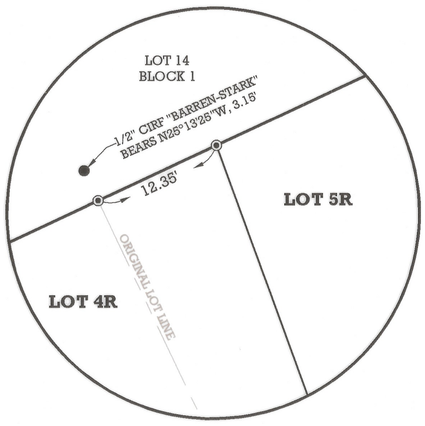
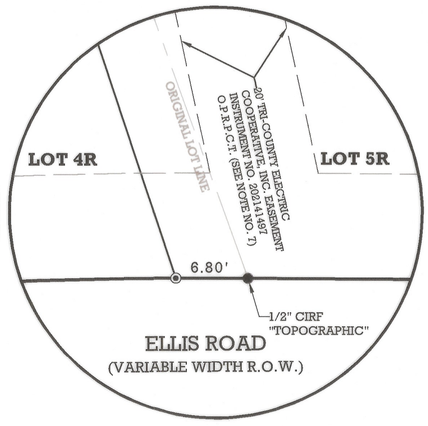
GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0375E, REVISED SEPTEMBER 26, 2008, AND MAP NUMBER 48367C0380E, REVISED APRIL 05, 2019. SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF. TO THE BEST OF MY KNOWLEDGE PRE-EXISTING EASEMENTS AND/OR DEDICATIONS HAVE BEEN VACATED OR INCORPORATED INTO THE CREATION OF THIS PLAT.
6. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.
7. 20' TRI-COUNTY ELECTRIC COOPERATIVE INC. DOC. NO. 202141497, D.R.P.C.T. IS BLANKET IN NATURE PER SAID DOCUMENT AND IS LOCATED 10' IN ALL DIRECTIONS OF GRANTEES LINES, POLES, GUYS, ANCHORS, OR OTHER FACILITIES ON THE TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT.
8. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS.

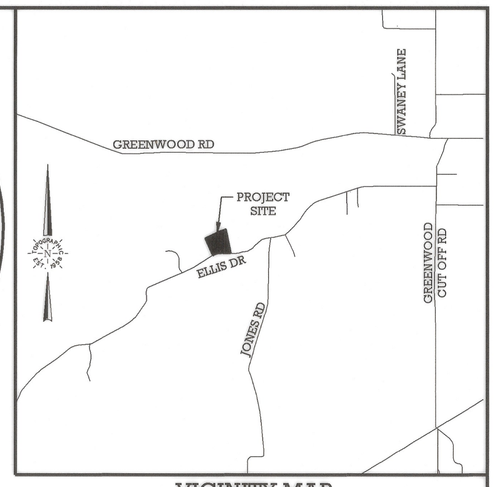
202308841 PLAT Total Pages: 1



DETAIL A
1"=10'



DETAIL "B"
1"=10'

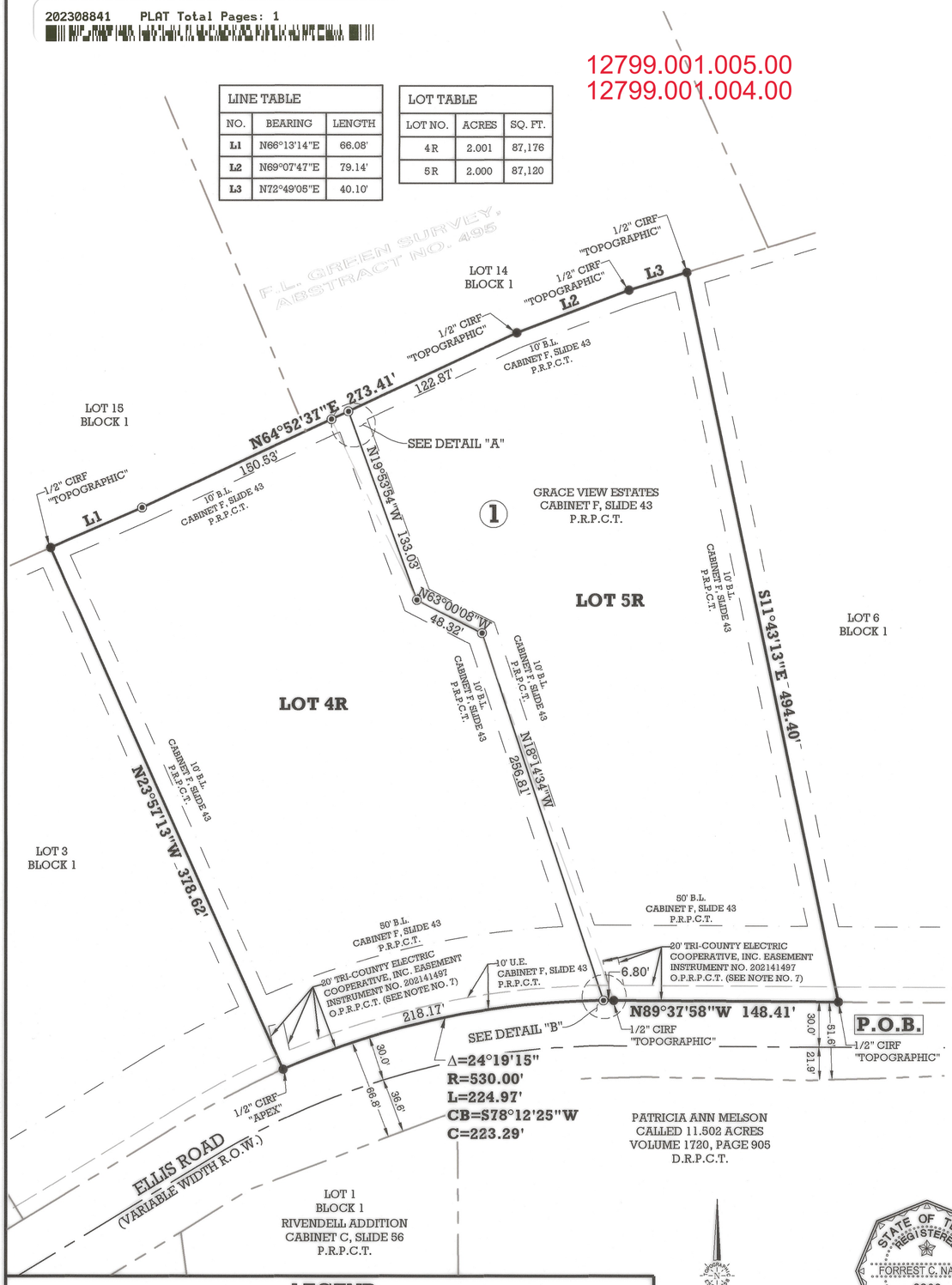


VICINITY MAP
N.T.S.

12799.001.005.00
12799.001.004.00

LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°13'14"E	66.08'
L2	N69°07'47"E	79.14'
L3	N72°49'05"E	40.10'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
4R	2.001	87,176
5R	2.000	87,120



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE F.L. GREEN SURVEY, ABSTRACT NO. 495, PARKER COUNTY, TEXAS AND BEING ALL OF LOT 4 AND LOT 5 OF BLOCK 1 OF GRACE VIEW ESTATES, AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 43 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS (P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 1 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF ELLIS ROAD;

THENCE WITH THE SOUTH LINE OF SAID LOT 5 AND LOT 4 AND WITH SAID NORTH RIGHT-OF-WAY LINE OF ELLIS ROAD, THE FOLLOWING:

NORTH 89°37'58" WEST, A DISTANCE OF 148.41 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 4 AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET;

WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 224.97 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 78°12'25" WEST, 223.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "APEX" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 1;

THENCE NORTH 23°57'13" WEST, WITH THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 378.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF SAID LOT 3 AND BEING ON THE SOUTH LINE OF LOT 15 OF SAID BLOCK 1;

THENCE NORTH 66°13'14" EAST, WITH THE NORTH LINE OF SAID LOT 4 AND SAID SOUTH LINE OF LOT 15, A DISTANCE OF 66.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT;

THENCE NORTH 64°52'37" EAST, WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 15, TO AND WITH THE NORTH LINE OF SAID LOT 5 AND WITH THE SOUTH LINE OF LOT 14 OF SAID BLOCK 1, A DISTANCE OF 273.41 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR AN ANGLE POINT;

THENCE WITH SAID NORTH LINE OF SAIL LOT 5 AND SAID SOUTH LINE OF LOT 14, THE FOLLOWING:

NORTH 69°07'47" EAST, A DISTANCE OF 79.14 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND;

NORTH 72°49'05" EAST, A DISTANCE OF 40.10 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND BEING THE NORTHWEST CORNER OF SAID LOT 6;

THENCE SOUTH 11°43'13" EAST, WITH THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 494.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.001 ACRES OF LAND.

STATE OF TEXAS §
COUNTY OF PARKER §

DATE 4-3-23, 2023.

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRACE VIEW ESTATES 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.

BY: _____

NAME/TITLE: Cody B. Ellis CEO

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202308841
04/11/2023 08:41 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 Cody Ellis, 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 3 DAY OF April, 2023.

Kristy Hansen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KRISTY ANNE TRANSOU
Notary ID #131081130
My Commission Expires
April 10, 2025

APPROVAL BY THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT

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 3 DAY OF April, 2023

BY: Monica Johnson
DEVELOPMENT & NEIGHBORHOOD SERVICE STAFF

ATTEST:
Jamie Moon
SECRETARY

12799
WE
E-15
NWE

CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED FORREST C. NANCE 6809 PROFESSIONAL LAND SURVEYOR

4/3/2023
FORREST C. NANCE, R.P.L.S. NO. 6809

F459

LEGEND

- 1/2" IRON ROD FOUND WITH CAP (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ① BLOCK NUMBER
- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- BUILDING LINE
- ORIGINAL LOT LINE

SCALE: 1" = 60'
0' 30' 60'

OWNER

TRINITY CLASSIC HOMES, LLC
200 COCHRAN ROAD
WEATHERFORD, TEXAS 76085
(817) 678-8833

ABBREVIATIONS

O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
P.O.B. = PLACE OF BEGINNING
(XXXX) = DEED CALLS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM
CONTACT: FORREST C. NANCE, RPLS

REPLAT

LOT 4R & 5R, BLOCK 1
GRACE VIEW ESTATES
BEING A REPLAT OF LOT 4 & 5, BLOCK 1
GRACE VIEW ESTATES
CABINET F, SLIDE 43, P.R.P.C.T.
SITUATED IN THE F.L. GREEN SURVEY, ABSTRACT NO. 495
THE E.T.J. OF THE CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
4.001 ACRES

FILE: RP_TCH_GRACE VIEW ESTATES_LOT 4&5_20230327		REVISION
DRAFT: BWM	CHECK: FCN	0
SHEET: 1 OF 1	DATE: 04/03/2023	

S:\CIVIL\TRINITY_CLASSIC_HOMES\GRACE_VIEW_ESTATES\SURVEY\FINAL PRODUCTS\RP_TCH_GRACE VIEW ESTATES_LOT 4&5_20230327.DWG 4/3/2023 9:33:10 AM lance