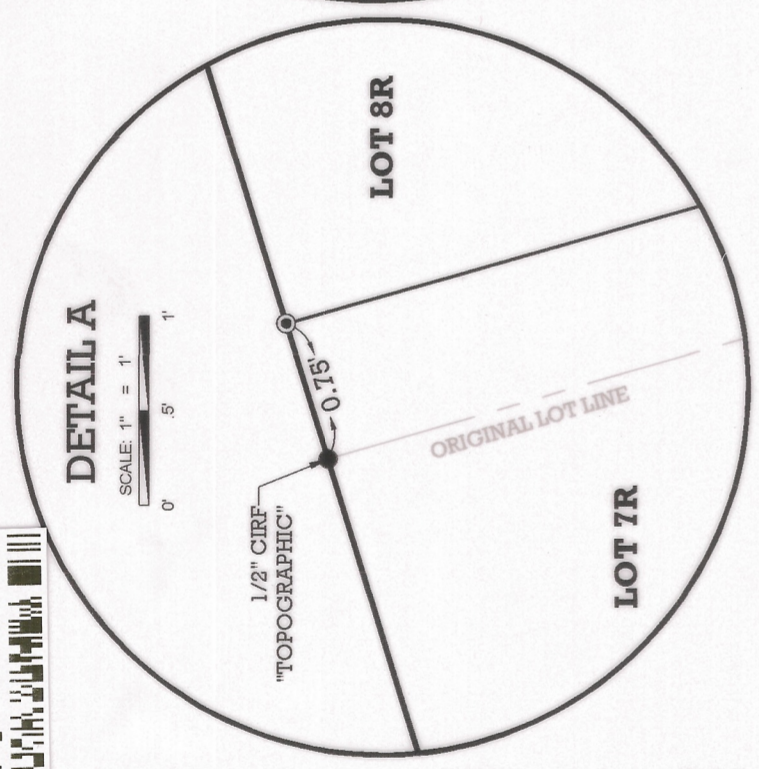
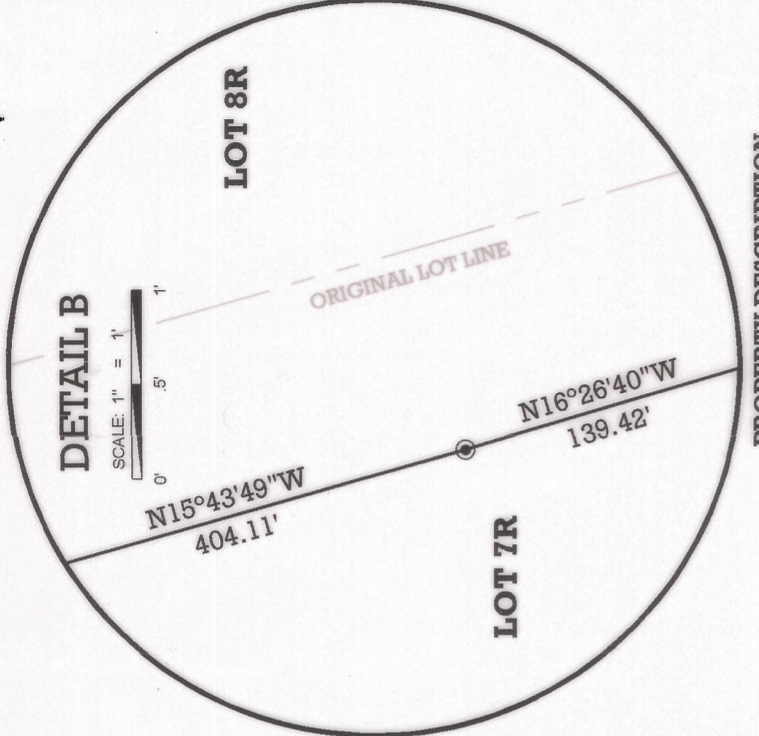
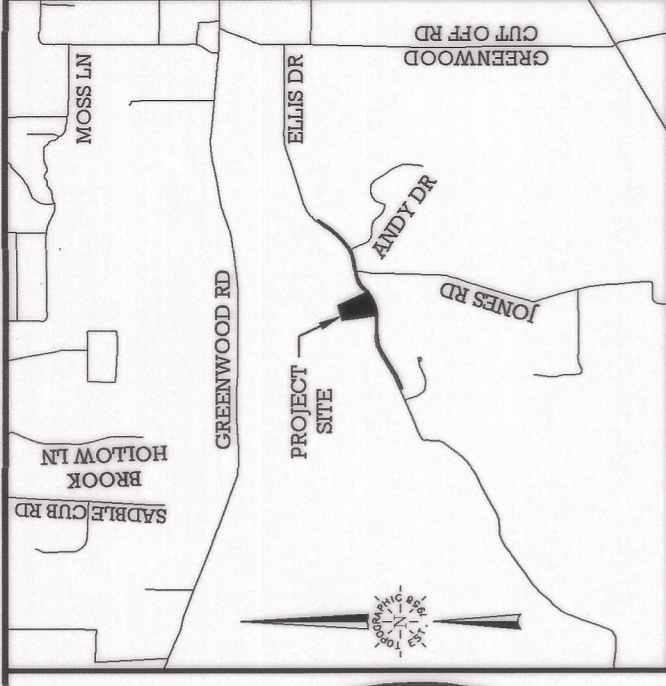


1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJONER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND 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 08, 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 GRANITE 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.



**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.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 "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 ROAD 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 ROAD THE FOLLOWING:

WITH SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 386.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°49'48" WEST, 361.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 82°41'37" WEST, A DISTANCE OF 45.39 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 8 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 8, A DISTANCE OF 836.36 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: 3-2-2023.

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.

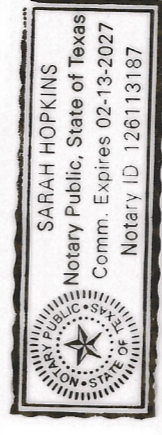
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS.

BY: *[Signature]*  
 NAME/TITLE: *Cody Ellis CEO*

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 *2nd* DAY OF *March*, 2023.



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

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 *1st* DAY OF *March*, 2023

BY: *[Signature]*  
 DEVELOPMENT & NEIGHBORHOOD SERVICE STAFF

ATTEST: *[Signature]*  
 SECRETARY

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

**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
- - - ADJONER LINE
- - - EASEMENT
- - - BUILDING LINE

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

**OWNER**

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

**ABBREVIATIONS**

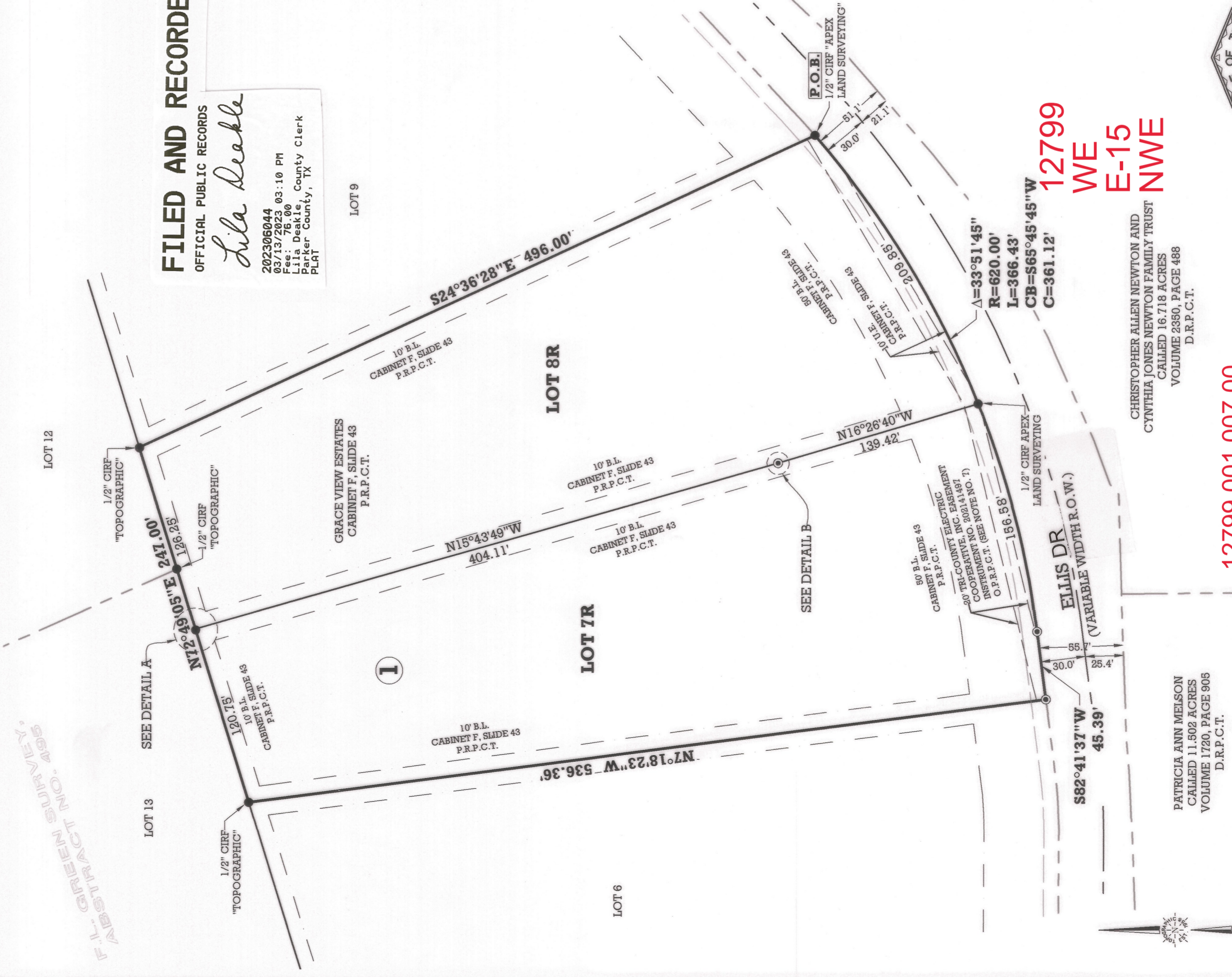
- O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
- P.O.B. = PLACE OF BEGINNING
- (XXXX) = DEED CALLS
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE

**SURVEYOR**

**TOPOGRAPHIC**  
 LOYALTY INNOVATION LEGACY  
 481 WINSOOTT ROAD, S# 200 • BENBROOK, TEXAS 76126  
 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554  
 TEXAS FIRM REGISTRATION NO. 0042504  
 WWW.TOPOGRAPHIC.COM  
 CONTACT: FORREST C. NANCE, RPLS

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Lila Deakle*  
 202306044  
 03/13/2023 03:10 PM  
 Fee: 76.00  
 Lila Deakle, County Clerk  
 Parker County, TX  
 PLAT



**12799 WE E-15 NWWE**

**12799.001.007.00**  
**12799.001.008.00**

**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: RP\_TCH\_GRACE VIEW ESTATES\_20230207-MYLAR REVISION  
 DRAFT: NN CHECK: FCN  
 SHEET: 1 OF 1 DATE: 02/07/2023

**F 451**