

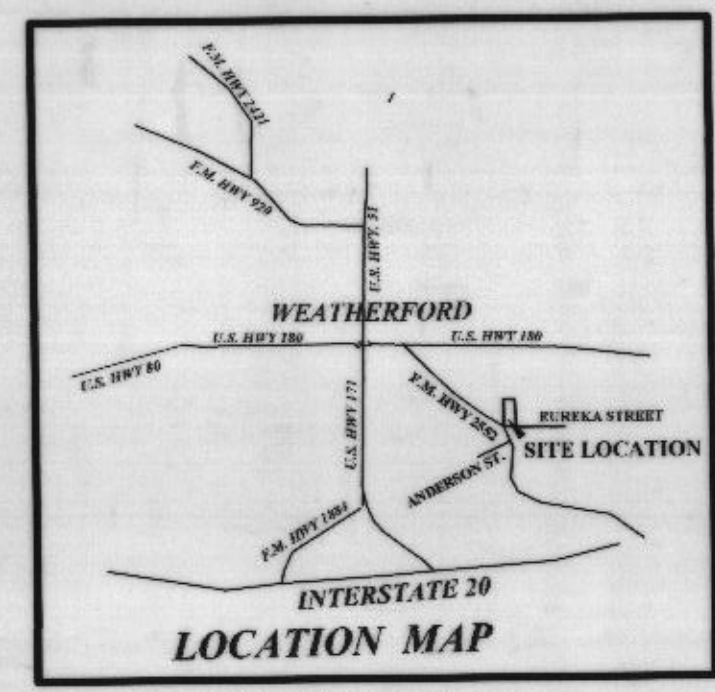
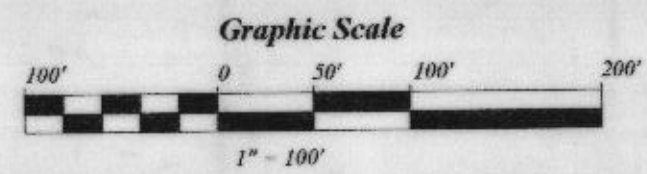
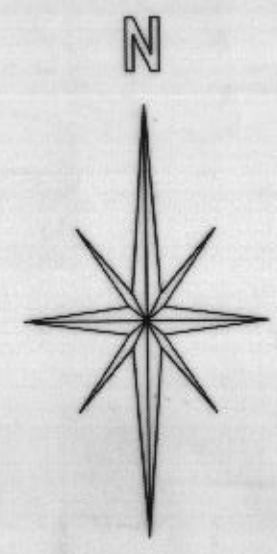
Plat Cabinet B Slide 671

**LINE CHART FOR BOUNDARY DATA**

Line	Bearing	Distance
1	S 45°42'00"E	178.68'
2	S 68°05'00"E	47.36'
3	S 81°15'32"E	99.09'

Developer: Gary Grote  
817-594-0216  
819 Santa Fe Dr.  
Weatherford, TX.

City of Weatherford  
Book 1465, Pages 849  
thru 851, R.R.P.C.T.



DEVELOPER - GARY GROTE  
819 SANTA FE DR.  
WEATHERFORD, TEXAS.  
817-594-0216

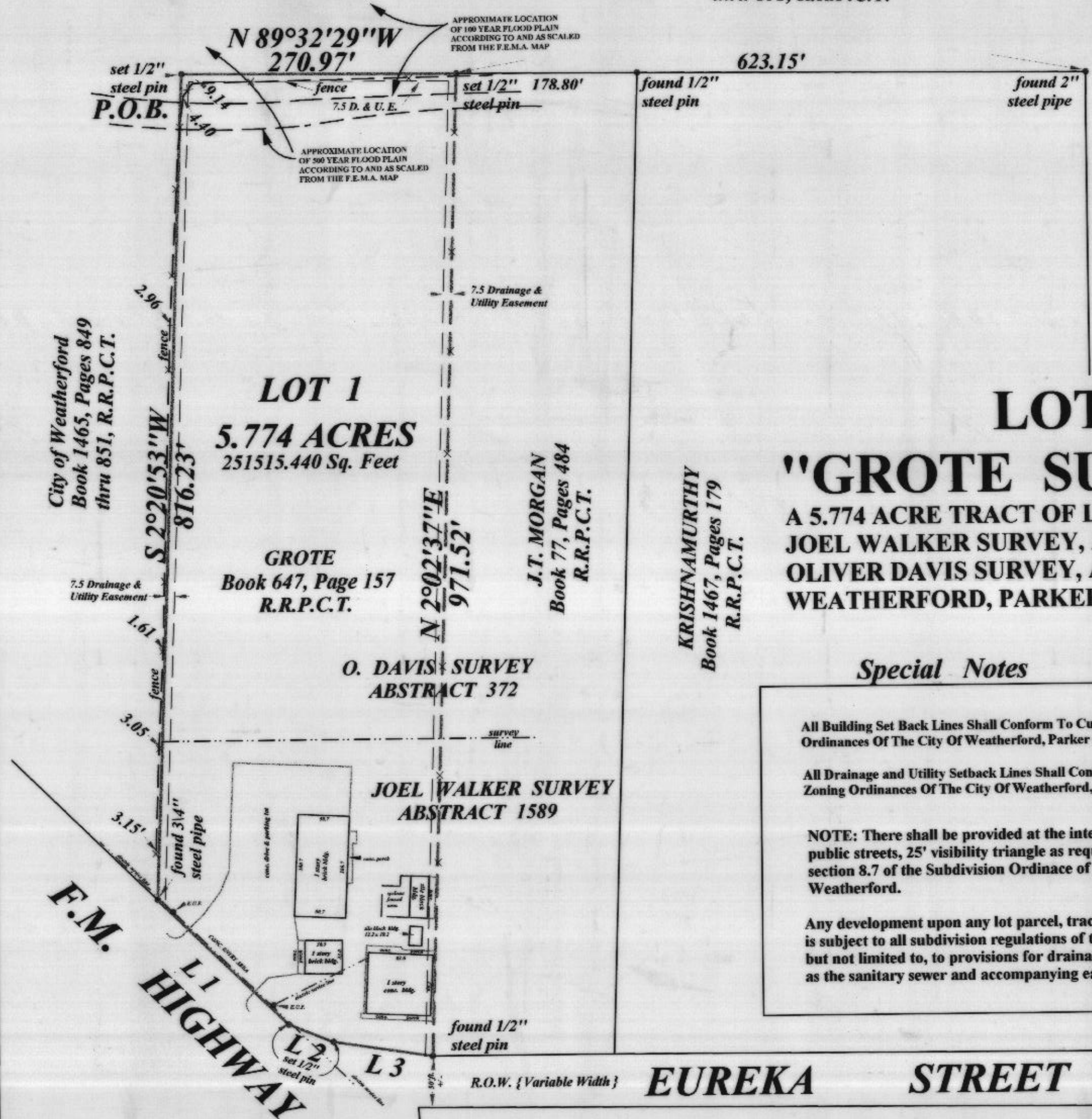
NOTE: FOR FILING AND RECORDING  
OF PUBLIC RECORDS

Cabinet B 671

Doc	Bk	Vol	Pg
00439555	OR	1993	264

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Mar 01, 2002 at 01:04P  
Document Number: 00439555  
Revert: .00  
By Sherry Jackson

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of Parker County  
as stamped hereon by me.  
Mar 01, 2002  
JENNE BRANSON, COUNTY CLERK  
PARKER COUNTY



**LOT 1**  
**"GROTE SUBDIVISION"**  
A 5.774 ACRE TRACT OF LAND BEING A PART OF THE  
JOEL WALKER SURVEY, ABSTRACT 1589, AND THE IN  
OLIVER DAVIS SURVEY, ABSTRACT 372, THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS.

**Special Notes**

All Building Set Back Lines Shall Conform To Current Zoning Ordinances Of The City Of Weatherford, Parker County, Texas.

All Drainage and Utility Setback Lines Shall Conform To Current Zoning Ordinances Of The City Of Weatherford, Parker County, Texas.

NOTE: There shall be provided at the intersection of all public streets, 25' visibility triangle as required by section 8.7 of the Subdivision Ordinance of the City of Weatherford.

Any development upon any lot parcel, tract or replat of Grote Subdivision is subject to all subdivision regulations of the City of Weatherford including, but not limited to, to provisions for drainage and storm water control as well as the sanitary sewer and accompanying easements and appurtenances.

**TOMMIE HUGHES AND ASSOCIATES P.C.**  
Registered Professional Land Surveyors  
1414 South Main Street, Weatherford, Texas 76086  
(817)594-5374 or (817)596-0212

I, Tommie Hughes Jr. certify that this map  
was prepared from field notes of an actual ground survey made by me  
or under my supervision and to the best of my knowledge and belief  
represents said survey, and that there are no visible encroachments  
or protrusions other than those shown on the plat.

Date 8-31-01 No. 18178R



A PART OF THIS TRACT DOES APPEAR TO  
BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING  
TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.  
FIA FLOOD HAZARD BOUNDARY MAP.  
NO. 480522 0005 D  
DATE: JAN. 3, 1997