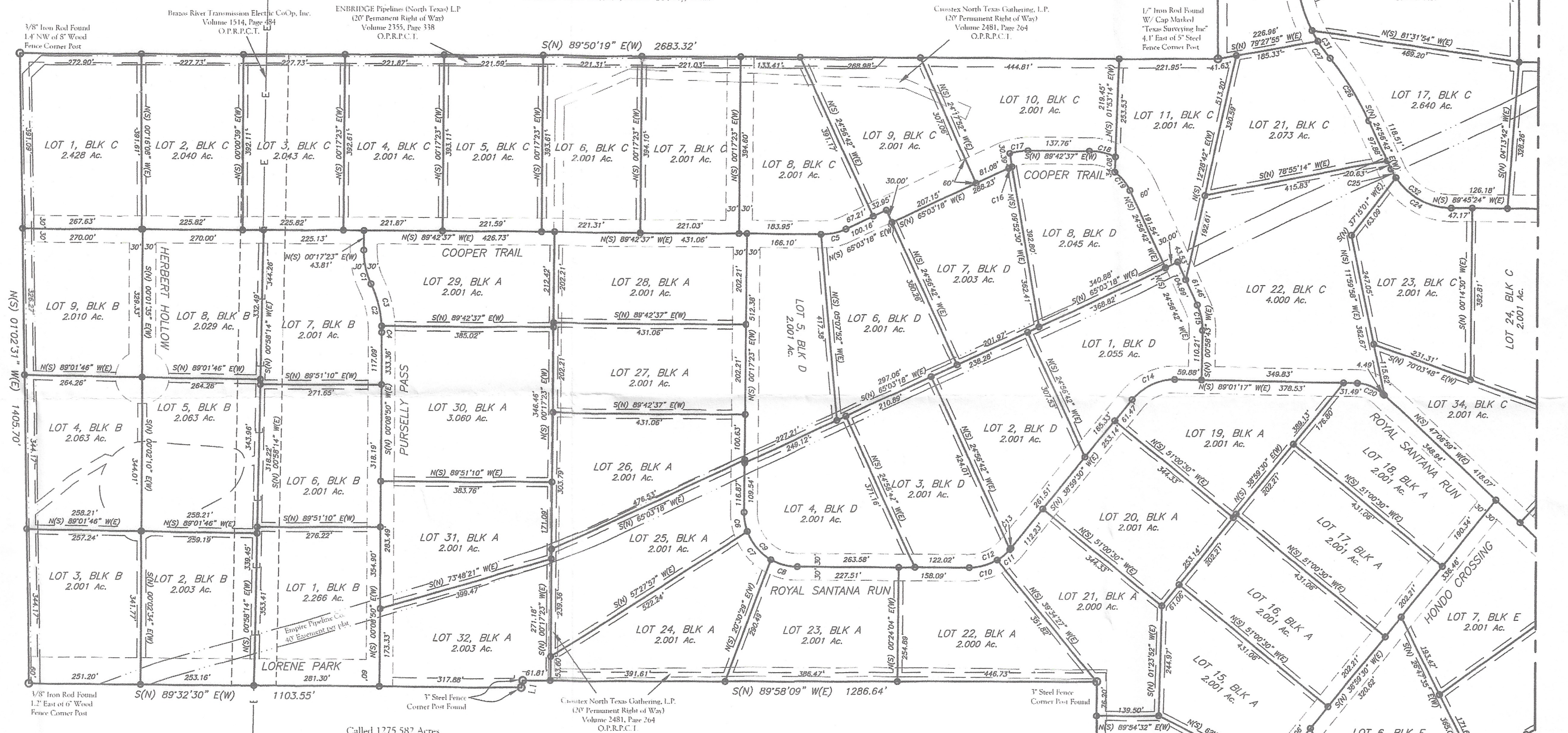


LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	168.66'	77.29'	S(N) 12°35'04" E(W) 76.62'	76.62'
C2	247.70'	111.80'	N(S) 12°46'58" W(E) 110.85'	110.85'
C3	247.70'	97.74'	S(N) 14°24'32" E(W) 97.10'	97.10'
C4	247.70'	14.06'	S(N) 01°28'45" E(W) 14.06'	14.06'
C5	130.00'	57.26'	S(N) 77°40'21" W(E) 56.79'	56.79'
C6	120.00'	43.51'	N(S) 10°05'49" W(E) 43.27'	43.27'
C7	120.00'	83.24'	N(S) 40°21'20" W(E) 81.58'	81.58'
C8	120.00'	61.75'	S(N) 74°58'08" E(W) 61.07'	61.07'
C9	120.00'	188.50'	N(S) 44°42'37" W(E) 188.71'	188.71'
C10	120.00'	65.90'	S(N) 74°33'22" W(E) 65.08'	65.08'
C11	120.00'	41.53'	S(N) 48°54'26" W(E) 41.33'	41.33'
C12	120.00'	103.72'	S(N) 65°31'40" W(E) 100.52'	100.52'
C13	119.98'	3.72'	S(N) 39°52'44" W(E) 3.72'	3.72'
C14	120.00'	108.88'	N(S) 64°59'07" E(W) 105.18'	105.18'
C15	130.00'	56.82'	N(S) 11°59'59" W(E) 56.32'	56.32'
C16	100.00'	7.97'	N(S) 67°20'17" E(W) 7.97'	7.97'
C17	130.00'	41.35'	S(N) 81°10'58" W(E) 41.18'	41.18'
C18	130.00'	59.23'	S(N) 76°39'28" E(W) 58.72'	58.72'
C19	100.00'	53.29'	N(S) 40°12'42" W(E) 52.66'	52.66'
C20	85.04'	62.47'	N(S) 68°10'11" W(E) 61.07'	61.07'
C21	1329.97'	115.01'	S(N) 87°45'02" W(E) 114.98'	114.98'
C22	1329.97'	285.97'	S(N) 78°53'57" W(E) 285.36'	285.36'
C23	1329.97'	166.37'	S(N) 86°38'44" W(E) 166.26'	166.26'
C24	150.00'	147.43'	N(S) 61°35'39" W(E) 141.57'	141.57'
C25	150.00'	22.25'	S(N) 28°11'38" E(W) 22.23'	22.23'
C26	654.15'	165.38'	S(N) 32°11'15" E(W) 164.94'	164.94'
C27	335.71'	47.45'	N(S) 38°22'50" W(E) 47.41'	47.41'
C28	335.71'	301.66'	S(N) 05°35'19" E(W) 291.61'	291.61'
C29	335.71'	33.45'	S(N) 17°17'59" W(E) 33.44'	33.44'
C30	335.71'	241.34'	N(S) 06°09'01" W(E) 236.18'	236.18'
C31	335.71'	74.32'	S(N) 33°05'16" E(W) 74.17'	74.17'
C32	150.00'	189.88'	N(S) 57°21'03" W(E) 180.77'	180.77'
C33	1329.97'	59.39'	S(N) 71°14'00" W(E) 58.39'	58.39'
C34	619.24'	173.98'	S(N) 78°00'45" W(E) 173.38'	173.38'
C35	619.24'	46.01'	S(N) 88°11'18" W(E) 46.00'	46.00'
C36	65.00'	111.66'	S(N) 52°41'05" W(E) 103.80'	103.80'
C37	1329.97'	304.01'	N(S) 76°30'49" E(W) 303.35'	303.35'
C38	619.24'	44.87'	N(S) 72°02'26" W(E) 44.86'	44.86'
C39	619.24'	173.08'	S(N) 82°12'59" W(E) 174.51'	174.51'
C40	65.00'	63.82'	S(N) 62°04'00" W(E) 60.46'	60.46'
C41	65.00'	27.84'	N(S) 24°26'05" E(W) 27.71'	27.71'
C42	928.20'	181.37'	N(S) 41°31'08" W(E) 181.08'	181.08'
C43	928.20'	45.17'	S(N) 34°31'37" E(W) 45.17'	45.17'
C44	435.79'	189.12'	N(S) 45°33'54" W(E) 187.64'	187.64'
C45	435.79'	128.92'	N(S) 66°29'20" W(E) 128.45'	128.45'
C46	928.20'	226.54'	S(N) 40°07'28" E(W) 225.98'	225.98'
C47	435.79'	86.64'	N(S) 38°49'42" W(E) 86.50'	86.50'
C48	435.79'	231.30'	N(S) 59°44'06" W(E) 228.69'	228.69'
C49	414.31'	184.92'	N(S) 62°09'37" W(E) 183.39'	183.39'
C50	165.81'	91.24'	N(S) 33°36'32" W(E) 90.10'	90.10'
C51	165.81'	111.08'	N(S) 47°50'07" W(E) 106.05'	106.05'
C52	414.31'	98.80'	S(N) 56°12'18" E(W) 98.56'	98.56'
C53	414.31'	86.13'	S(N) 68°59'30" E(W) 85.87'	85.87'
C54	330.00'	84.30'	S(N) 07°44'04" W(E) 84.08'	84.08'
C55	176.11'	153.57'	N(S) 25°12'26" W(E) 148.75'	148.75'
C56	176.11'	119.49'	N(S) 69°37'39" E(W) 117.22'	117.22'
C57	176.11'	54.26'	N(S) 82°06'28" E(W) 54.05'	54.05'
C58	176.11'	327.32'	S(N) 53°28'21" E(W) 282.20'	282.20'
C59	1059.44'	88.63'	S(N) 14°19'22" E(W) 88.60'	88.60'
C60	1059.44'	129.96'	S(N) 08°24'43" E(W) 129.88'	129.88'
C61	647.86'	148.40'	N(S) 11°27'35" W(E) 148.07'	148.07'
C62	647.86'	520.07'	S(N) 41°01'08" E(W) 508.21'	508.21'
C63	229.87'	104.57'	N(S) 50°56'09" W(E) 103.67'	103.67'
C64	229.87'	109.79'	S(N) 24°16'09" E(W) 108.75'	108.75'
C65	229.87'	89.26'	N(S) 00°32'27" E(W) 89.72'	89.72'
C66	1059.44'	218.59'	N(S) 10°48'31" W(E) 218.20'	218.20'
C67	647.86'	90.77'	N(S) 08°54'42" W(E) 90.70'	90.70'
C68	647.86'	315.34'	S(N) 26°52'11" E(W) 312.23'	312.23'
C69	647.86'	262.35'	N(S) 52°24'33" W(E) 260.58'	260.58'
C70	229.87'	49.22'	N(S) 57°52'53" W(E) 49.13'	49.13'
C71	229.87'	149.94'	N(S) 33°03'39" W(E) 147.29'	147.29'
C72	229.87'	104.46'	S(N) 01°21'12" E(W) 103.58'	103.58'

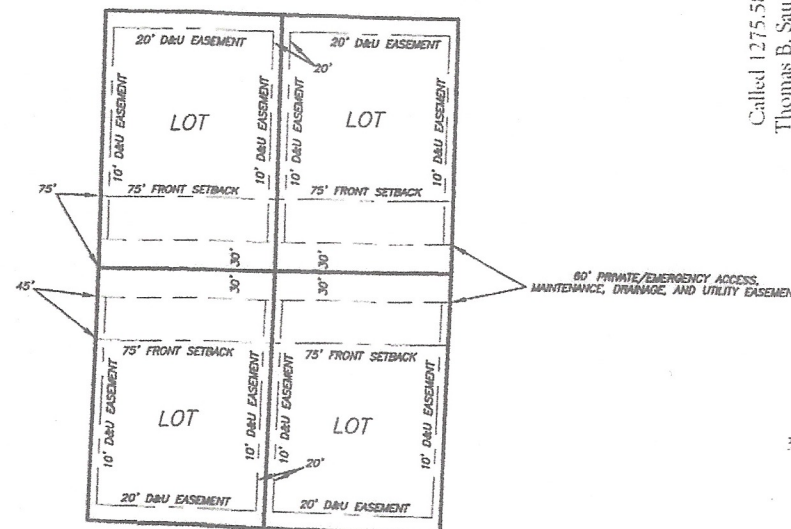
Called 306.323 Acres
Linda Ruth McGuire, J. Same Heartsill, & Dan R. Heartsill
Volume 2432, Page 1136
Official Public Records, Parker County, Texas



Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 201322312
Official Public Records, Parker County, Texas

LINE	BEARING	DISTANCE
1.1	S 10°36'20" W	16.35'
1.2	S 09°06'58" W	20.33'

LOT TYPICAL
NOT TO SCALE



Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 201322312
Official Public Records, Parker County, Texas

3/8" Iron Rod Found
1.0" SW of 6" Wood
Fence Corner Post

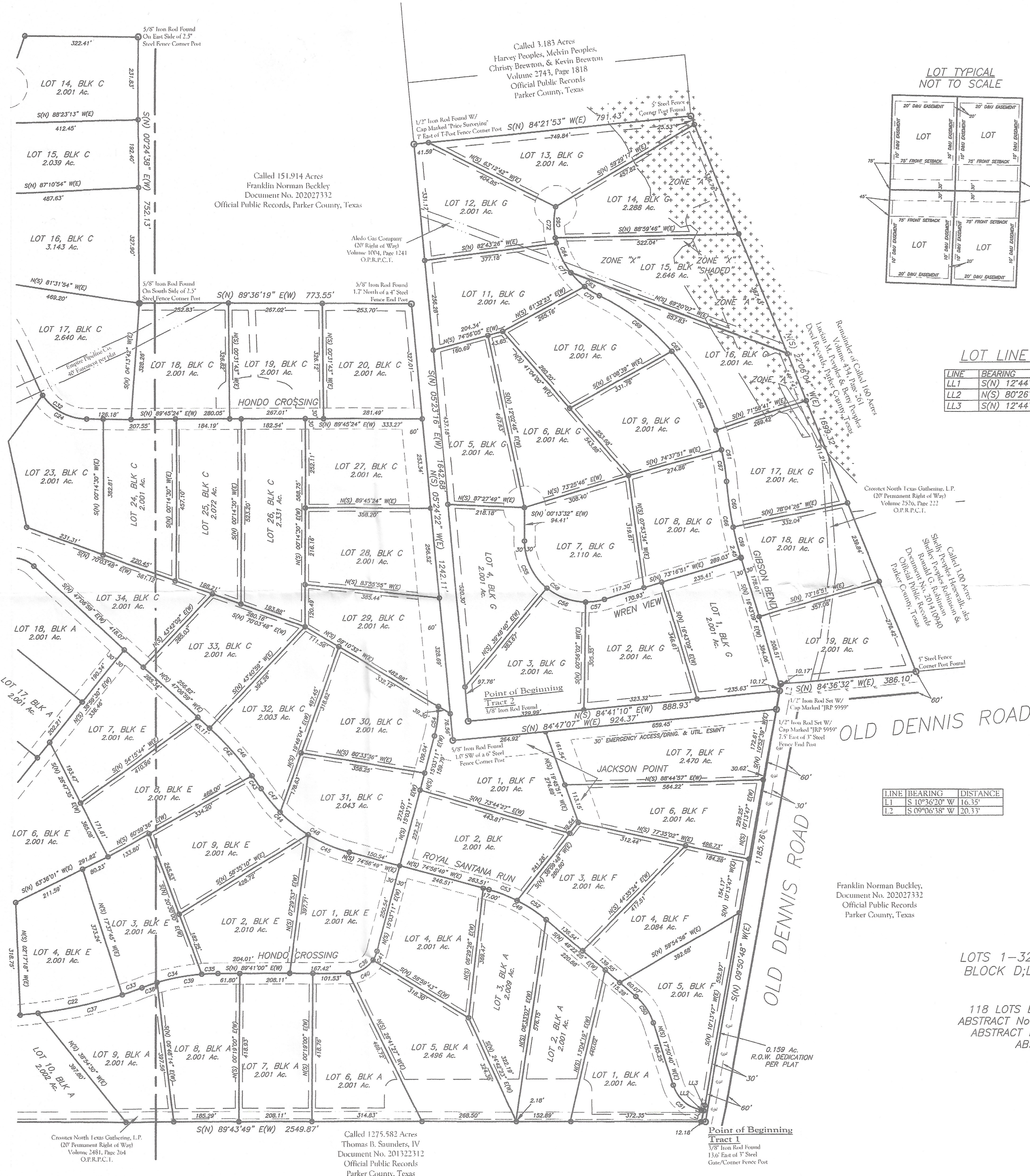
Called 1275.582 Acres
Thomas B. Saunders, IV
Document No. 201322312
Official Public Records
Parker County, Texas

F-44

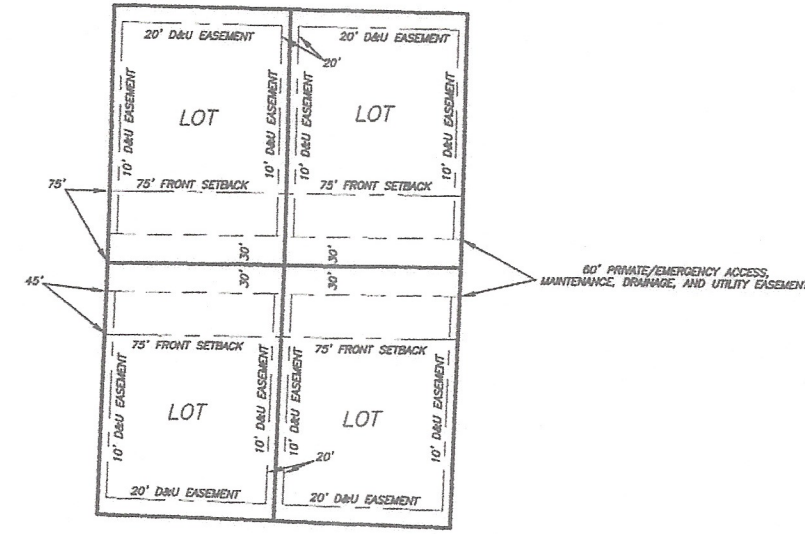


0 200 400 600

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



LOT TYPICAL
NOT TO SCALE



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'

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)	169.71'
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	120.00'	108.88'	N(S) 64°59'07" E(W)	105.18'
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	85.04'	62.47'	N(S) 68°10'11" W(E)	61.07'
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)	295.36'
C23	1329.97'	166.37'	S(N) 86°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) 29°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) 05°35'19" 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) 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°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) 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'	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'	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	647.86'	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)	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	647.86'	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'

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

FINAL PLAT OF
"SANTANA RIDGE"

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

118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE J.M. 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 ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;

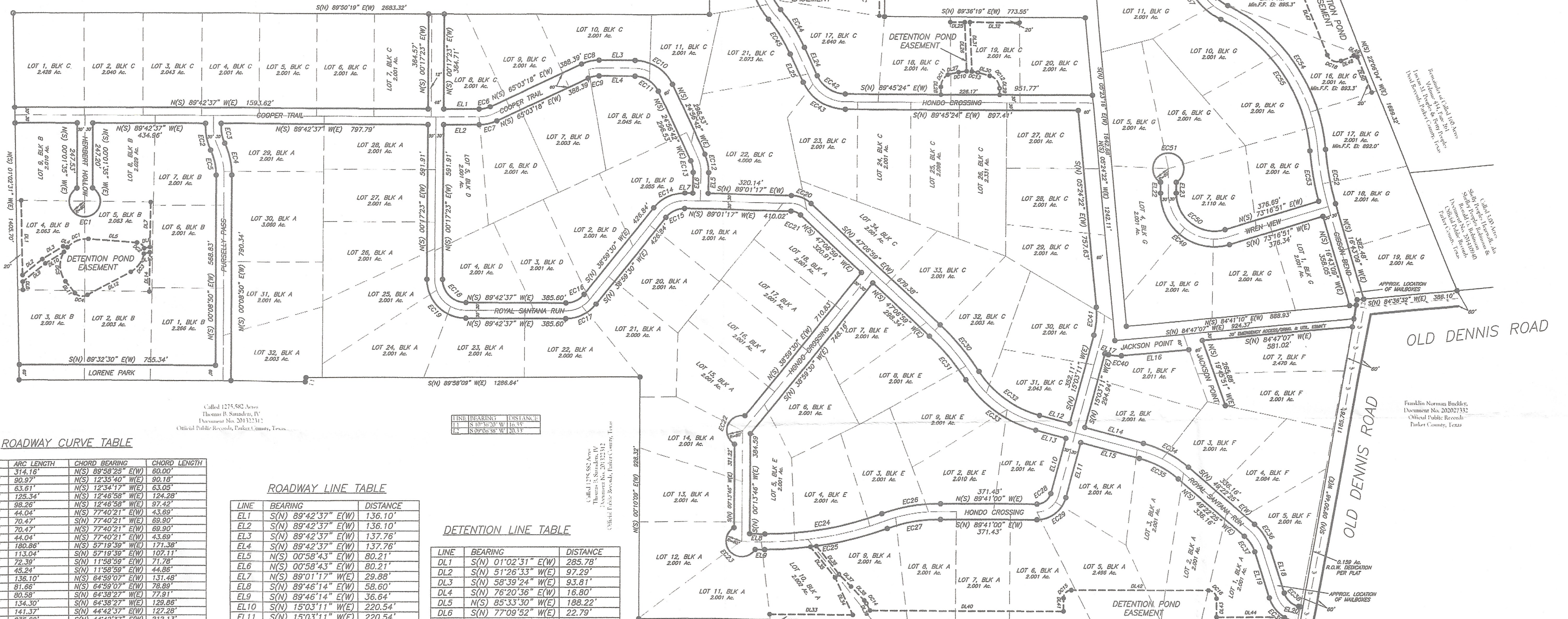
0 200 400 600

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

F-44

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

Called 306 323 Acres
Linda Ruth McGuire, J. Same Heartsill, & Dan R. Heartsill
Volume 2452, Page 1136
Official Public Records, Parker County, Texas

ROADWAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
E01	80.00"	314.16"	N(S) 89°58'25" E(W)	60.00"
E02	198.66"	90.97"	N(S) 12°35'40" W(E)	90.18"
E03	138.66"	63.61"	N(S) 12°34'17" W(E)	63.05"
E04	277.70"	125.34"	N(S) 12°46'58" W(E)	124.28"
E05	212.70"	86.58"	N(S) 12°46'58" W(E)	87.12"
E06	100.00"	44.54"	N(S) 77°40'21" E(W)	43.69"
E07	160.00"	70.47"	N(S) 77°40'21" E(W)	69.90"
E08	160.00"	70.47"	N(S) 77°40'21" E(W)	69.90"
E09	100.00"	44.04"	N(S) 77°40'21" E(W)	43.69"
E10	110.00"	47.19"	N(S) 77°40'21" E(W)	47.19"
E11	100.00"	13.04"	N(S) 57°19'36" E(W)	107.11"
E12	160.00"	72.39"	N(S) 11°58'59" E(W)	71.78"
E13	100.00"	45.24"	N(S) 11°58'59" E(W)	44.86"
E14	150.00"	136.10"	N(S) 64°59'07" E(W)	131.48"
E15	90.00"	51.66"	N(S) 64°59'07" E(W)	51.66"
E16	100.00"	60.58"	N(S) 64°38'27" W(E)	77.91"
E17	150.00"	134.30"	N(S) 64°38'27" W(E)	129.86"
E18	90.00"	141.37"	N(S) 44°42'37" E(W)	127.28"
E19	150.00"	239.62"	N(S) 44°42'37" E(W)	212.13"
E20	115.00"	84.71"	N(S) 44°04'08" W(E)	84.71"
E21	95.00"	60.23"	N(S) 68°04'08" E(W)	39.34"
E22	60.00"	166.26"	N(S) 19°36'38" E(W)	117.95"
E23	60.00"	219.91"	N(S) 44°46'14" E(W)	115.91"
E24	1289.97"	499.77"	N(S) 80°05'50" W(E)	457.38"
E25	1359.97"	499.77"	N(S) 80°05'50" W(E)	457.38"
E26	984.24"	230.61"	N(S) 80°08'27" E(W)	229.40"
E27	988.24"	209.30"	N(S) 80°08'27" E(W)	208.20"
E28	55.00"	72.25"	N(S) 52°41'05" W(E)	67.16"
E29	115.00"	151.06"	N(S) 52°41'05" W(E)	140.43"
E30	958.20"	233.86"	N(S) 47°07'28" W(E)	218.67"
E31	402.92"	219.22"	N(S) 47°07'28" W(E)	181.67"
E32	405.79"	296.15"	N(S) 54°02'23" W(E)	289.62"
E33	485.78"	339.93"	N(S) 54°02'23" W(E)	332.44"
E34	444.31"	198.31"	N(S) 62°09'37" W(E)	198.67"
E35	384.31"	171.53"	N(S) 62°09'37" W(E)	171.11"
E36	198.61"	107.33"	N(S) 62°09'37" W(E)	106.40"
E37	135.81"	74.73"	N(S) 33°36'52" W(E)	73.79"
E38	75.81"	79.00"	N(S) 47°41'46" E(W)	75.47"
E39	135.81"	143.25"	N(S) 48°03'45" W(E)	136.71"
E40	140.00"	49.52"	N(S) 55°04'51" E(W)	49.52"
E41	100.00"	12.13"	N(S) 55°04'51" E(W)	106.56"
E42	120.00"	135.74"	N(S) 57°21'03" E(W)	128.62"
E43	180.00"	203.61"	N(S) 57°21'03" E(W)	192.93"
E44	684.15"	172.80"	N(S) 32°11'15" E(W)	172.50"
E45	624.15"	175.86"	N(S) 32°11'15" E(W)	172.38"
E46	117.72"	71.72"	N(S) 32°11'15" E(W)	71.72"
E47	365.71"	380.31"	N(S) 09°38'17" E(W)	363.41"
E48	60.00"	314.16"	N(S) 69°50'45" W(E)	60.00"
E49	206.11"	383.08"	N(S) 33°28'21" E(W)	330.27"
E50	486.11"	271.56"	N(S) 33°28'21" E(W)	234.13"
E51	60.00"	314.16"	N(S) 69°50'45" W(E)	60.00"
E52	1028.44"	212.40"	N(S) 10°48'51" W(E)	212.02"
E53	1089.44"	197.23"	N(S) 10°05'03" W(E)	196.98"
E54	677.86"	699.42"	N(S) 34°27'25" E(W)	668.80"
E55	617.86"	637.51"	N(S) 34°27'25" E(W)	609.60"
E56	196.87"	216.44"	N(S) 34°27'25" E(W)	216.44"
E57	68.87"	92.91"	N(S) 32°16'34" W(E)	273.41"
E58	60.00"	313.71"	N(S) 84°50'10" E(W)	60.39"

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)	137.76'
EL4	S(N) 89°42'37" E(W)	137.76'
EL5	N(S) 00°58'43" E(W)	80.21'
EL6	N(S) 00°58'43" E(W)	80.21'
EL7	N(S) 89°01'17" W(E)	29.88'
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	N(S) 74°56'49" W(E)	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) 74°56'49" E(W)	233.51'
EL16	S(N) 84°47'07" W(E)	260.83'
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'

DETENTION LINE TABLE

LINE	BEARING	DISTANCE
D.L1	S(N) 01°02'31" E(W)	285.78'
D.L2	S(N) 51°26'33" W(E)	92.21'
D.L3	S(N) 58°39'24" W(E)	93.81'
D.L4	S(N) 76°20'36" W(E)	168.20'
D.L5	N(S) 85°33'30" W(E)	186.80'
D.L6	S(N) 77°09'52" W(E)	22.79'
D.L7	S(N) 00°58'14" W(E)	171.58'
D.L8	S(N) 01°02'31" E(W)	33.18'
D.L9	S(N) 51°26'33" W(E)	111.38'
D.L10	S(N) 58°39'24" W(E)	83.92'
D.L11	N(S) 37°25'51" W(E)	59.03'
D.L12	S(N) 61°49'57" W(E)	189.41'
D.L13	S(N) 77°09'52" W(E)	23.33'
D.L14	N(S) 00°58'14" E(W)	151.78'
D.L15	N(S) 66°48'28" E(W)	78.18'
D.L16	S(N) 41°39'07" W(E)	221.95'
D.L17	S(N) 00°26'56" W(E)	73.29'
D.L18	S(N) 85°24'34" W(E)	142.62'
D.L19	S(N) 00°24'38" E(W)	33.05'
D.L20	N(S) 00°24'38" W(E)	270.83'
D.L21	N(S) 85°24'34" E(W)	142.93'
D.L22	S(N) 00°26'56" W(E)	83.79'
D.L23	(N) 85°34'31" E(W)	146.56'
D.L24	N(S) 66°48'28" E(W)	81.23'
D.L25	N(S) 89°36'19" W(E)	56.16'
D.L26	N(S) 02°17'53" W(E)	187.35'
D.L27	N(S) 77°40'33" E(W)	42.43'
D.L28	S(N) 00°31'43" E(W)	29.75'
D.L29	S(N) 00°31'43" E(W)	24.85'
D.L30	S(N) 75°17'53" E(W)	47.67'
D.L31	S(N) 02°17'53" E(W)	188.09'
D.L32	N(S) 89°36'19" W(E)	190.84'
D.L33	S(N) 89°43'49" E(W)	320.76'
D.L34	S(N) 25°52'47" E(W)	158.53'
D.L35	S(N) 64°34'30" E(W)	19.05'
D.L36	S(N) 38°50'30" E(W)	138.95'
D.L37	N(S) 44°36'35" W(E)	66.69'
D.L38	N(S) 44°07'37" W(E)	72.89'
D.L39	S(N) 27°29'57" W(E)	29.93'
D.L40	N(S) 89°43'49" W(E)	745.47'
D.L41	S(N) 00°00'00" E(W)	50.45'
D.L42	N(S) 90°00'00" W(E)	527.45'
D.L43	N(S) 00°00'00" W(E)	70.76'
D.L44	N(S) 89°43'49" W(E)	262.61'
D.L45	N(S) 22°06'04" W(E)	215.30'
D.L46	S(N) 67°53'56" W(E)	51.94'
D.L47	S(N) 22°23'04" W(E)	390.00'
D.L48	S(N) 67°36'56" W(E)	53.53'
D.L49	S(N) 69°20'07" E(W)	15.09'
D.L50	N(S) 22°06'04" W(E)	145.59'

DETENTION CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
DC1	100.0°	90.06°	S(N) 68°38'23" W(E)	87.05°
DC2	30.93°	36.81°	S(N) 50°46'38" E(W)	34.68°
DC3	100.0°	88.92°	S(N) 36°21'27" W(E)	86.02°
DC4	40.03°	52.92°	S(N) 81°50'56" W(E)	49.18°
DC5	100.0°	118.89°	S(N) 02°47'58" E(W)	118.89°
DC6	40.00°	35.16°	S(N) 35°48'07" 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) 87°26'13" W(E)	58.50°
DC9	40.00°	33.44°	N(S) 81°37'21" E(W)	32.48°
DC10	159.00°	31.15°	N(S) 83°17'15" E(W)	31.10°
DC11	50.00°	56.28°	N(S) 87°07'06" E(W)	54.80°
DC12	150.00°	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°	46.69°	N(S) 45°00'00" E(W)	43.84°
DC16	61.00°	48.69°	N(S) 45°00'00" E(W)	45.84°
DC17	40.00°	63.62°	S(N) 22°36'56" E(W)	57.28°
DC18	40.00°	63.62°	S(N) 67°23'04" E(W)	57.28°

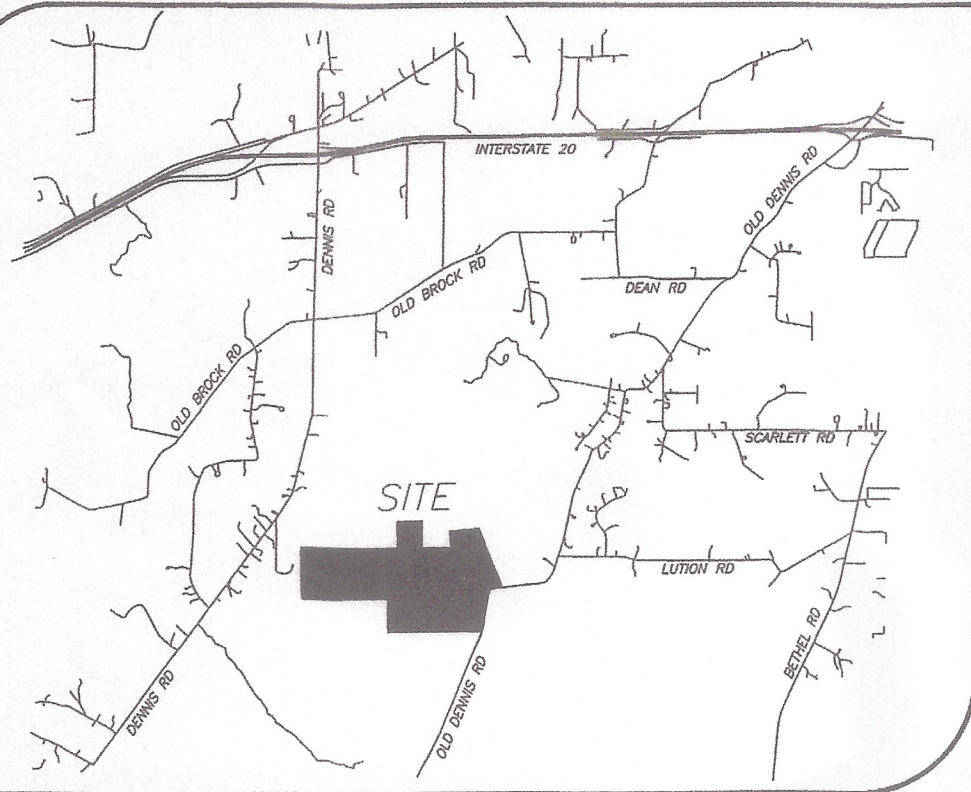
FINAL PLAT OF
"SANTANA RIDGE"

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

118 LOTS BEING 244.805 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

ABSTRACT No. 231,
AND BEING IN THE ETJ OF THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS; BEING ALL OF DOC: 202130616,
REAL RECORDS, PARKER COUNTY, TEXAS;

F-44



VICINITY MAP 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)	169.71'
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'	N(S) 65°31'40" W(E)	100.52'
C13	119.98'	3.72'	S(N) 39°52'44" W(E)	3.72'
C14	120.00'	108.88'	N(S) 64°59'07" E(W)	105.18'
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	85.04'	62.47'	N(S) 68°10'11" W(E)	61.07'
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)	295.36'
C23	1329.97'	166.37'	S(N) 86°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) 29°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) 05°35'19" 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°02'28" 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°26'05" E(W)	27.71'
C42	928.20'	181.37'	S(N) 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'	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'	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	647.86'	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)	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	647.86'	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'

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'

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

118 LOTS BEING 244.805 ACRES AND CALLED TO BE PORTIONS OF THE SM. WOOD SURVEY, ABSTRACT No. 1607; THE MC HEDRICK SURVEY, ABSTRACT No. 267; THE J.M. 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 ALL OF DOC: 202130616, REAL RECORDS, PARKER COUNTY, TEXAS;

LEGAL DESCRIPTION:

TRACT ONE:

205.745 ACRES OF LAND LOCATED IN THE SPRUCE M. WOOD SURVEY, ABSTRACT No. 1607, THE M.C. HEDRICK SURVEY, ABSTRACT No. 2677, AND THE J.M. RICHARDS SURVEY, ABSTRACT No. 2419, BEING DESCRIBED IN DOCUMENT No. 202130616 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF OLD DENNIS ROAD, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 203.00 ACRES TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 1275.582 ACRES TRACT DESCRIBED IN DOCUMENT No. 201322112 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 1275.582 ACRES TRACT AND THE TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- N 89°43'49" W - 2549.87 FEET TO A 3/8 INCH IRON ROD FOUND;
- N 0°10'09" E - 928.32 FEET TO A 3 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CALLED 1.591 ACRES TRACT;
- S 89°58'09" W - 1286.64 FEET TO A 3 INCH STEEL FENCE POST FOUND;
- S 10°36'20" W - 16.35 FEET TO A 3 INCH STEEL FENCE POST FOUND;
- N 89°32'30" W - 1103.55 FEET TO A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 1.591 ACRES TRACT;

THENCE N 01°02'31" W - 1405.70 FEET TO A 3/8 INCH IRON ROD FOUND SAID POINT ALSO BEING AN ELL CORNER OF A CALLED 306.323 ACRES TRACT DESCRIBED IN VOLUME 2432, PAGE 1136 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID CALLED 203.00 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 306.323 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 89°50'19" E - 2683.32 FEET TO A 12 INCH IRON ROD FOUND WITH CAP MARKED "TEXAS SURVEYING INC.,"

THENCE CONTINUING ALONG THE COMMON LINE OF SAID CALLED 306.323 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 00°28'28" W - 750.04 FEET TO A 5/8 INCH IRON ROD FOUND SAID POINT ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 151.914 ACRES TRACT DESCRIBED IN DOCUMENT No. 202027332 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 151.914 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:

- S 89°49'43" E - 675.01 FEET TO A 5/8 INCH IRON ROD FOUND;
- S 00°24'38" E - 752.13 FEET TO A 5/8 INCH IRON ROD FOUND;
- S 89°36'19" E - 773.55 FEET TO A 5/8 INCH IRON ROD FOUND;
- S 05°24'22" E - 1242.11 FEET TO A 5/8 INCH IRON ROD FOUND;
- N 84°47'07" E - 924.37 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING IN THE WEST LINE OF OLD DENNIS ROAD;

THENCE ALONG THE WEST LINE OF OLD DENNIS ROAD, S 09°50'48" W - 1185.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 205.746 ACRES OF LAND.

TRACT TWO:

39.060 ACRES OF LAND LOCATED IN THE SAMUEL COIN SURVEY, ABSTRACT No. 231, BEING DESCRIBED IN DOCUMENT No. 202117331 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 15.27 ACRES TRACT AND AN ELL CORNER OF A CALLED 15.27 ACRES TRACT DESCRIBED IN DOCUMENT No. 202027332 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 151.914 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, N 05°23'16" W - 1642.68 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED "PRICE SURVEYING", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID CALLED 19.877 ACRES TRACT AND THE SOUTHWEST CORNER OF A CALLED 3.185 ACRES TRACT DESCRIBED IN VOLUME 2743, PAGE 1818 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 3.185 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 84°21'53" E - 791.43 FEET TO A 5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF THE REMAINDER OF A CALLED 160 ACRES TRACT DESCRIBED IN VOLUME 434, PAGE 261 RECORDED IN THE DEED RECORDS OF PARKER COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID CALLED 19.877 ACRES TRACT;

THENCE S 22°00'04" E - 1699.32 FEET TO A 5 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF OLD DENNIS ROAD, AND BEING THE SOUTHWEST CORNER OF A CALLED 3.00 ACRES TRACT DESCRIBED IN DOCUMENT No. 201410940 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE SOUTHEAST CORNER OF SAID CALLED 19.877 ACRES TRACT;

THENCE ALONG THE NORTH LINE OF OLD DENNIS ROAD, S 84°16'32" W - 386.10 FEET TO A 3/8 INCH SPIKE FOUND, SAID POINT ALSO BEING AN ELL CORNER OF SAID CALLED 15.27 ACRES TRACT;

THENCE ALONG THE WEST LINE OF OLD DENNIS ROAD, S 09°50'38" W - 20.33 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959", SAID POINT ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID CALLED 151.914 ACRES TRACT, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 15.27 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 151.914 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 84°41'10" W - 888.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.060 ACRES OF LAND.

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.

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



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 NAVD83.
- 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.

F-44

State of Texas §

County of Parker §

Date Aug. 25th, 2021

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 extrajurisdictional 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.

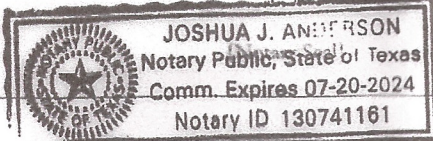
Owner

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 Chris Bushaw, 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 25th day of August, 2021.

Notary Public in and for the state of TEXAS

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 consideration for approval.

Dated this the 27 day of August, 2021.

Paul Rahul
Chairman

ATTEST:

Melinda Howell
Secretary

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.

Dated this the 27 day of August, 2021.

Paul Rahul
Mayor

ATTEST:

Melinda Howell
Secretary