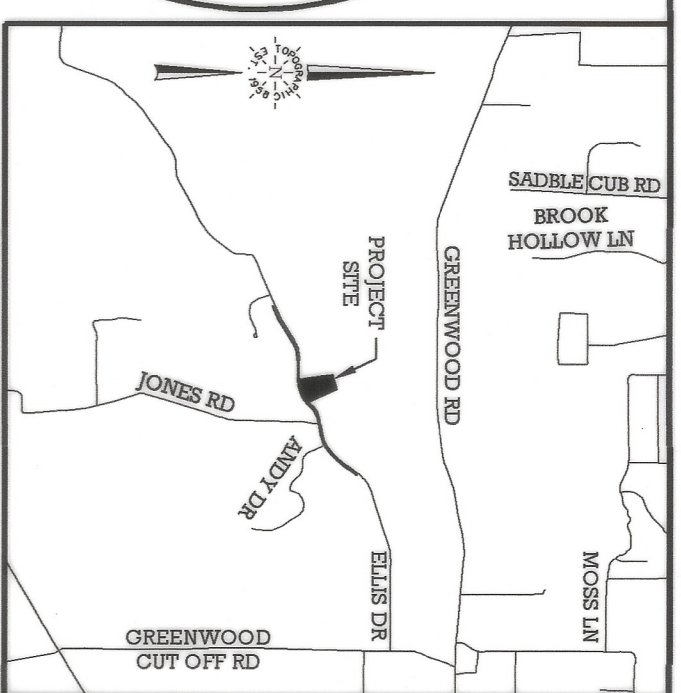
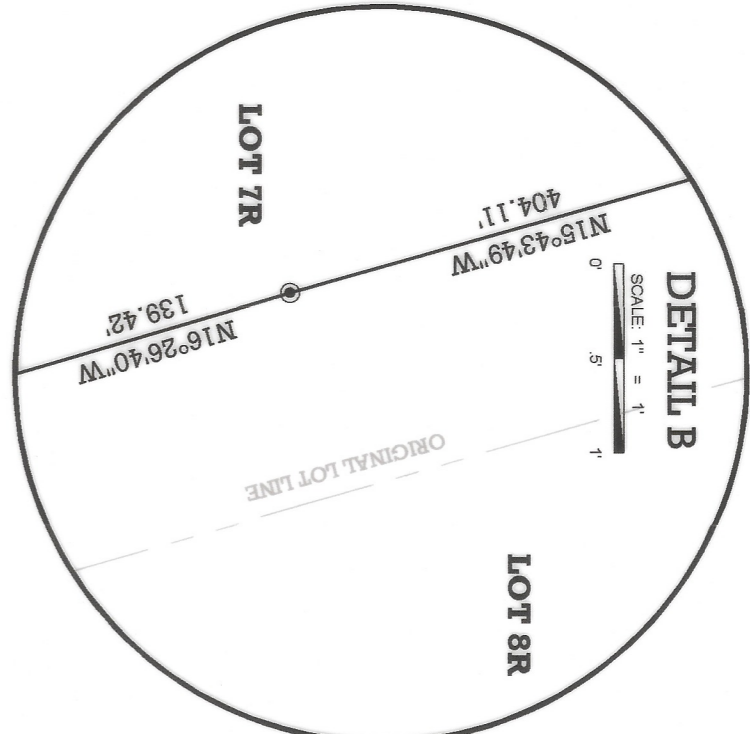
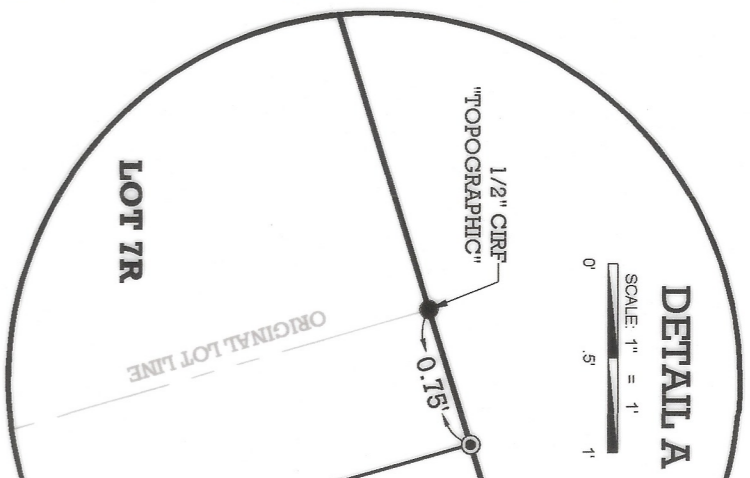


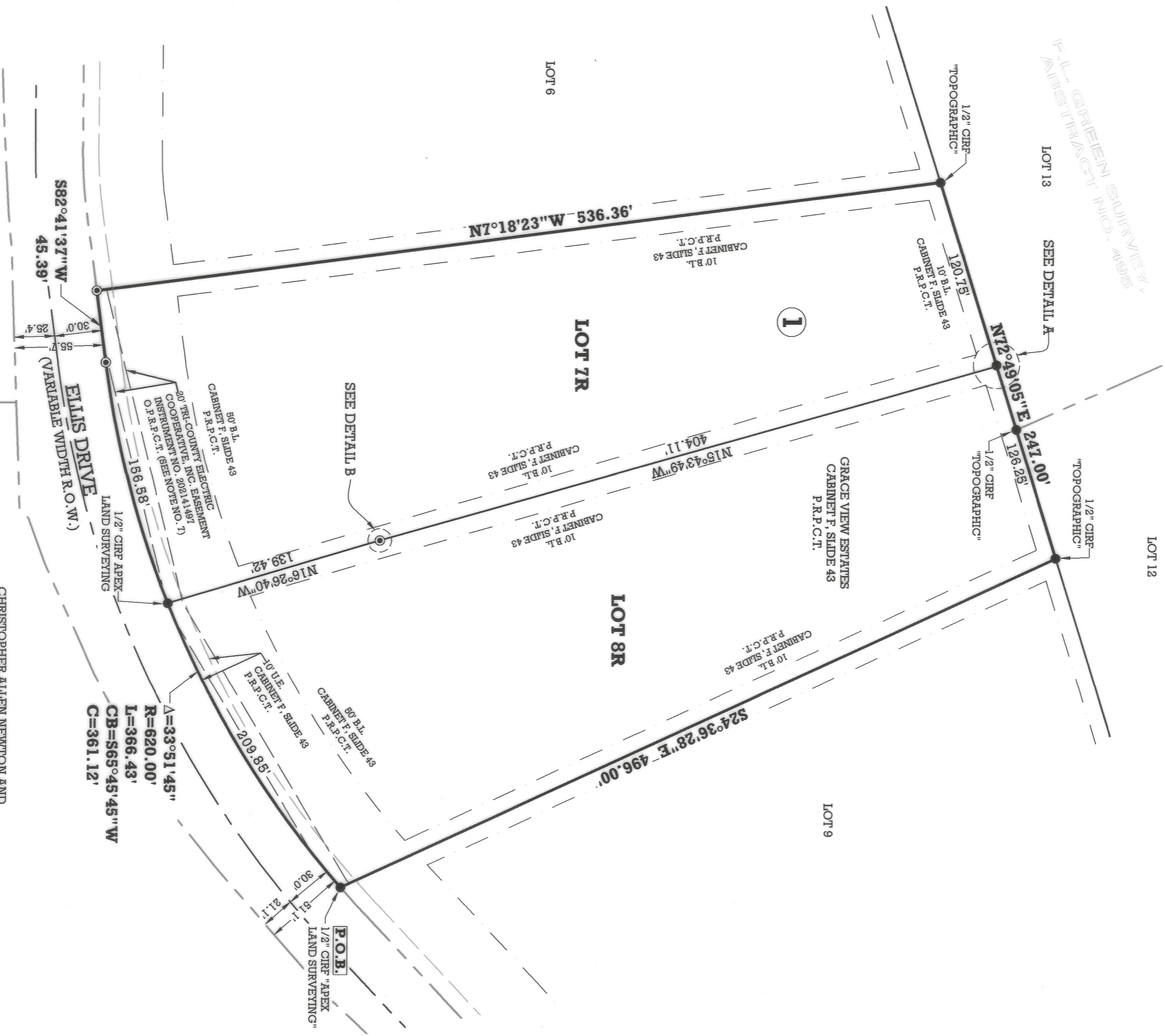
- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 18" X 24"
 2. ALL BEARINGS, DISTANCES, ACERAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
 3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL 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 06, 2018, 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 GRANITESS LINES, POTS, CUPS, 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 (ELLS DRIVE) AND TO REVISE OWNERS DEDICATION.



202315254 PLAT Total Pages: 2

12799.001.007.00
12799.001.008.00

12799
WE
E-15
NWE



PATRICIA ANN MEISON
CALLED 11.902 ACRES
VOLUME 1720, PAGE 905
D.R.P.C.T.

CHRISTOPHER ALLEN NEWTON AND
CYNTHIA JONES NEWTON FAMILY TRUST
CALLED 16.718 ACRES
VOLUME 2390, PAGE 488
D.R.P.C.T.

CABINET F, SLIDE 506

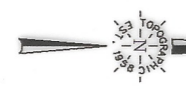
- LEGEND**
- 1/2" IRON ROD FOUND WITH CAP (AS NOTED)
 - 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
 - ① BLOCK NUMBER

OWNER
TRINITY CLASSIC HOMES, LLC
200 COCHRAN ROAD
WEATHERFORD, TEXAS 76085

SURVEYOR

LOT TABLE	LOT NO.	ACRES	SQ. FT.
	7R	2.000	87,134
	8R	2.004	87,311

SCALE 1" = 80'



ABBREVIATIONS

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- BUILDING LINE

AMENDING REPLAT
LOT 7R & 8R, BLOCK 1
GRACE VIEW ESTATES
BEING A REPLAT OF LOT 7 & 8, 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
4.004 ACRES

OWNER
TRINITY CLASSIC HOMES, LLC
200 COCHRAN ROAD
WEATHERFORD, TEXAS 76085
RACHELLE HAMILTON AND
ELJC HAMILTON
896 ELLS DRIVE
WEATHERFORD, TEXAS 76088

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSOTT ROAD, Ste. 200 - BENSROCK, TEXAS 76126
TELEPHONE: (817) 744/7512 - FAX: (817) 744/7534
TEXAS FIRM REGISTRATION NO. 10442304
WWW.TOPOGRAPHIC.COM
CONTACT: FOREST C. NANCE, RPLS

FILE: ARP_TOH_GRACE VIEW ESTATES_LOT 7_8_20230517	REVISION
DRAFT: NN	CHECK: FCN
SHEET: 1 OF 2	DATE: 04/21/2023
	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, 2003, AND MAP NUMBER 48367C0380E, REVISED APRIL 05, 2018, 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 GRANITEE 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. 498, PARKER COUNTY, TEXAS AND BEING ALL OF LOT 7 AND LOT 8 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 "APEX LAND SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 1 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF ELLIS DRIVE AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET; THENCE WITH THE SOUTH LINE OF SAID LOT 8 AND LOT 7 AND WITH SAID NORTH RIGHT-OF-WAY LINE OF ELLIS DRIVE FOLLOWING:

WITH SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 386.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°48'48" WEST, 361.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 82°41'37" WEST, A DISTANCE OF 48.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 1;

THENCE NORTH 7°18'23" WEST, WITH THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 586.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 8 AND BEING ON THE SOUTH LINE OF LOT 13 OF SAID BLOCK 1;

THENCE NORTH 72°49'06" EAST, WITH THE NORTH LINE OF SAID LOT 7 AND SAID LOT 8 AND WITH SAID SOUTH LINE OF LOT 13, TO AND WITH THE SOUTH LINE OF LOT 12 OF SAID BLOCK 1, A DISTANCE OF 247.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 24°36'28" EAST, WITH THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 9, A DISTANCE OF 496.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.004 ACRES OF LAND.

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 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: [Signature]
 NAME/TITLE: Elic Hamilton Rachelle Hamilton
 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 Elic Rachelle Hamilton 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.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

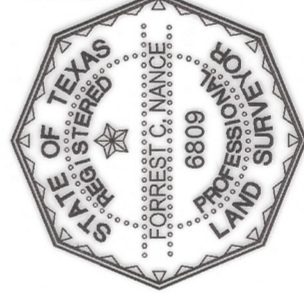


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
 Lila Deakle County Clerk
 Weather County, TX

202315254
 06/13/2023 09:34 AM
 Fee: 80.00
 Lila Deakle County Clerk
 Weather County, TX
 PLAT



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.

[Signature]
 FORRESTER C. NANCE, R.P.L.S. NO. 6809

CABINET **F**, SLIDE **506**

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

OWNER

TRINITY CLASSIC HOMES, LLC
 200 COCHRAN ROAD
 WEATHERFORD, TEXAS 76085

RACHELLE HAMILTON AND
 ELIC HAMILTON
 896 ELLIS DRIVE
 WEATHERFORD, TEXAS 76088

ABBREVIATIONS

O.P.R.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

T TOPOGRAPHIC
 LOYALTY INNOVATION LEGACY

461 WINSGOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7654
 WWW.TOPOGRAPHIC.COM

CONTACT: FORREST C. NANCE, RPLS

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 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: [Signature]

NAME/TITLE: RACHELLE HAMILTON, OWNER

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 RACHELLE HAMILTON, 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.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 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: [Signature]

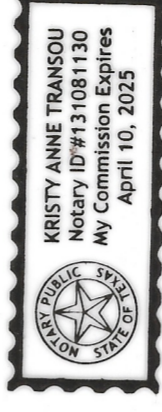
NAME/TITLE: ELIC HAMILTON, OWNER

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 ELIC HAMILTON, 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.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS \$
 COUNTY OF PARKER \$

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS THE 12th DAY OF June, 2023.

[Signature]
 COUNTY JUDGE

[Signature]
 COMMISSIONER PRECINCT #1

[Signature]
 COMMISSIONER PRECINCT #2

[Signature]
 COMMISSIONER PRECINCT #3

[Signature]
 COMMISSIONER PRECINCT #4

AMENDING REPLAT

LOT 7R & 8R, BLOCK 1
GRACE VIEW ESTATES
 BEING A REPLAT OF LOT 7 & 8, 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
 4.004 ACRES

FILE: APP_TCH_GRACE VIEW ESTATES_LOT 7_8_20230517

DRAFT: NN CHECK: FCN

SHEET: 2 OF 2 DATE: 04/21/2023

REVISION

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