

ACCT. NO.: 12482  
 SCH. DIST.: WE  
 CITY: WE  
 MAP NO.: WE

**REPLAT**

**LOT A-1R AND LOT A-2R, BLOCK 1  
 FOX HOLLOW, PHASE III  
 BEING A REPLAT OF LOT A-1 AND LOT A-2  
 AN ADDITION TO THE CITY OF WEATHERFORD  
 PARKER COUNTY, TEXAS**

STATE OF TEXAS )  
 COUNTY OF PARKER )

WHEREAS, MAXIMIZE THE MOMENT, INC. acting by and through the undersigned, its duly authorized officer and Ron D. McBee and Tammy J. McBee are the sole owners of Lot A-1 and Lot A-2 of a Replat of Block A, Fox Hollow, Phase III, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 512, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north line of Fort Worth Highway (Street), U S Highway No. 80 and the east line of Coyote Run, said iron being the southwest corner of said Lot A-1;  
 THENCE N 01°14'32" E, with the east line of said Coyote Run, 195.0 feet to an iron rod found at the northwest corner of said of Lot A-1 and the southwest corner of Fox Hollow, Phase IV, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 600, Plat Records, Parker County, Texas;  
 THENCE S 88°45'28" E, with the south line of said Fox Hollow, Phase IV, 384.07 feet to an iron rod set at the southeast corner of said Fox Hollow, Phase IV and the northeast corner of said Lot A-2 in the west line of Sweetwater Drive;  
 THENCE South with the west line of said Sweetwater Drive, 238.31 feet to an iron rod found in the north right of way line of Fort Worth Highway at the southeast corner of said Lot A-2;  
 THENCE N 82°25'00" W, with the north line of said Fort Worth Highway, 391.63 feet to the POINT OF BEGINNING and containing 1.922 acres (83703 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MAXIMIZE THE MOMENT, INC. ; Ron D. McBee and Tammy J. McBee, do hereby adopt this plat designating the hereinabove described real property as LOT A-1R AND LOT A-2R, BLOCK 1, BEING A REPLAT OF LOT A-1 AND LOT A-2, FOX HOLLOW, PHASE III, 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 Weatherford, Parker County, Texas this 17th day of January, 2005.  
Glenn W. Lynch President  
Tammy J. McBee  
 Ron D. McBee

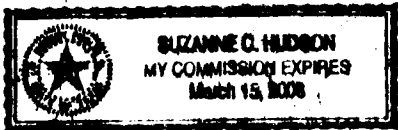
**DEED RESTRICTION CERTIFICATION STATEMENT**

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.

[Signature]  
 Owner

SWORN TO AND SUBSCRIBED before me this 17th day of January, 2005.

[Signature]  
 Notary Public in and for the State of Texas



**CITY APPROVAL OF CONSTRUCTION PLAT**  
 Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY: Planning and Zoning Commission  
City of Weatherford, Texas

[Signature] 1-26-05  
 Signature of Chairperson Date of Recommendation

APPROVED BY: City Council  
City of Weatherford, Texas

[Signature] 1-26-05  
 Signature of Mayor Date of Approval

ATTEST: City of Weatherford, Texas

[Signature] 1-25-05  
 City Secretary Date

Doc 00546005 Bk DR Uo1 2298 Pg 1921

FILED AND RETURNED  
 OFFICIAL PUBLIC RECORDS  
 On Feb 14, 2005 at 10:00 AM

Record Number: 00546005  
 Sheet: 26 of 26  
 By: Monica Castro

STATE OF TEXAS )  
 COUNTY OF PARKER )  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped herein by me.  
 Feb 14, 2005

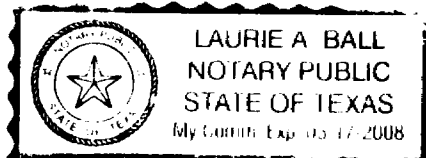
Jane Brunson, County Clerk  
 Parker County

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.

[Signature]  
 TITLE

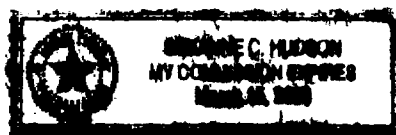
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Bob Dean, P.M. Tx Bk known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of January, 2005.  
[Signature]  
 Notary Public in and for the State of Texas



STATE OF TEXAS )  
 COUNTY OF PARKER )  
 This instrument was acknowledged before me on January 17, 2005 by Glenn W. Lynch (name of officer), President (title of officer) of Maximize the Moment, Inc. a Texas corporation, on behalf of said corporation.

[Signature]  
 Notary Public's Signature



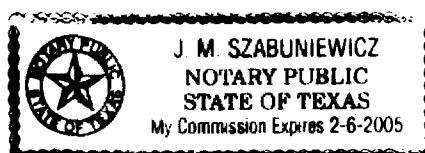
STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Ron D. McBee, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of January, 2005.  
[Signature]  
 Notary Public in and for the State of Texas



STATE OF TEXAS )  
 COUNTY OF PARKER )  
 BEFORE ME, the undersigned authority, on this day personally appeared Tammy J. McBee, 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 17th day of January, 2005.  
[Signature]  
 Notary Public in and for the State of Texas

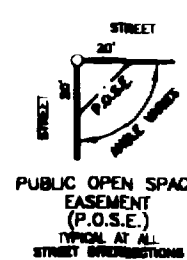


**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES**

"There shall be provided at the intersections of all public streets, visibility triangles as required by Section 8.7 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

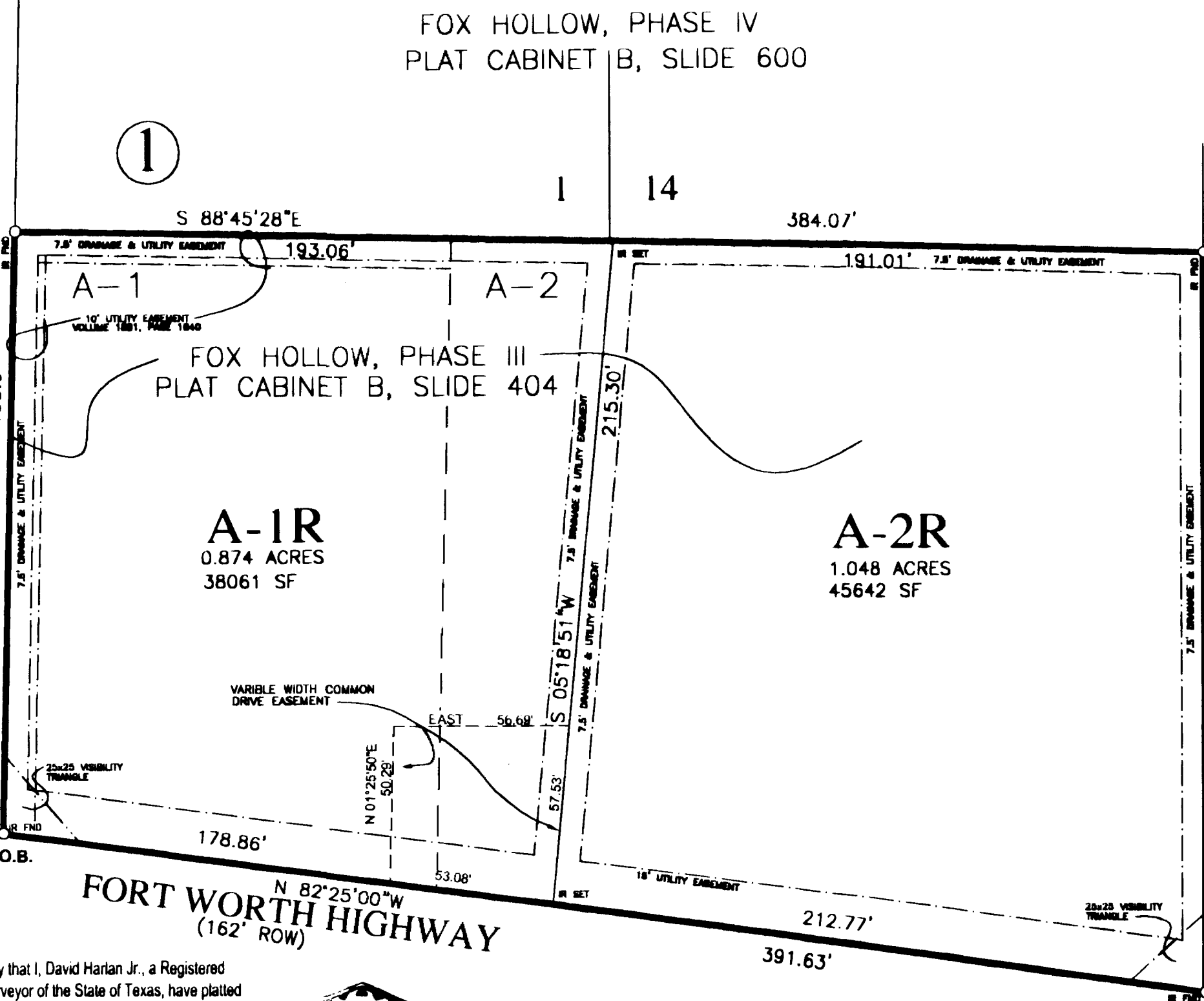
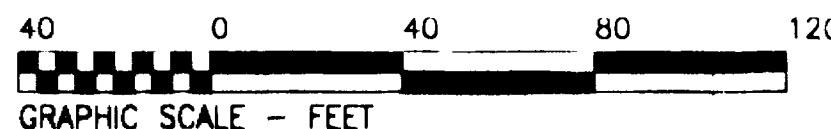


DEVELOPER:  
 MAXIMIZE THE MOMENT, INC.  
 1525 Fort Worth Highway  
 Weatherford, TX 76086  
 817-341-1378

Ron McBee  
 173 Saddle Club Road  
 Weatherford, TX 76086

SCALE: 1" = 40'

HARLAN LAND SURVEYING, INC.  
 215 EAST EUREKA  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833



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.



[Signature]  
 David Harlan, Jr.  
 Registered Professional Land Surveyor, No. 2074  
 OCTOBER, 2004

C-212