

REPLAT LOT A FOX HOLLOW, PHASE III

AN ADDITION TO THE CITY OF WEATHERFORD,
PARKER COUNTY, TEXAS

394080
PC B 512

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, SWEETWATER LAND & CATTLE COMPANY, Ltd. acting by and through the undersigned, its duly authorized officer, and Ron McBee are the sole owners of 5.475 Acres known as Lot A, Fox Hollow, Phase III, an addition to the City of Weatherford, Parker County, Texas, as recorded in Plat Cabinet B, Slide 404, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the southwest corner of said Lot A in the east right of way line of Coyote Run and the north right of way line of Fort Worth Street, U. S. Highway No. 80, said iron being S 82°25'00" E, 50.31 feet from the southwest corner of said Fox Hollow, Phase III;
THENCE N 01°14'32" E, 715.85 feet to an iron rod set in the south right of way line of Sweetwater Drive in a non-tangent curve to the right with a radius of 275.0 feet and whose chord bears S 66°42'53" E, 9.68 feet;
THENCE with the south right of way line of said Sweetwater Drive the following courses and distances:
With said curve to the right through a central angle of 02°00'59" and a distance of 9.68 feet to an iron rod set;
S 65°42'24" E, 130.26 feet to an iron rod set and beginning of a curve to the right with a radius of 416.37 feet and whose chord bears S 32°51'12" E, 451.75 feet;
With said curve to the right through a central angle of 65°42'23" and a distance of 477.49 feet to an iron rod set;
South, 330.44 feet to an iron rod set in the north right of way line of said Fort Worth Street;
THENCE N 82°25'00" W, with the north right of way line of said Fort Worth Street, 391.63 feet to the POINT OF BEGINNING and containing 5.474 acres (238484 square feet) of land.

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS, PURSUANT TO THE AUTHORITY DELEGATED TO THE CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2 ORDINANCE 1991-1 AND SECTION 212.0065, TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS, CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED THEREIN.

DATE July 26, 2000 Bettye Farris
CITY SECRETARY
CITY OF WEATHERFORD, TEXAS

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.

RECEIVED AND FILED
FOR RECORD
9:20 O'CLOCK A.M.

JUL 27 2000
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS

RECORDED JUL 27 2000
James Brunson
County Clerk, Parker County, Tex.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SWEETWATER LAND & CATTLE COMPANY, Ltd. acting by and through the undersigned, its duly authorized officer, and Ron McBee do hereby adopt this plat designating the hereinabove described real property as REPLAT OF LOT A, 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 14th day of JULY, 2000.
Bobby Cox
Bobby Cox
Ron McBee
Ron McBee

STATE OF TEXAS COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Bobby Cox 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.

STATE OF TEXAS COUNTY OF PARKER
BEFORE ME, the undersigned authority, on this day personally appeared Ron 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 14th day of JULY, 2000.
Elizabeth L. Cagle
Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of JULY, 2000.
Rebecca Stokes
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.

TITLE N/A

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 ___, 2000.
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.

TITLE N/A

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 ___, 2000.
Notary Public in and for the State of Texas

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

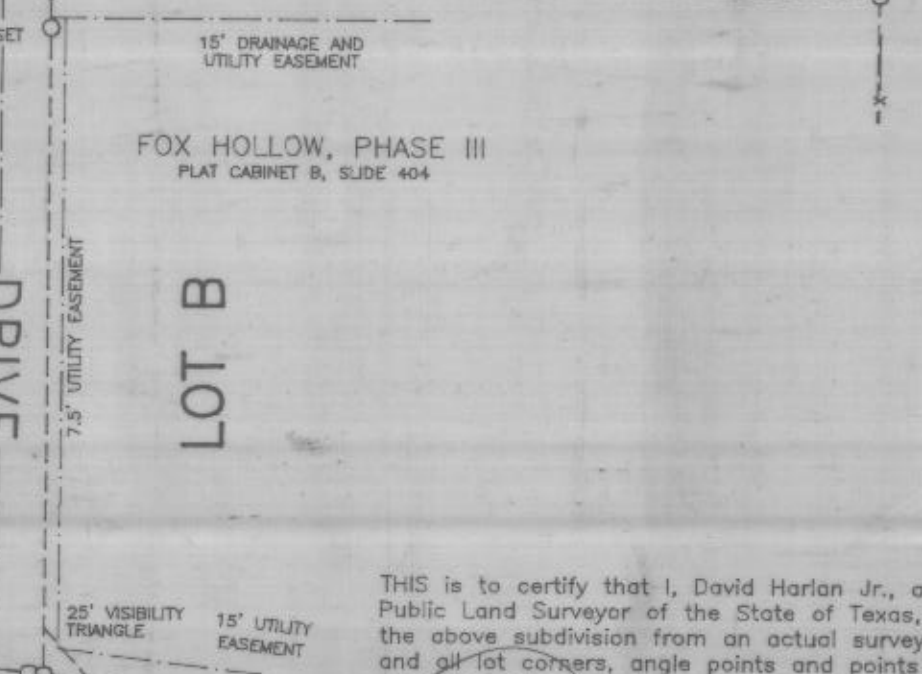
SWORN TO AND SUBSCRIBED before me this 14th day of July, 2000.

Rebecca Stokes
Notary Public in and for the State of Texas

FOX HOLLOW, PHASE III PLAT CABINET B, SLIDE 419

CITY OF WEATHERFORD GIS COORDINATE
N = 6958573.043
E = 2195417.131

CITY OF WEATHERFORD GIS COORDINATE
N = 6958577.544
E = 2195846.316



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.
Registered Professional Land Surveyor, No. 2074 6-12-2000



SCALE: 1" = 100'



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

DEVELOPER:
Bobby D. Cox
Sweetwater Land & Cattle Company, Ltd.
1675 Fort Worth Highway
Weatherford, TX 76086
(817) 341-1378
Ron McBee
173 Saddle Club Road
Weatherford, TX 76088

FORT WORTH STREET
(U S HWY. 80 162' ROW)