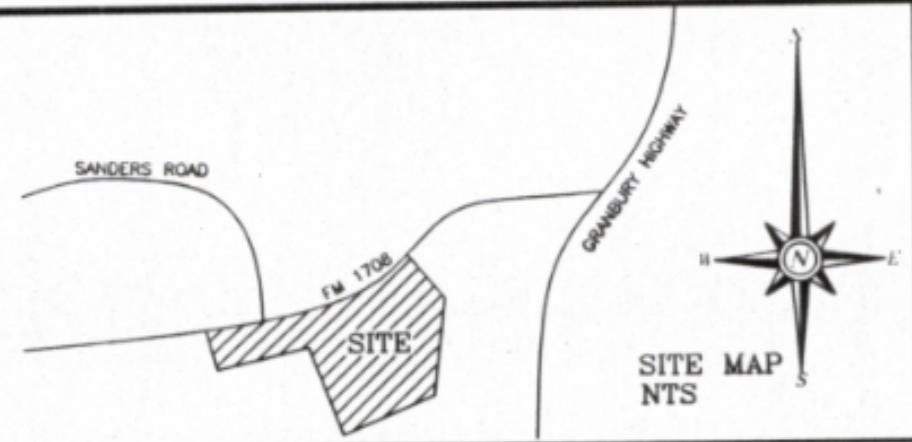


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Book 2602 Page 189

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PARKER COUNTY, TEXAS  
TERNE BRUNSON, COUNTY CLERK



# FINAL PLAT LOTS 1-23, BLOCK 1 AND LOTS 1-19, BLOCK 2 FOXPOINTE

AN ADDITION TO PARKER COUNTY, TEXAS  
Being 48.802 Acres situated in and being a portion of the Wm. Mann Survey, Abstract No. 924 and the R. C. Eddleman Survey Abstract No. 432, Parker County, Texas

STATE OF TEXAS )  
COUNTY OF PARKER )

WHEREAS, TYSON-FRANK PROPERTIES, LLC., acting by and through its authorized agent, being the sole owner of 48.802 Acres situated in and being a portion of the Wm. Mann Survey, Abstract No. 924 and the R. C. Eddleman Survey, Abstract No. 432, 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 Farm to Market Highway No. 1708, said iron being called by deed to be South, 1139.83 feet and West, 1581.27 feet from the northeast corner of said Wm. Mann Survey;  
THENCE N 58°48'00" E, with the south right of way line of said Farm to Market Highway No. 1708, 1027.03 feet to an iron rod found;  
THENCE S 31°48'25" E, 356.97 feet to an iron rod found;  
THENCE N 58°48'00" E, 247.20 feet to an iron rod found;  
THENCE N 31°48'25" W, 356.97 feet to a concrete monument found in the south right of way line of said Farm to Market Highway No. 1708;  
THENCE with the south right of way line of said Farm to Market Highway, No. 1708 the following courses and distances;  
N 58°48'00" E, 25.51 feet to an iron rod set at the beginning of a curve to the left with a radius of 1432.5 feet and whose chord bears N 50°04'30" E, 434.60 feet;

With said curve to the left through a central angle of 17°27'00" and a distance of 436.28 feet to an iron rod set;  
N 42°16'25" E, 292.87 feet to a concrete monument found;  
THENCE S 36°05'10" E, on or about a fence line, 807.26 feet to a concrete monument found;  
THENCE S 10°28'26" W, 1185.59 feet to a concrete monument found  
THENCE S 57°39'24" W, 700.71 feet to an iron rod set;  
THENCE N 31°48'25" W, on or about a fence line, 1155.63 feet to an iron rod found;  
THENCE S 58°41'39" W, on or about a fence line, 574.64 feet to an iron rod set;  
THENCE N 31°38'36" W, on or about a fence line, 400.15 feet to the POINT OF BEGINNING and containing 48.802 acres (2,125,817 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, TYSON-FRANK PROPERTIES, LLC., acting by and through its authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1-23, BLOCK 1 AND LOTS 1-19, BLOCK 2, FOXPOINTE, AN ADDITION TO PARKER COUNTY, TEXAS, Being 48.802 Acres situated in and being a portion of the Wm. Mann Survey, Abstract No. 924 and the R. C. Eddleman Survey, Abstract No. 432, 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 8 day of JANUARY 2008  
Jim Frank

STATE OF TEXAS )  
COUNTY OF PARKER )  
BEFORE ME, the undersigned authority, on this day personally appeared Jim Frank 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 8 day of JANUARY 2008  
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 Jim Frank 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 8 day of JANUARY 2008  
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 Michelle Praytor 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 8 day of JANUARY 2008  
Notary Public in and for the State of Texas

MICHELLE PRAYTOR  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03/31/2009



NOTE: THERE IS A FIFTY (50.0') FOOT BUILDING SETBACK LINE ON ALL LOTS, EXCEPT 4, 5, 6, 10, 11, 12, 13, 18, 19, 20, 21, 22, AND 23, BLOCK 1. THESE LOTS HAVE A THIRTY-FIVE (35.0') BUILDING SETBACK LINE.  
SIDE AND REAR BUILDING SETBACK LINES ARE 10'

THERE IS A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET, SIDE AND REAR LOT LINES

C642

ACCT. NO: 12488  
SCH. DIST: WIE  
CITY: CO  
MAP NO: H-20

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 Denise Kiker 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 8 day of JANUARY 2008  
Notary Public in and for the State of Texas

DENISE KIKER  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 07/10/2010

MINIMUM FINISHED FLOOR TABLE

LOT	BLOCK	MINIMUM FF
4	1	917.0'
5	1	915.50'
6	1	915.0'
7	1	913.5'
8	1	912.50'
9	1	912.0'
10	1	911.5'
11	1	911.0'
12	1	911.0'
19	1	930.0'
20	1	930.0'
21	1	930.0'

CURVE TABLE

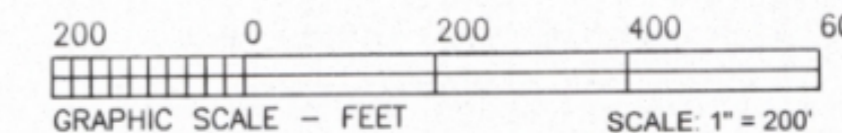
RADIUS	ARC	BEARING	LENGTH
C1	R=15.0'	13.91'	S31°05'30"W 13.42'
C2	R=15.0'	132.91'	N65°14'31"W 13.42'
C3	R=20.0'	31.60'	N77°04'30"W 28.42'

LENGTH TABLE

ARC	BEARING	LENGTH
L1	79.60'	
L2	47.12'	
L3	45.20'	
L4	52.31'	
L5	89.92'	
L6	S57°39'24"W	57.33'
L7	S57°39'24"W	31.80'
L8	S69°32'28"W	50.0'
L9	N58°48'00"E	10.0'
L10	122.37'	
L11	42.28'	
L12	46.12'	
L13	103.39'	
L14	N58°48'00"E	16.0'
L15	S22°45'00"E	54.58'
L16	S42°43'36"E	98.0'
L17	105.66'	
L18	100.33'	

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 under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
OCTOBER, 2007



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