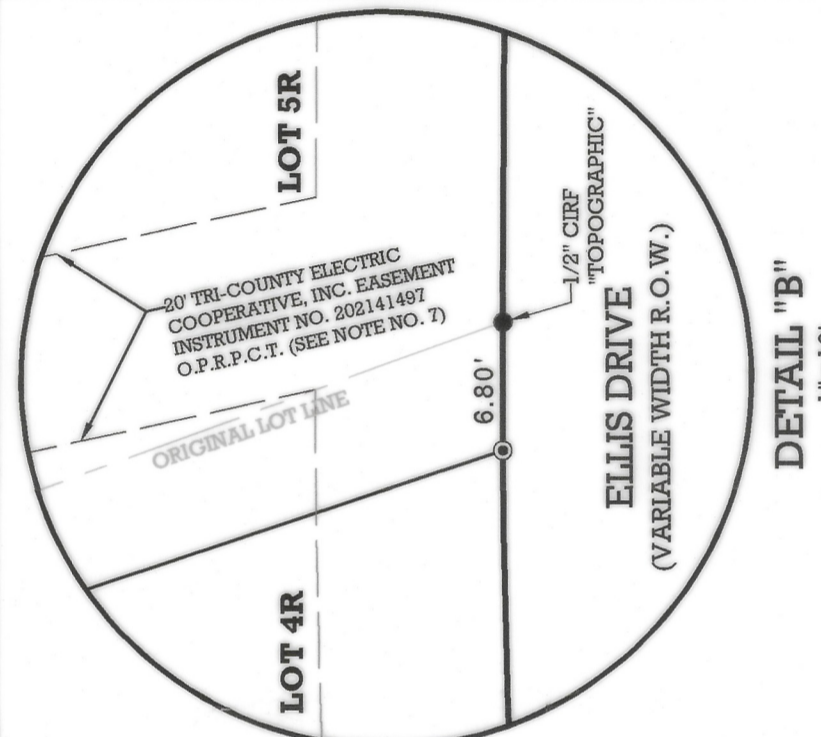
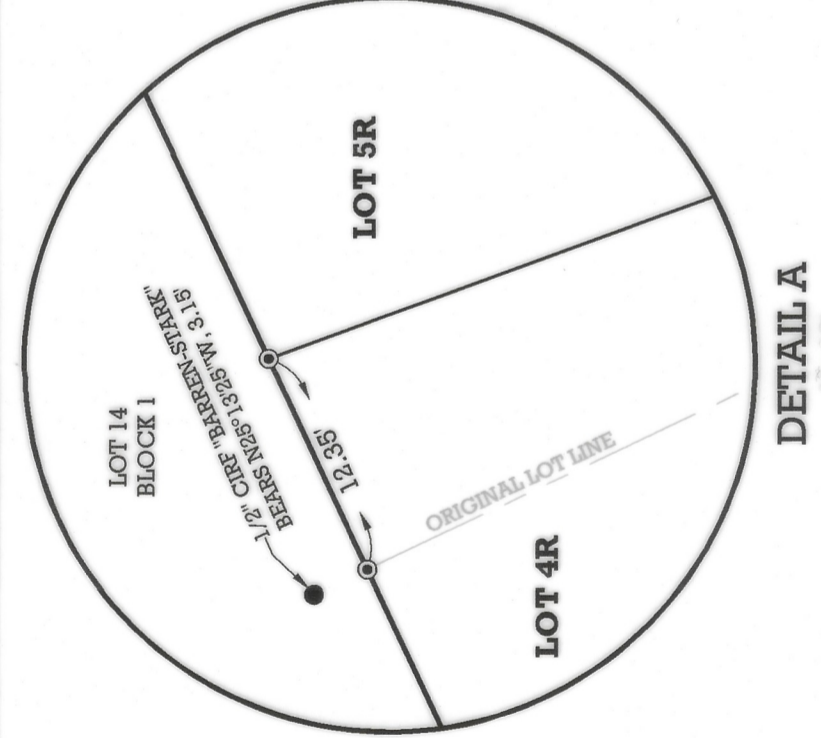


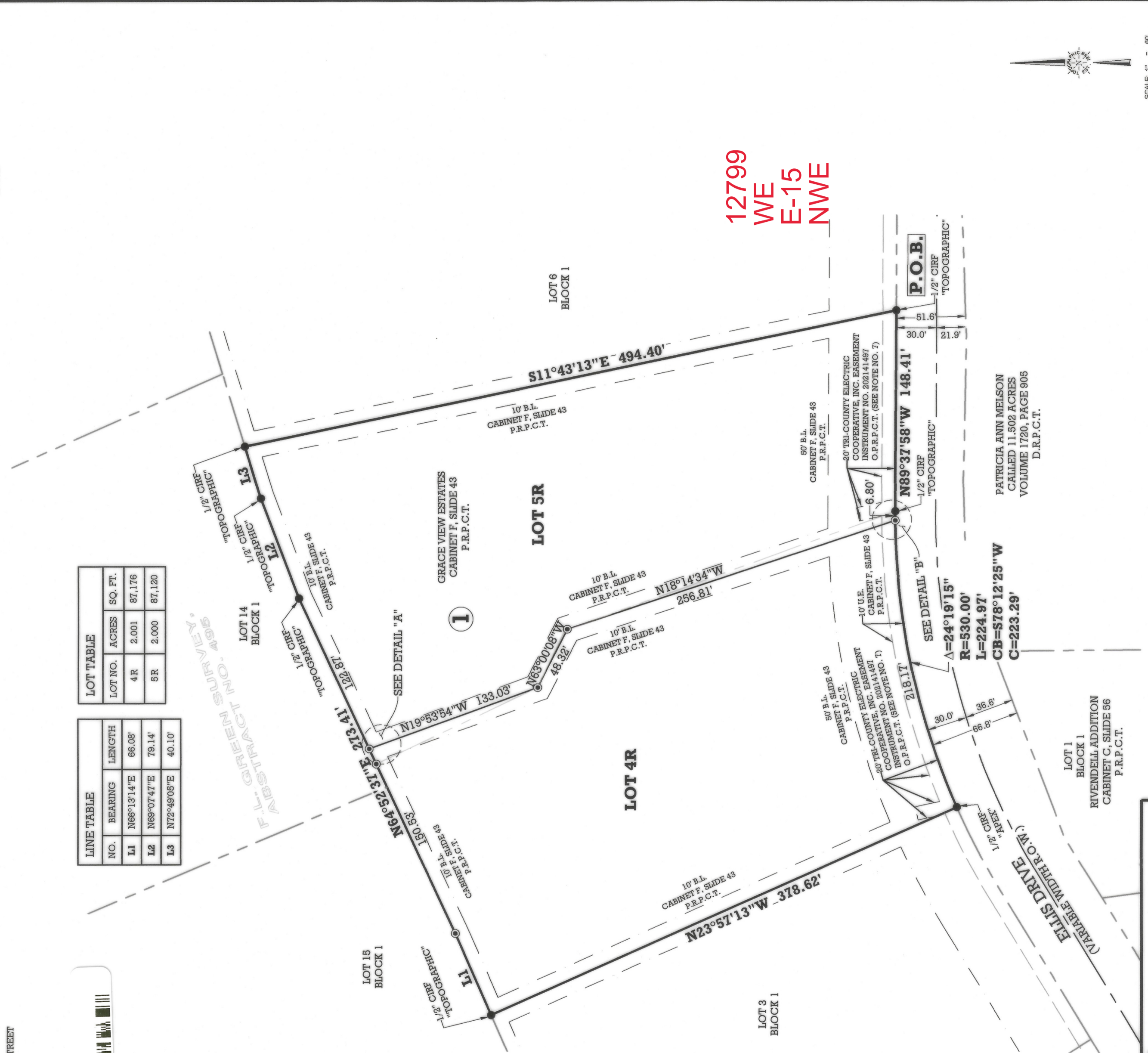
**GENERAL NOTES:**

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACRES 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 46367C0375E, REVISED SEPTEMBER 26, 2006, AND MAP NUMBER 46367C0380E, REVISED APRIL 06, 2019, SUBJECT PROPERTY APPEARS TO BE 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 GRANTEE'S 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.
9. THE PURPOSE OF THIS AMENDING REPLAT IS TO REVISE STREET NAME (ELLIS DRIVE) AND TO REVISE OWNERS DEDICATION.

202315235 PLAT Total Pages: 1



LINE TABLE		LOT TABLE			
NO.	BEARING	LENGTH	LOT NO.	ACRES	SQ. FT.
L1	N68°13'14"E	66.08'	4R	2.001	87,176
L2	N68°07'47"E	79.14'	5R	2.000	87,120
L3	N72°49'06"E	40.10'			



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12799.001.005.00

12799  
WE  
E-15  
NWE

CABINET F, SLIDE 503

**LEGEND**

- 1/2" IRON ROD FOUND WITH CAP (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- ① BLOCK NUMBER

**ABBREVIATIONS**

**OWNER**  
TRINITY CLASSIC HOMES, LLC  
200 COCHRAN ROAD  
WEATHERFORD, TEXAS 76085  
  
MICHAEL SCOTT RUMBO AND  
KIMBERLY RUMBO  
908 ELLIS DRIVE  
WEATHERFORD, TEXAS 76088

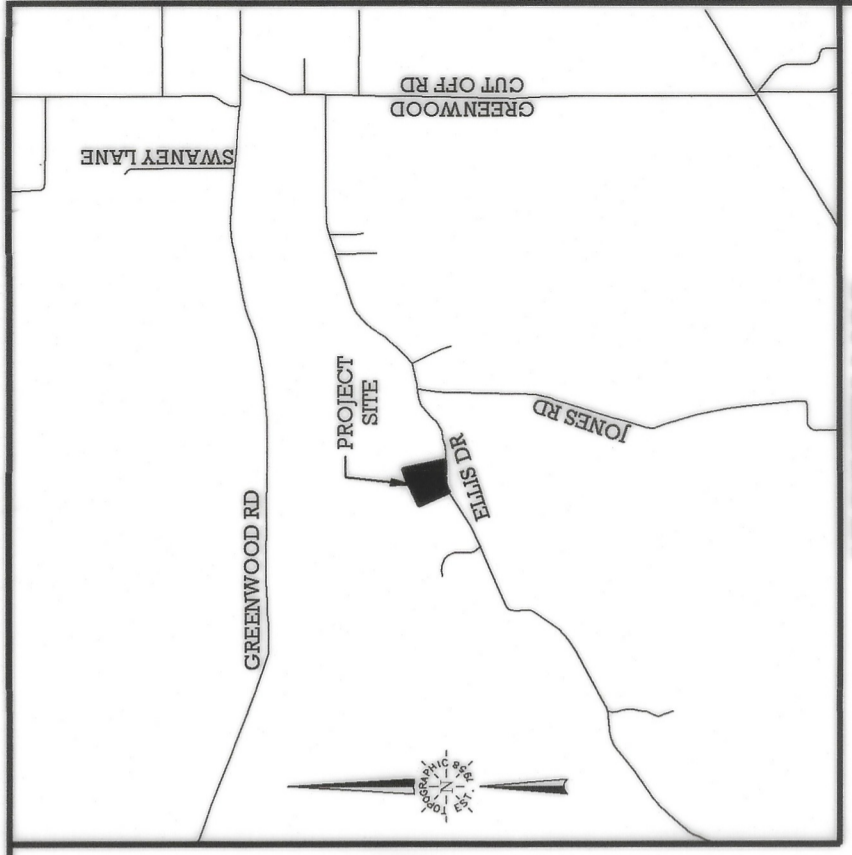
**SURVEYOR**

**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
481 WINGSCOTT ROAD, S# 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

**AMENDING 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: ARP\_TCH\_GRACE VIEW ESTATES\_LOT 4\_5\_20230517  
DRAFT: BWM  
CHECK: FCN  
DATE: 05/17/2023  
REVISION  
SHEET: 1 OF 2  
0





GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE, 18" X 24"
2. ALL BEARINGS, DISTANCES, ACRES 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, 2006, AND MAP NUMBER 48367C0380E, REVISED APRIL 06, 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' TR-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 GRANITEES 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.
9. THE PURPOSE OF THIS AMENDING REPLAT IS TO REVISE STREET NAME (ELLIS DRIVE) AND TO REVISE OWNERS DEDICATION.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE F.L. GREEN SURVEY, ABSTRACT NO. 486, 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.I.) 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 SOUTHWEST 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 DRIVE, THENCE WITH THE SOUTH LINE OF SAID LOT 5 AND LOT 4 AND WITH SAID NORTH RIGHT-OF-WAY LINE OF ELLIS DRIVE, 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 SOUTHWEST CORNER OF SAID LOT 4 AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET;

WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 284.97 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 78°12'28" WEST, 283.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "APEX" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 1;

THENCE NORTH 83°57'13" WEST, WITH THE WEST 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 18 OF SAID BLOCK 1;

THENCE NORTH 66°13'14" EAST, WITH THE NORTH LINE OF SAID LOT 4 AND SAID SOUTH LINE OF LOT 18, A DISTANCE OF 66.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ANGLE POINT;

THENCE NORTH 64°32'37" EAST, WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 18, 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 SAID 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°49'08" 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 6 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 May 28, 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 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.

BY: Michael Rumbo Kimberly Rumbo

NAME/TITLE: Michael Rumbo Kimberly Rumbo

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 Michael Rumbo 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 28 DAY OF May, 2023.

Kristy Jansen  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Lila Deakle

202315235  
02/27/2023 08:54 AM  
Fee: \$00.00  
Lila Deakle, County Clerk  
Parker County, TX  
PL#1

CABINET F, SLIDE 503

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

OWNER

TRINITY CLASSIC HOMES, LLC  
200 COCHRAN ROAD  
WEATHERFORD, TEXAS 76088

MICHAEL SCOTT RUMBO AND  
KIMBERLY RUMBO  
908 ELLIS DRIVE  
WEATHERFORD, TEXAS 76088

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 WINSITT 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, RPIS

STATE OF TEXAS §  
COUNTY OF PARKER §  
DATE May 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 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.

BY: Michael Scott Rumbo

NAME/TITLE: MICHAEL SCOTT RUMBO

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 MICHAEL SCOTT RUMBO, 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 23 DAY OF May, 2023.

Kristy Jansen  
NOTARY PUBLIC IN AND FOR THE STATE OF 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 MICHAEL SCOTT RUMBO, 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 23 DAY OF May, 2023.

Kristy Jansen  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF PARKER §

BEFORE ME, 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 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.

BY: Kimberly Rumbo

NAME/TITLE: KIMBERLY RUMBO

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 KIMBERLY RUMBO, 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 23 DAY OF May, 2023.

Kristy Jansen  
NOTARY PUBLIC IN AND FOR THE STATE OF 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 MICHAEL SCOTT RUMBO, 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 23 DAY OF June, 2023.

Kristy Jansen  
NOTARY PUBLIC IN AND FOR THE STATE OF 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 MICHAEL SCOTT RUMBO, 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 23 DAY OF May, 2023.

George A Conley  
COMMISSIONER PRECINCT #1

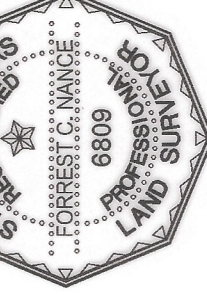
June Holt  
COMMISSIONER PRECINCT #2

Jim Walden  
COMMISSIONER PRECINCT #3

Forrest C. Nance  
COMMISSIONER PRECINCT #4

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.



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

AMENDING 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: ARP\_TCH\_GRACE VIEW ESTATES\_LOT 4\_5\_20230517  
DRAFT: BWM  
SHEET: 2 OF 2  
CHECK: FCN  
DATE: 05/17/2023  
REVISION  
0