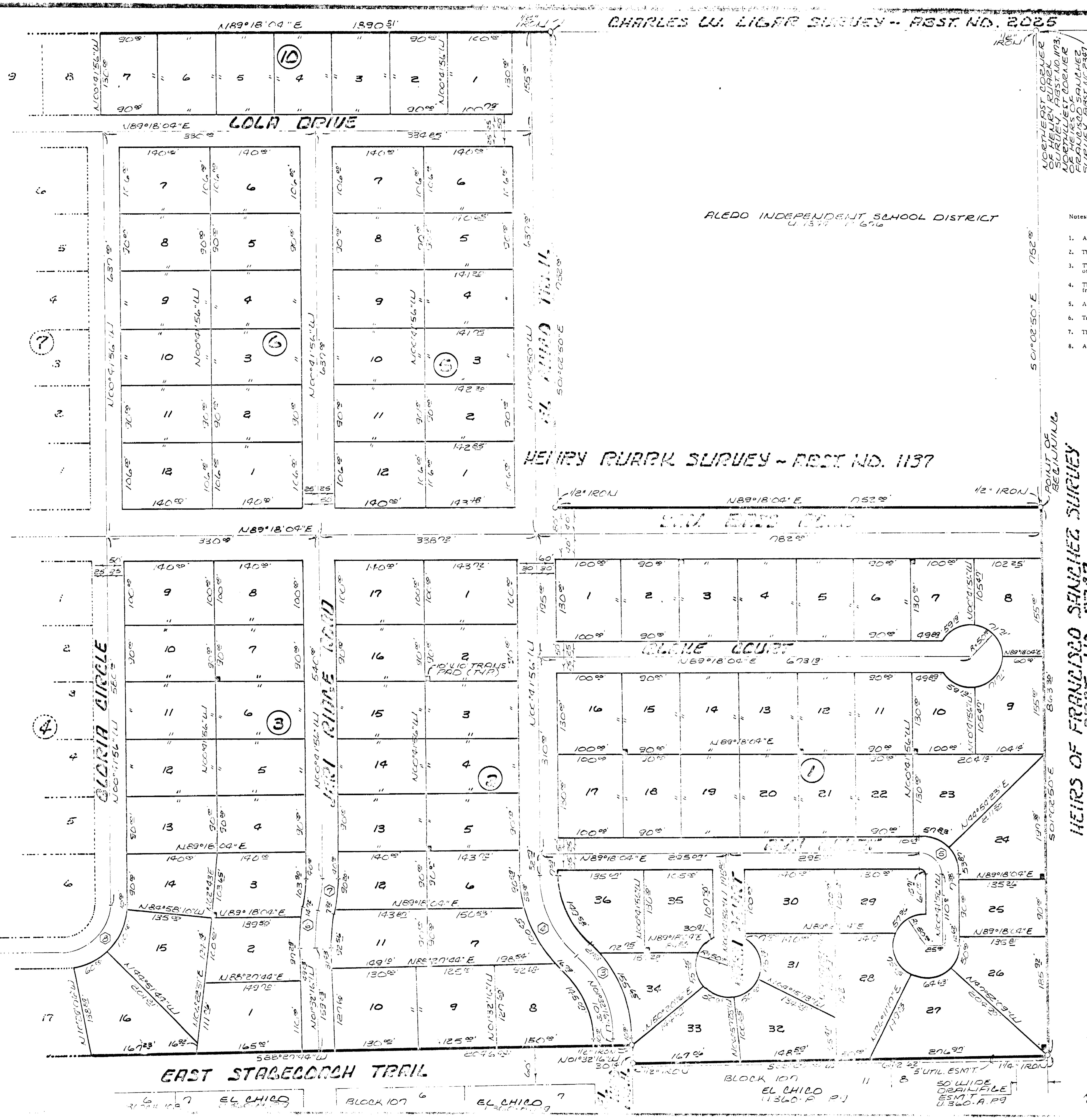
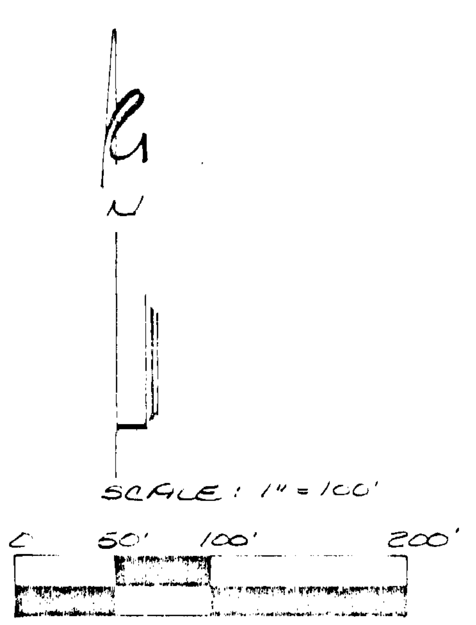
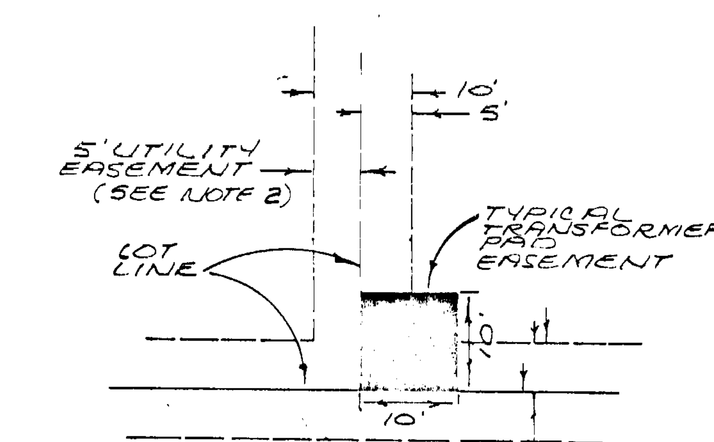




Centerline Curve Data				
#	Δ	R	T	L
1	34°02'54"	275.00	84.20	163.42
2	34°43'04"	700.00	218.82	424.16
3	46°44'20"	175.00	75.62	142.76
4	47°34'40"	175.00	77.14	145.32
5	90°00'00"	35.00	35.00	54.98
6	11°05'07"	300.00	29.11	58.04
7	10°14'47"	300.00	26.90	53.65
8	90°00'00"	75.00	75.00	117.81
9	55°16'56"	125.00	65.46	120.61
10	34°43'04"	350.00	109.41	212.08
11	90°00'00"	75.00	75.00	117.81
12	31°48'15"	225.00	64.10	124.90

Notes:

1. All building set back lines shall be 25' front; 7' side; and 10' rear.
2. There shall be a 5 foot utility easement on each lot adjacent to the lot line.
3. There shall be 4' wide sidewalks along Sam Bass Road and 3' wide sidewalks along a other roads.
4. There shall be no garages or driveways fronting Sam Bass Road. Garages facing th front yard shall be permitted on all other roads within the subdivision.
5. All property except Tract A, Block 3 shall be "R-2c".
6. Tract A, Block 3 shall be "Commercial - PD".
7. There shall be minimum dwelling square footage of 1,250 square feet of living space
8. All driveways shall be concrete.



TRANSFORMER PAD EASEMENT EXHIBIT SCALE: 1" = 20'

FINAL PLAT
BLOCKS 1 THROUGH 10

FOX RUN ADDITION

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

RCA 170

SHEET 3 OF 3

MIZELL LAND SURVEYING, INC.
513 North Highway 1187
Aledo, Texas 76008
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