

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE F.L. GREEN SURVEY, ABSTRACT NO. 495, PARKER COUNTY, TEXAS AND BEING ALL OF A CALLED 70.364 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 202105939 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 70.364 ACRE TRACT, AT THE SOUTHWEST CORNER OF A CALLED 6.226 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1798, PAGE 1297 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.), AND ON THE NORTHWEST RIGHT-OF-WAY LINE OF ELLIS ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE COMMON LINE OF SAID 70.364 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF ELLIS ROAD THE FOLLOWING:

SOUTH 32°10'27" WEST, A DISTANCE OF 174.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND; SOUTH 38°16'48" WEST, A DISTANCE OF 186.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND; SOUTH 45°37'20" WEST, A DISTANCE OF 174,60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND SOUTH 55°46'58" WEST, A DISTANCE OF 163.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND; SOUTH 78°39'01" WEST, A DISTANCE OF 95.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND SOUTH 45°46'48" WEST, A DISTANCE OF 21.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND;

SOUTH 76°54'23" WEST, A DISTANCE OF 128.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND SOUTH 85°34'26" WEST, A DISTANCE OF 23.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND; SOUTH 80°41'52" WEST, A DISTANCE OF 105.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND SOUTH 77°10'08" WEST, A DISTANCE OF 93.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND;

SOUTH 52°21'10" WEST A DISTANCE OF 54.09 FEET TO A 12 INCH OAK TREE FOUND; SOUTH 48°15'20" WEST, A DISTANCE OF 186.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND;

SOUTH 59°34'51" WEST, A DISTANCE OF 97.85 FEET TO A POINT FOR CORNER

SOUTH 62°54'44" WEST, A DISTANCE OF 86.81 FEET TO A 12 INCH OAK TREE FOUND:

SOUTH 69°26'56" WEST, A DISTANCE OF 65.83 FEET TO A POINT FOR CORNER;

SOUTH 76°39'23" WEST, A DISTANCE OF 76.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND;

SOUTH 80°09'54" WEST, A DISTANCE OF 124.53 FEET TO A 20 INCH OAK TREE FOUND

NORTH 89°13'25" WEST, A DISTANCE OF 118.18 FEET TO A 8 INCH WOOD POST FOUND SOUTH 87°43'08" WEST, A DISTANCE OF 244.88 FEET TO A 6 INCH WOOD POST FOUND;

SOUTH 71°34'22" WEST. A DISTANCE OF 89.15 FEET TO A 6 INCH WOOD POST FOUND

SOUTH 61°09'43" WEST, A DISTANCE OF 96.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND;

SOUTH 58°36'05" WEST, A DISTANCE OF 436.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND: SOUTH 65°15'45" WEST, A DISTANCE OF 210.50 FEET TO A 8 INCH LIVE OAK TREE FOUND FOR THE SOUTHWEST CORNER OF SAID

70.364 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 2 OF THE TURKEY CREEK ADDITION, AN ADDITION TO PARKER COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 449, OF THE PLAT RECORDS OF PARKER

THENCE NORTH 0°31'19" WEST, WITH A WEST LINE OF SAID 70.364 ACRE TRACT AND THE EAST LINE OF SAID TURKEY CREEK ADDITION, A DISTANCE OF 505.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STEVENS" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 70.364 ACRE TRACT AND THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 31.146 ACRE TRACT OF LAND DESCRIBED IN

THENCE NORTH 68°59'37" EAST, WITH A NORTH LINE OF SAID 70.364 ACRE TRACT AND A SOUTH LINE OF SAID 31.146 ACRE TRACT. A DISTANCE OF 180.93 FEET TO A 5 INCH STEEL FENCE POST FOUND FOR AN ELL CORNER OF SAID 70.364 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF SAID 31.146 ACRE TRACT:

THENCE NORTH 0°29'03" EAST. WITH A WEST LINE OF SAID 70.364 ACRE TRACT AND THE EAST LINE OF SAID 31.146 ACRE TRACT. A DISTANCE OF 743.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TEXAS SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 70.364 ACRE TRACT:

THENCE WITH THE NORTHERNMOST NORTH LINE OF SAID 70.364 ACRE TRACT THE FOLLOWING:

SOUTH 72°54'34" EAST, A DISTANCE OF 124.62 FEET TO A 4 INCH CEDAR FENCE POST FOUND;

NORTH 56°34'51" EAST, A DISTANCE OF 25.66 FEET TO A 8 INCH OAK TREE FOUND;

NORTH 48°04'15" EAST, A DISTANCE OF 39.83 TO A 4 INCH OAK TREE FOUND

NORTH 27°23'53" EAST, A DISTANCE OF 36.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 36°11'01" WEST, A DISTANCE OF 29.71 FEET TO A 4 INCH CEDAR TREE FOUND; NORTH 11°43'00" WEST, A DISTANCE OF 12.72 FEET TO A 8 INCH CEDAR TREE FOUND;

NORTH 9°16'29" EAST, A DISTANCE OF 39.67 FEET TO A 4 INCH CEDAR FENCE POST FOUND;

NORTH 20°11'37" EAST, A DISTANCE OF 17.33 FEET TO A CORNER "T" POST FOUND NORTH 40°02'20" EAST, A DISTANCE OF 29.84 FEET TO A 12 INCH OAK TREE FOUND;

NORTH 62°51'03" EAST, A DISTANCE OF 434.09 FEET TO A 3 INCH METAL FENCE POST FOUND;

NORTH 60°04'46" EAST, A DISTANCE OF 700.29 FEET TO A 2.5 INCH METAL POST FOUND;

NORTH 56°39'32" EAST, A DISTANCE OF 191.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 70.364 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID REMAINDER OF 95.41 ACRE TRACT, SAME BEING ON THE WEST LINE OF A CALLED 18.34 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 201812547, O.P.R.P.C.T.;

THENCE SOUTH 31°26'39" EAST, WITH AN EAST LINE OF SAID 70.364 ACRE TRACT AND THE WEST LINE OF SAID 18.34 ACRE TRACT, A DISTANCE OF 436.88 FEET TO A 36 INCH OAK TREE FOUND AT AN ELL CORNER OF SAID 70.364 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 18.34 ACRE TRACT:

NORTH 71°55'04" EAST, WITH THE EASTERNMOST NORTH LINE OF SAID 70.364 ACRE TRACT AND THE THE SOUTH LINE OF SAID 18.34 ACRE TRACT PASSING AT A DISTANCE OF 762.24 FEET, A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 18.34 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.5 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 201523012, O.P.R.P.C.T., AND CONTINUING WITH SAID NORTH LINE OF SAID 70.364 ACRE TRACT AND THE SOUTH LINE OF SAID 1.5 ACRE TRACT FOR A TOTAL DISTANCE OF 883.12 FEET TO A 7.5 INCH WOOD POST FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 70.364 ACRE TRACT, ON THE WEST LINE OF SAID 6.226 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 70.364 ACRE TRACT AND SAID 6.226 ACRE TRACT THE FOLLOWING:

SOUTH 01°33'52" EAST, A DISTANCE OF 32.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "HARLAN TX 2074" FOUND;

SOUTH 6°41'44" EAST, A DISTANCE OF 54.26 FEET TO A 1/2 INCH IRON ROD FOUND;

SOUTH 02°06'13" EAST, A DISTANCE OF 615.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 70.367 ACRES OF LAND.

BUILDING LINE

D.E.=DRAINAGE EASEMENT

B.L. = BUILDING LINE

REC	ORD LINE TABLE	E	LINE TABLE			LINE TABLE			LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
Ll	(S32°11'49"W)	(173.94')	Ll	S32°10'27"W	174.18'	L41	N89°37'58"W	62.81'	L81	N66°12'23"W	262.89'	
L2	(\$38°15'14"W)	(186.65')	Ь2	S38°16'48"W	186.65'	L42	S82°41'37"W	51.03'	L82	N64°55'33"W	437.42	
L3	(\$45°38'48"W)	(174.60')	Г3	S45°37'20"W	174.60'	L43	S82°41'37"W	45.39'	L83	N67°31'08"W	188.19'	
L4	(S55°45'03"W)	(163.60')	Ь4	S55°46'58"W	163.60'	Ь44	S46°43'55"W	106.10'	L84	N51°20'07"W	35.391	
L5	(S78°37'58"W)	(95.89°)	L5	S78°39'01"W	95.72'	L45	S78°25'43"W	81.13'	L85	N43°32'39"W	160.44'	
L6	(\$45°46'27"W)	(21.85')	L 6	S45°46'48"W	21.85'	L46	S78°25'43"W	132.27'	L86	S40°07'31"W	158.43'	
	,	, ,	ь7	S76°54'23"W	128.87'	L47	S45°19'37"W	134.87'	L87	S78°27'59"W	449.56'	
L7	(S76°51'35"W)	(128.87')	Г8	S85°34'26"W	23.28'	L48	S33°48'08"W	102.55'	L88	S79°51'34"W	497.17'	
L8	(S85°34'26"W)	(23.28')	L9	S80°41'52"W	105.29'	L49	S64°21'59"E	46.50'	L89	S62°51'03"W	102.56	
L9	(S80°41'52"W)	(105.29')	L10	S77°10'08"W	93.16'	L50	S25°13'25"E	132.48'	L90	S62°51'03"W	104.83	
L10	(S77°13'42"W)	(93.16')	L11	S52°21'10"W	54.09'	L51	N47°00'14"E	106.59'	L91	N79°51'34"E	595.65'	
Lll	(S52°15'35"W)	(54.09')	Ь12	S48°15'20"W	186.24'	L52	S64°52'37"W	119.44'	L92	N78°27'59"E	460.31'	
Ь12	(S48°15'23"W)	(186.24')	ь13	S59°34'51"W	97.85'	L53	S69°07'47"W	79.14'	L93	N40°07'31"E	135.34'	
ь13	(S59°34'34"W)	(97.85')	Ь14	S62°54'44"W	86.81'	L54	N22°59'10"W	310.67'	L94	S43°32'39"E	128.97	
Ь14	(S62°54'39"W)	(86.81')	L15	S69°26'56"W	65.83'	L55	N80°25'24"W	131.78'	L95	S64°55'33"E	437.12'	
L15	(S69°26'42"W)	(65.83')	ь16	S76°39'23"W	76.81'	L56	S09°56'52"W	35.00'	L96	S66°11'33"E	273.47	
	(S76°49'24"W)	(76.81')	ь17	S80°09'54"W	124.53'	L57	S80°25'24"E	112.83'	L97	N75°37'34"E	52.82'	
L16	(, , ,	L18	N89°13'25"W	118.18'	L58	S21°13'28"W	2.34'	L98	N02°06'13"W	30.70'	
L17	(\$80°03'32"W)	(118.18')	L19	S87°43'08"W	244.88'	L59	N09°52'51"E	6.96'	L99	N60°04'46"E	31.18'	
Ь18	(N89°13'33"W)	(118.18')	L20	S71°34'22"W	89.15'	L60	N06°14'31"E	214.00'	L100	S36°33'33"E	160.71'	
L19	(S87°43'09"W)	(244.88')	L21	S61°09'43"W	96.16'	L61	N42°16'32"W	95.10'	L101	N53°26'27"E	20.00	
L20	(S71°34'38"W)	(89.15')	L22	S58°36'05"W	436.19'	L62	N34°59'37"W	45.55'	L102	N36°33'33"W	158.38'	
L21	(S61°11'25"W)	(96.16')	L23	S65°15'45"W	210.50'	L63	N64°55'33"W	157.20'	L103	S60°04'46"W	20.14	
L22	(\$58°35'32"W)	(436.19')	L24	N68°59'37"E	180.93'	L64	N67°31'08"W	195.85'				
L23	(S65°14'49"W)	(210.50')	L25	S72°54'34"E	124.62'	L65	N51°22'21"W	49.15'	CURVE TABLE			
L24	(N69°01'58"E)	(181.03')	L26	N56°34'51"E	25.66'	L66	N43°32'39"W	436.48'	NO.	DELTA	RADIUS	
7.00	/C!700E A!A C!!T!\	(104 605)	Ь27	N48°04'15"E	39.83'	L67	S43°32'39"E	427.79'	Cl	102°39'01"	300.00	

N27°23'53"E

N36°11'01"W

N11°43'00"W

N09°16'29"E

N20°11'37"E

N40°02'20"E

S01°33'52"E

S06°41'44"E

S65°24'37"W

S58°36'07"W

S58°36'07"W

6809

L34

L39

36.30

29.71

12.72

39.67

17.33

29.84

32.88

54.26

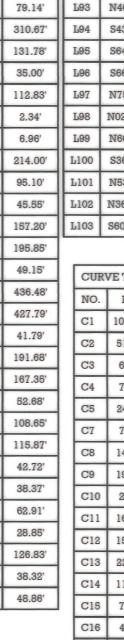
154.95'

21.98

207.70

130.01

148.41



7°29'21

23°42'06"

270.00

270.00

35.29

S51°23'12"W

N66°58'55"E

35.27

L68 S51°22'21"E

S67°31'08"E

S64°55'33"E

S34°59'37"E

S42°16'32"E

S06°14'31"W

S36°10'02"E

N56°39'32"E

N56°39'32"E

S02°06'13"E

L75 N36°10'02"W

L76 S06°14'31"W

L80 S75°37'34"W

L69

L70

L71

L72

L73

L74

L77

L78

L79

UNDER MY SUPERVISION

FORREST C. NANCE, R.P.L.S. NO. 6809

CORD Ш 2 AND

LENGTH | CHORD BEARING | CHORD C1 102°39'01" 300.00' 537.48' S62°29'33"E 51°46'58" 300.00 271.13 N52°56'29"E 262.00 6°48'30" 1220.00' S62°00'22"W 144.89' 144.97 7°26'40" 530.00 68.86 68.82 S62°19'27"W C5 24°19'15" 530.00' 224.97 S78°12'25"W 223.29 7°40'25" 270.00 36.16 S86°31'50"W 36.13 14°28'11' 620.00" 156.58 S75°27'32"W 156.16 19°23'34" 620.00 208.85 C10 | 2°05'57" 620.00" 22.72 S47°46'54"W 22.71 16°25'43" 280.00 C12 | 15°16'04" 280.00 74.61 S70°47'40"W 74.39 C13 | 22°00'12" 520.00 C14 11°05'54" 100.57 520.00 100.72 S50°52'34"W 122.97 7°16'06 970.00 970.00 4°15'24" 72.06 S35°55'50"W 72.05 4°44'36" 1130.00' 93.55 93.52 5°35'08" 270.00 S35°40'25"W 26.31 26.32

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 18" X 24"
- 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.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE PARKER COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE
- 4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48367C0375E, REVISED SEPTEMBER 26, 2008, AND MAP NUMBER 48367C0380E, REVISED APRIL 05, 2019. SUBJECT PROPERTY
- 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"
- BUILDING SETBACK LINES SHOWN IN LOT TYPICAL ARE BASED ON DEED RESTRICTIONS AND COVENANTS FOR GRACE VIEW ESTATES.

STATE OF TEXAS COUNTY OF PARKER

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.

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 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED 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 65 DAY OF / TVG VST

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVAL BY THE PLANNING AND ZONING

KRISTY ANNE TRANSOU Notary ID #131081130 My Commission Expires
MATISTION. April 10, 2025

REVISION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND 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.

APPROVAL BY CITY COUNCIL.

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 Aug., 2021.

Conhul faul BY: MAYOR

Malinda Nowell

VICINITY MAP LEGEND SUBJECT PROPERTY LINE ADJOINER LINE APPROXIMATE SURVEY ABSTRACT LINE (1) BLOCK NUMBER

MONUMENT FOUND (AS NOTED)

1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

CALCULATED CORNER

ELLIS ROAD, LLC 200 COCHRAN ROAD WEATHERFORD, TEXAS 76085 (817) 678-8833

OWNER

I. THE UNDERSIGNED. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE

STATE OF TEXAS HERERY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT

AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE

ABBREVIATIONS

L25 (S72°54'46"E) (124.62')

(24.99')

(40.13')

(36.30')

(29.71')

(12.72')

(39.67)

(17.33)

(29.94)

(32.88)

(79.02')

(N54°56'04"E)

(N48°11'11"E)

(N28°36'56"E)

(N36°11'13"W)

(N11°43'12"W

(N09°16'17"E)

(N19°12'50"E)

(N40°33'56"E)

(S01°32'32"E)

(S04°43'10"E)

T-30

L31

L32

L33

L34

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 (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING



WWW.TOPOGRAPHIC.COM

CONTACT: FORREST NANCE, RPLS

SURVEYOR/ENGINEER

FINAL PLAT

LOTS 1-32, BLOCK 1 GRACE VIEW ESTATES

AN ADDITION TO THE E.T.J. OF THE CITY OF WEATHERFORD PARKER COUNTY, TEXAS **70.367 ACRES SITUATED IN THE**

F.L. GREEN SURVEY, ABSTRACT NO. 495 FILE: FP TCH GRACE VIEW ESTATES 20210820

CHECK: FCN DRAFT: BT DATE: 08/17/2021 SHEET: 2 OF 2