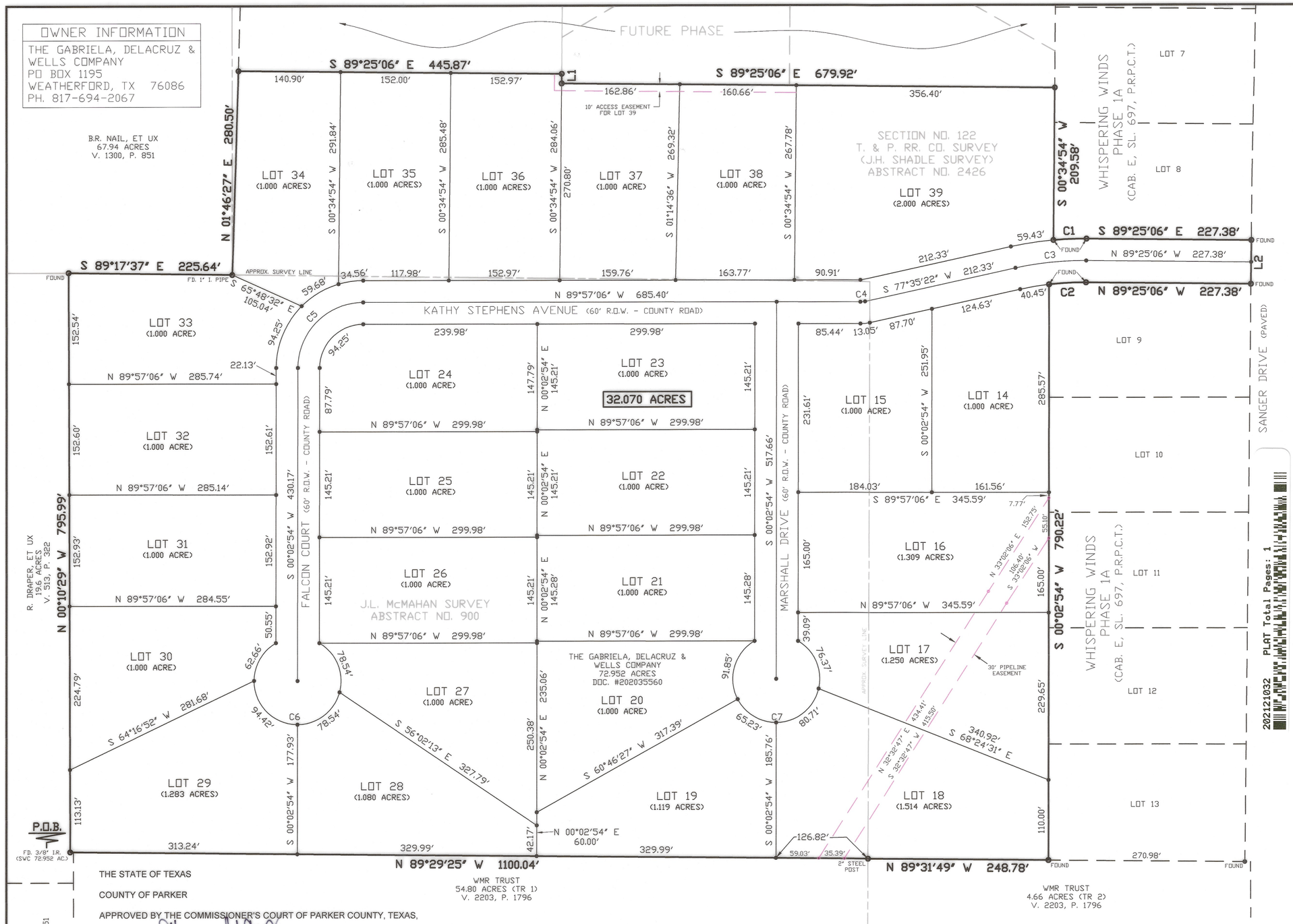


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	12°21'22"	463.71'	5°38'56"	N 87°45'26" E	45.70'	45.72'
C2	14°11'33"	403.71'	7°15'04"	S 86°57'22" W	51.06'	51.09'
C3	13°12'39"	433.71'	12°59'31"	S 84°05'08" W	98.13'	98.34'
C4	190°59'09"	30.00'	12°27'32"	S 83°49'08" W	6.51'	6.52'
C5	63°39'43"	90.00'	90°00'00"	S 45°02'54" W	127.28'	141.37'
C6	95°29'35"	60.00'	300°00'00"	S 89°57'06" E	60.00'	314.16'
C7	95°29'35"	60.00'	300°00'00"	S 89°57'06" E	60.00'	314.16'

LINE	BEARING	DISTANCE
L1	S 00°34'54" W	13.26'
L2	S 00°34'54" W	60.00'

0 100 200 300

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 21 DAY OF May, 2021.

COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4

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 FEMRITE~~, 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 21st day of May, 2021

Signature

JAMIE TIERCE
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 10347742

BEARING BASIS:
TEXAS STATE 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 F.I.R.M. MAP NO. 48367C0150E, DATED SEPTEMBER 26, 2008

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

FOUND = FOUND 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

ROAD LENGTHS:
KATHY STEPHENS AVENUE - 1300'
FALCON COURT - 500'
MARSHALL DRIVE - 518'

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A 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 CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. 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

LIEN HOLDER STATEMENT

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

JOHN FEMRITE

Title

STATE OF TEXAS
REGISTERED
PHILIP E. COLVIN, JR.
6258
PROFESSIONAL
LAND SURVEYOR

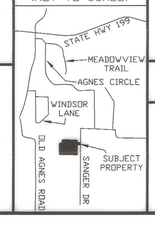
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
202121032
05/27/2021 01:46 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E, SLIDE 769

DATE 5-27-21

VICINITY MAP
(NOT TO SCALE)



SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

LEGAL DESCRIPTION

Of a 32.070 acres tract of land out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426 and the J.L. McMahan Survey, Abstract No. 900, both in 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 found 3/8" iron rod at the southwest corner of said 72.952 acres tract for the southwest and beginning corner of this tract. Whence the northeast corner of said Section No. 122 is called to bear N. 38 deg. 27 min. 46 sec. E. 2708.21 feet.

Thence N. 00 deg. 10 min. 29 sec. W. 795.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for the most westerly northwest corner of this and said 72.952 acres tract.

Thence S. 89 deg. 17 min. 37 sec. E. 225.64 feet to a found 1" iron pipe for an ell corner of this and said 72.952 acres tract.

Thence N. 01 deg. 46 min. 27 sec. E. 280.50 feet along a west line of said 72.952 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northwest corner of this tract.

Thence S. 89 deg. 25 min. 06 sec. E. 445.87 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most northerly northeast corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 13.26 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for an ell corner of this tract.

Thence S. 89 deg. 25 min. 06 sec. E. 679.92 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Lot 7 of Whispering Winds, Phase 1A, according to plat recorded in Cabinet E, Slide 697 of the Plat Records, for a corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 209.58 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 8 of said Whispering Winds, Phase 1A, for an ell corner of this tract.

Thence easterly along the arc of a 12 deg. 21 min. 22 sec. curve to the right with a radius of 463.71 feet, a central angle of 05 deg. 38 min. 56 sec., a chord of N. 87 deg. 45 min. 26 sec. E. 45.70 feet and an arc length of 45.72 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract and said Lot 8.

Thence S. 89 deg. 25 min. 06 sec. E. 227.38 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Sanger Drive (paved) and at the southeast corner of said Lot 8 for the most easterly northeast corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 60.00 feet along the west right of way line of said Sanger Drive to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 9 of said Whispering Winds, Phase 1A, for the most easterly southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 227.38 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract and said Lot 9.

Thence westerly along the arc of a 14 deg. 11 min. 33 sec. curve to the left with a radius of 403.71 feet, a central angle of 07 deg. 15 min. 04 sec., a chord of S. 86 deg. 57 min. 22 sec. W. 51.06 feet and an arc length of 51.09 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 9 for an ell corner of this tract.

Thence S. 00 deg. 02 min. 54 sec. W. 790.22 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the south line of said 72.952 acres tract and at the southwest corner of Lot 13 of said Whispering Winds, Phase 1A, for the most southerly southeast corner of this tract.

Thence N. 89 deg. 31 min. 49 sec. W. 248.78 feet to a 2" steel post for a corner of this and said 72.952 acres tract.

Thence N. 89 deg. 29 min. 25 sec. W. 1100.04 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 platting the same according to the lines, lots, streets and easements shown, and designate said plat as WHISPERING WINDS, PHASE 1. This plat being a subdivision of 32.070 acres out of Section No. 122, T. & P. RR. Co. Survey (J.H. Shadle Survey), Abstract No. 2426 and the J.L. McMahan Survey, Abstract No. 900, both in 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 18th DAY OF May, 2021

BY: _____
RYAN D. ZAMARRON, President

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 18th day of May, 2021

Signature

KRYSTLE D. BRADFORD
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132318357

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted 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 APRIL 15, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258

JN201324 201324-PHASE1.dwg
20691.crd FN210545

19386
WE
H-16

FINAL PLAT

WHISPERING WINDS PHASE 1

BEING A SUBDIVISION OF 32.070 ACRES OUT OF SECTION NO. 122, T. & P. RR. CO. SURVEY (J.H. SHADLE SURVEY), ABSTRACT NO. 2426 AND THE J.L. McMAHAN SURVEY, ABSTRACT NO. 900, BOTH IN PARKER COUNTY, TEXAS

PLAT DATE: MAY 17, 2021