

THIS is to certify that I, David Harlan Jr., a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

*David Harlan, Jr.*  
 David Harlan, Jr.  
 R.P.L.S. No. 2074



**FOSSIL RIDGE, PHASE II**  
 A REVISION OF A PORTION OF  
 LOT 2 AND LOT 3, BLOCK 21  
 COUTS ADDITION, AN ADDITION TO THE  
 CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, ROBERT ANDERSON CUSTOM HOMES, INC., A TEXAS CORPORATION, acting by and through the undersigned, its duly authorized officer, is the sole owner of a tract of land being 0.793 Acres situated in and being a portion of Lot 2 and Lot 3, Block 21, Coutts Addition and a portion of an abandoned street, according to the plat of record in Volume 7, Page 2-3, Deed Records, Parker County, Texas in the City of Weatherford, Parker County, Texas and being a portion of all that certain 14.62 Acre tract of land conveyed to Robert Anderson Custom Homes, Inc. by deed dated January 3, 1996, recorded in Volume 1621, Page 1654, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the south right of way line of Norton Street and the east right of way line of Charles Street, said iron being northwest corner of said Block 21 and the northwest corner of said 14.62 Acre Tract;  
 THENCE East, with the south right of way line of said Norton Street, 192.0 feet to an iron rod set at the northwest corner of Fossil Ridge, Phase I, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 89, Plat Records, Parker County, Texas;  
 THENCE South, with the west line of said Fossil Ridge, Phase I, 110.0 feet to an iron rod set at the southwest corner of said Fossil Ridge, Phase I;  
 THENCE West, 80.0 feet to an iron rod set;  
 THENCE South, 120.0 feet to an iron rod set;  
 THENCE West, 112.0 feet to an iron rod set in the east right of way line of said Charles Street;  
 THENCE North, with the east right of way line of said Charles Street, 230.0 feet to the POINT OF BEGINNING and containing 0.793 acres (34889 square feet) of land.

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

*Robert M. Anderson, Pres.*  
 Owner

SWORN TO AND SUBSCRIBED before me this 30<sup>th</sup> day of April, 1996.



*Cathy S. Quinn*  
 Notary Public in and for the State of Texas

CITY APPROVAL STATEMENT

APPROVED: City Council, City of Weatherford, Texas

By: *Sherry Hatson*  
 Mayor

Council: *various names*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Robert Anderson Custom Homes, Inc., by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as Fossil Ridge, Phase II, an addition to the City of Weatherford, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at \_\_\_\_\_, Parker County, Texas this 30<sup>th</sup> day of April, 1996.

*Robert Anderson Custom Homes, Inc.*  
*Robert M. Anderson, Pres.*  
 Robert Anderson

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared *Robert M. Anderson* known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30<sup>th</sup> day of April, 1996.



*Cathy S. Quinn*  
 Notary Public in and for the State of Texas

STATE OF TEXAS )  
 COUNTY OF PARKER )

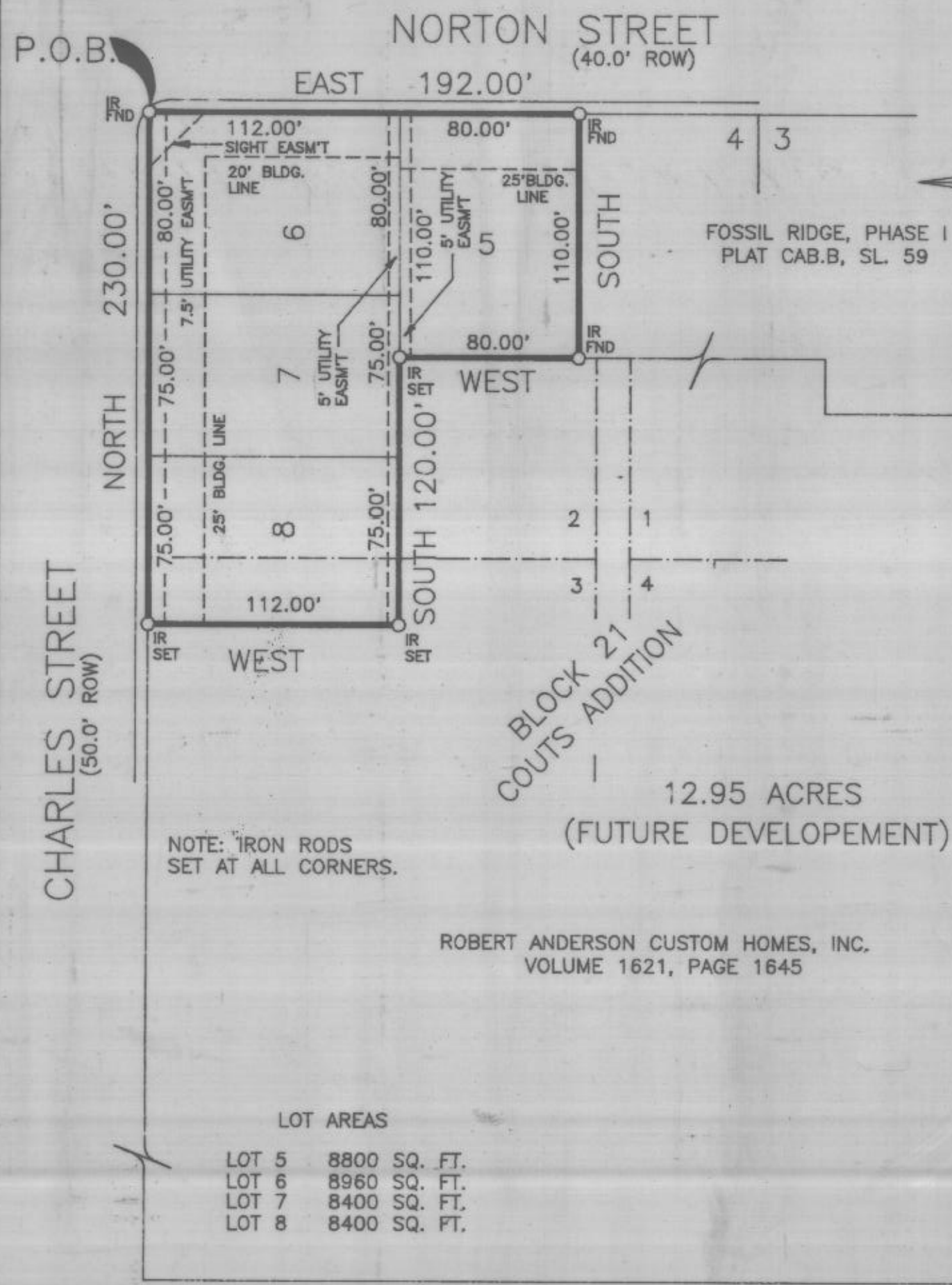
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

STATE OF TEXAS )  
 COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 1996.

Notary Public in and for the State of Texas



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 6.7 of the Subdivision Ordinance of the City."

NOTE: We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

291998

STATE OF TEXAS )  
 COUNTY OF PARKER )

RECORDED MAY - 8 1996

*Jeane Brunson*  
 County Clerk, Parker County, Texas

RECEIVED AND FILED FOR RECORD  
 2:35 O'clock P.M.

MAY 6 1996

*Jeane Brunson, Co. Clerk*  
 PARKER COUNTY, TEXAS