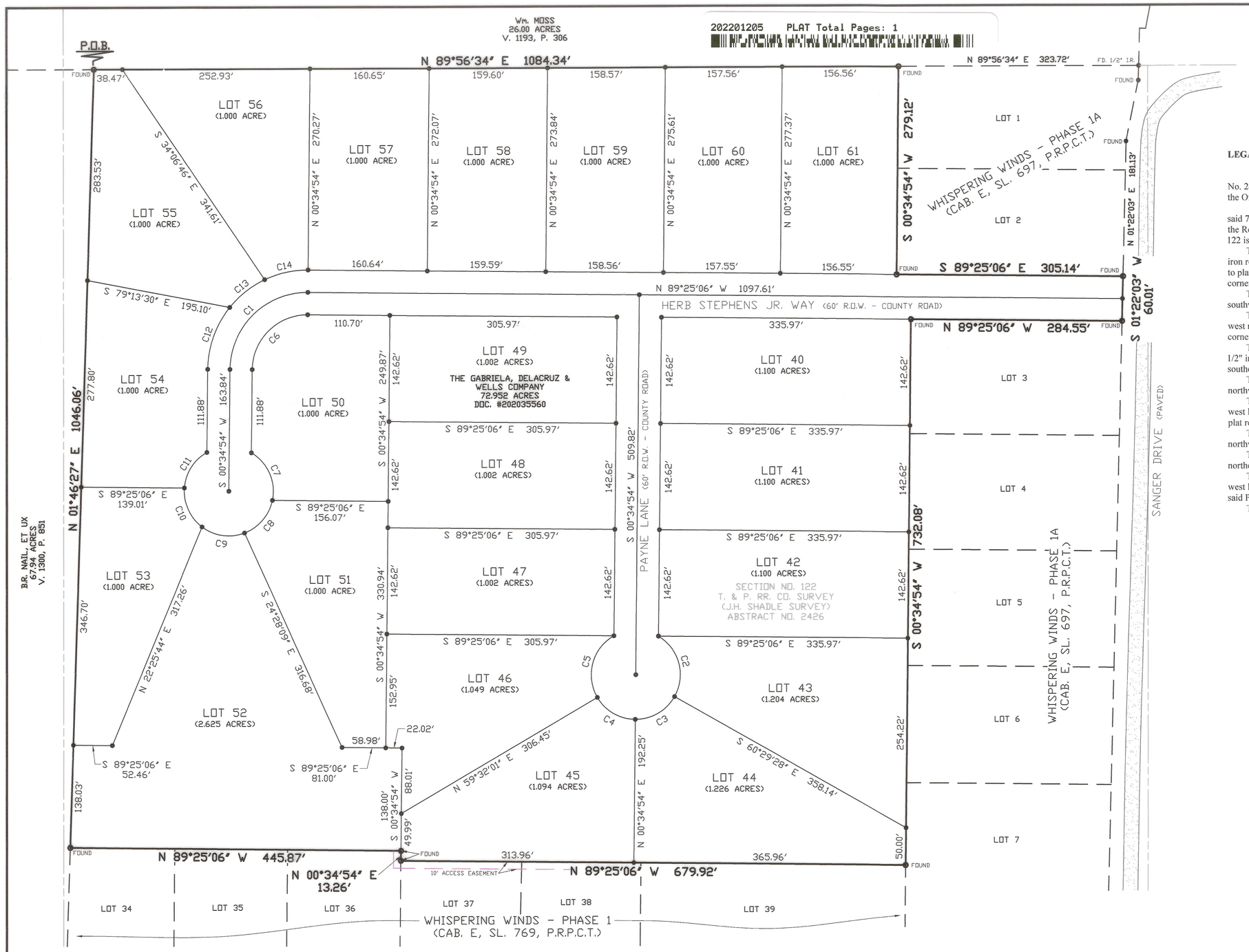
202201205 PLAT Total Pages: 1



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	54°59'40"	104.18'	90°00'00"	S 45°34'54" W	147.34'	163.65'
C2	95°29'35"	60.00'	88°55'39"	S 14°57'17" E	84.05'	93.12'
C3	95°29'35"	60.00'	61°04'21"	S 60°02'43" W	60.97'	63.96'
C4	95°29'35"	60.00'	58°57'08"	N 59°56'23" W	59.05'	61.73'
C5	95°29'35"	60.00'	91°02'52"	N 15°03'27" E	85.63'	95.35'
C6	77°14'02"	74.18'	90°00'00"	S 45°34'54" W	104.91'	116.53'
C7	95°29'35"	60.00'	71°23'14"	S 23°43'29" E	70.01'	74.76'
C8	95°29'35"	60.00'	57°17'41"	S 40°36'58" W	57.53'	60.00'
C9	95°29'35"	60.00'	57°41'31"	N 81°53'26" W	57.89'	60.41'
C10	95°29'35"	60.00'	57°17'41"	N 24°23'50" W	57.53'	60.00'
C11	95°29'35"	60.00'	56°19'53"	N 32°24'57" E	56.64'	58.99'
C12	42°41'57"	134.18'	38°19'27"	N 19°44'37" E	88.09'	89.75'
C13	42°41'57"	134.18'	25°50'16"	N 51°49'29" E	60.00'	60.51'
C14	42°41'57"	134.18'	25°50'16"	N 77°39'45" E	60.00'	60.51'

LEGAL DESCRIPTION

Of a 27.397 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 found 1/2" iron rod with cap (PRICE SURVEYING) at the most northerly northwest corner of said 72.952 acres tract and at the northeast corner of a certain 67.94 acres tract described in Volume 1300, Page 851 of the Real Records for the northwest and beginning corner of this tract. Whence the northeast corner of said Section No. 122 is called to bear N. 89 deg. 56 min. 34 sec. E. 1420.25 feet.

Thence N. 89 deg. 56 min. 34 sec. E. 1084.34 feet along the north line of said 72.952 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 1 of Whispering Winds, Phase 1A, according to plat recorded in Cabinet E, Slide 697 of the Plat Records of Parker County, Texas, for the most northerly northeast corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 279.12 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 2 of said Phase 1A for an ell corner of this tract.

Thence S. 89 deg. 25 min. 06 sec. E. 305.14 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 2 for the most easterly northeast corner of this tract.

Thence S. 01 deg. 22 min. 03 sec. W. 60.01 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 3 of said Phase 1A for the most easterly southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 284.55 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 3 for an ell corner of this tract.

Thence S. 00 deg. 34 min. 54 sec. W. 732.08 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Lot 7 of said Phase 1A and at the northeast corner of Lot 39 of Whispering Winds, Phase 1, according to plat recorded in Cabinet E, Slide 769 of said Plat Records, for the most southerly southeast corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 679.92 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 37 of said Phase 1 for the most southerly southwest corner of this tract.

Thence N. 00 deg. 34 min. 54 sec. E. 13.26 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 36 of said Phase 1 for an ell corner of this tract.

Thence N. 89 deg. 25 min. 06 sec. W. 445.87 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 72.952 acres tract and in the east line of said 67.94 acres tract and at the northwest corner of Lot 34 of said Phase 1 for the most westerly southwest corner of this tract.

Thence N. 01 deg. 46 min. 27 sec. E. 1046.06 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 2. This plat being a subdivision of 27.397 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 6th DAY OF January, 2022

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 6th day of January, 2022

Signature

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle, County Clerk
Parker County, Texas
01/11/2022 08:34 AM
Fee: 76.00
202201205
PLAT

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-PHASE 2.dwg
20691.crd FN220109

19386
WE
H-6

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 10th DAY OF January, 2022.

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 10th day of January, 2022

Signature

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

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, President

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:
HERB STEPHENS JR. WAY - 1425'
PAYNE LANE - 510'

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.

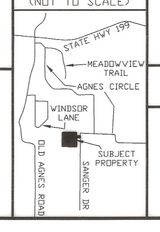
NOTE: WATER WILL BE SUPPLIED BY WALNUT CREEK SPECIAL UTILITY DISTRICT, 1155 W HIGHWAY 199, SPRINGTOWN, TX 76082, 871-220-7707.

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

OWNER INFORMATION
THE GABRIELA, DELACRUZ & WELLS COMPANY
PO BOX 1195
WEATHERFORD, TX 76086
PH. 817-694-2067

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET F, SLIDE 136
DATE 1/11/2022

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

FINAL PLAT
WHISPERING WINDS
PHASE 2
LOTS 40 THRU 61

BEING A SUBDIVISION OF 27.397 ACRES OUT OF SECTION NO. 122, T. & P. RR. CO. SURVEY (J.H. SHADLE SURVEY), ABSTRACT NO. 2426 PARKER COUNTY, TEXAS

PLAT DATE: JANUARY 4, 2022