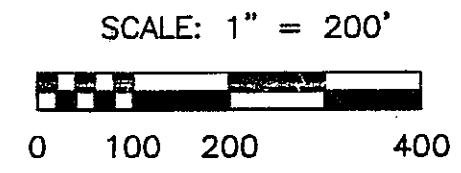
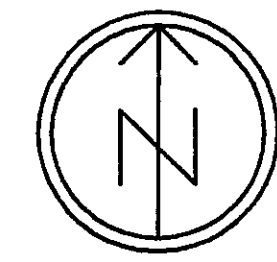


B 780



Doc 00473245 Bk OR Vol 2086 Pg 1342

FILED AND RECORDED OFFICIAL PUBLIC RECORDS On Mar 12, 2003 at 09:14AM

Document Number: 00473245

Amount: \$5.00 By Patricia Nelson

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 12, 2003

JENNIE BRUNSON, COUNTY CLERK PARKER COUNTY

THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEATHERFORD OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS OR NATURAL CONTOURS TO CONFORM TO THE GRADES ESTABLISHED IN THIS SUBDIVISION.

OWNER:
TGTC BUILDERS CORPORATION
c/o MARC PACE
1241 GOFORTH ROAD
FORT WORTH, TEXAS 76126
817-501-9812 VOICE
817-443-9755 FAX

ENGINEER AND SURVEYOR:
GRANT ENGINEERING COMPANY
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110
817-923-3131 VOICE
817-923-4141 FAX

THERE SHALL BE PROVIDED AT THE INTERSECTIONS OF ALL PUBLIC STREET, VISIBILITY TRIANGLES AS REQUIRED BY SECTION 8.7 OF THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.

WATER SERVICE BY PRIVATE WELL ON EACH LOT SEWER BY INDIVIDUAL SEPTIC TANKS

WATER WELLS AND SEPTIC TANKS ARE TO BE A MINIMUM OF 100' APART. HOWEVER, IF WATER WELL IS ENCASED IN CEMENT TO THE WATER STRATA OR TO A DEPTH OF 100 FEET, THE DISTANCE BETWEEN THE WATER WELL AND SEPTIC TANK MAY BE 50 FEET.

BUILDING LINES
FRONT 50'
SIDES 10'
REAR 20'

EASEMENTS
FRONT 15'
REAR 10'
SIDES 5' EACH SIDE OF LOT LINE

THIS PROPERTY LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF WEATHERFORD

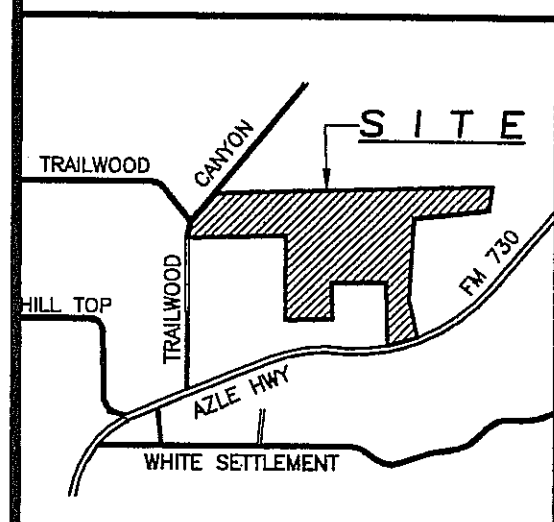
FINAL PLAT
LOTS 1 THROUGH 36, BLOCK 1
ELK HOLLOW ESTATES

BEING 52.156 ACRES OUT OF THE
B. M. WATTS SURVEY, ABSTRACT 2729, THE
M. A. SIMMONS SURVEY, ABSTRACT NO. 2261
& THE JOHN SULLIVAN SURVEY

ACCT. NO: 12090
SCH. DIST: WE PARKER COUNTY, TEXAS
CITY: Co
MAP NO: J-14
ABSTRACT NO. 2055
JANUARY 2003

Grant Engineering

Engineers Surveyors Planners
3244 Hemphill Fort Worth, Texas 76110 817-923-3131



LOCATION MAP
SCALE: 1" = 200'

APPROXIMATE LENGTH OF PAVEMENT = 4,984 FEET

AREA TABLE	
GROSS	52.156
LOTS	45.040
ROADS	7.115

PLAT RECORDED IN
CABINET _____
PAGE _____
DATE _____

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	LINE	BEARING	LENGTH
C-11	50.00	53°07'48"	46.37	L-1	N 39°21'56" E	102.97'
C-12	50.00	90°00'00"	78.54	L-2	N 42°49'34" E	274.42'
C-13	50.00	143°07'48"	124.91	L-3	N 10°19'46" E	138.97'
C-14	50.00	151°14'05"	131.98	L-4	N 00°04'10" W	37.65'
C-15	50.00	76°14'30"	66.53	L-5	S 88°21'37" W	485.47'
C-16	50.00	82°17'19"	71.81	L-6	S 01°06'00" E	384.48'
C-17	50.00	176°10'28"	153.74	L-7	S 88°54'00" W	566.48'
C-18	1859.86	10°07'44"	328.80	L-8	S 12°26'07" E	400.00'
C-19	1859.86	08°15'48"	268.23	L-9	S 08°27'08" W	245.13'
C-20	1859.86	01°51'56"	60.56	L-10	N 00°04'10" W	36.50'
				L-11	N 10°19'46" E	27.57'
				L-12	N 42°49'34" E	26.81'