

**LOCATION MAP**  
SCALE: 1"=2000'

**LOT AREA LISTING:**

- 1 Perimeter: 542.35' Area: 15,293 s.f. 0.351 ac.
- 2 Perimeter: 505.25' Area: 11,946 s.f. 0.274 ac.
- 3 Perimeter: 495.06' Area: 11,756 s.f. 0.270 ac.
- 4 Perimeter: 455.96' Area: 10,194 s.f. 0.234 ac.
- 5 Perimeter: 406.85' Area: 8,762 s.f. 0.201 ac.
- 6 Perimeter: 458.23' Area: 11,018 s.f. 0.253 ac.
- 7 Perimeter: 416.22' Area: 9,478 s.f. 0.218 ac.
- 8 Perimeter: 412.00' Area: 8,860 s.f. 0.203 ac.
- 9 Perimeter: 441.26' Area: 9,917 s.f. 0.228 ac.
- 10 Perimeter: 455.47' Area: 10,074 s.f. 0.231 ac.
- 11 Perimeter: 469.41' Area: 10,379 s.f. 0.238 ac.
- 12 Perimeter: 485.57' Area: 10,929 s.f. 0.251 ac.
- 13 Perimeter: 499.27' Area: 11,296 s.f. 0.259 ac.
- 14 Perimeter: 539.03' Area: 14,879 s.f. 0.342 ac.

**NOTE:**

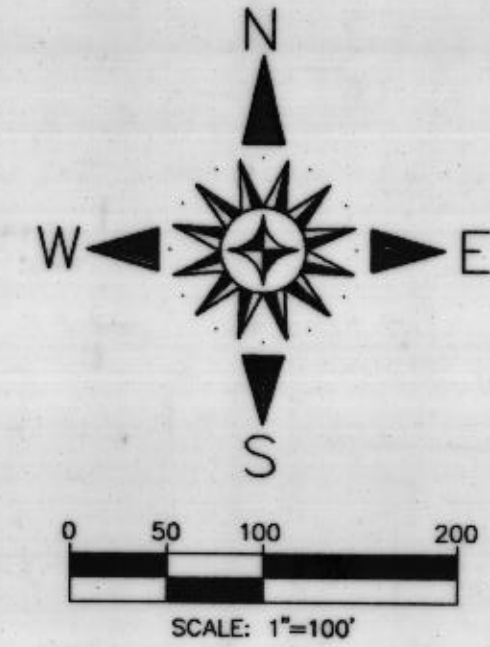
Any development upon any lot, parcel, tract, or replat of Fox Hollow Phase IV is subject to all subdivision regulations of the City of Weatherford including, but not limited to, provisions for drainage and storm water control as well as the sanitary and accompanying easements and appurtenance.

**EASEMENT REQUIREMENTS:**

Along the rear of all outside lots there shall be a 15 foot utility and drainage easement.

**STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:**

\*There shall be provided at the intersections of all public streets, 25' visibility triangles\* as required by section 8.7 of the Subdivision Ordinance.



**CITY APPROVAL STATEMENT**

APPROVED: City Council, City of Weatherford, Texas

By: Wayne Smith Date: 4/24/01

By: John K. Neill Date: 4/24/01

By: Mike Pate Date: 4/24/01

By: Joe M. Jamin Date: 4/24/01

By: \_\_\_\_\_ Date: \_\_\_\_\_

**P&Z APPROVAL STATEMENT**

APPROVED: P&Z Board, City of Weatherford, Texas

By: Jimmy Hanks Date: 4/11/01

**SURVEYORS CERTIFICATE**

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form: THIS is to certify that I, DAVID HARLAN, a Registered Public 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 direction and supervision.

Surveyor: David Harlan Date: 5-14-2001

Texas Registration No. 2074

Doc	Bk	Vol	Pg
00416379	OR	1930	1788

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
MAY 24, 2001 AT 09:30A

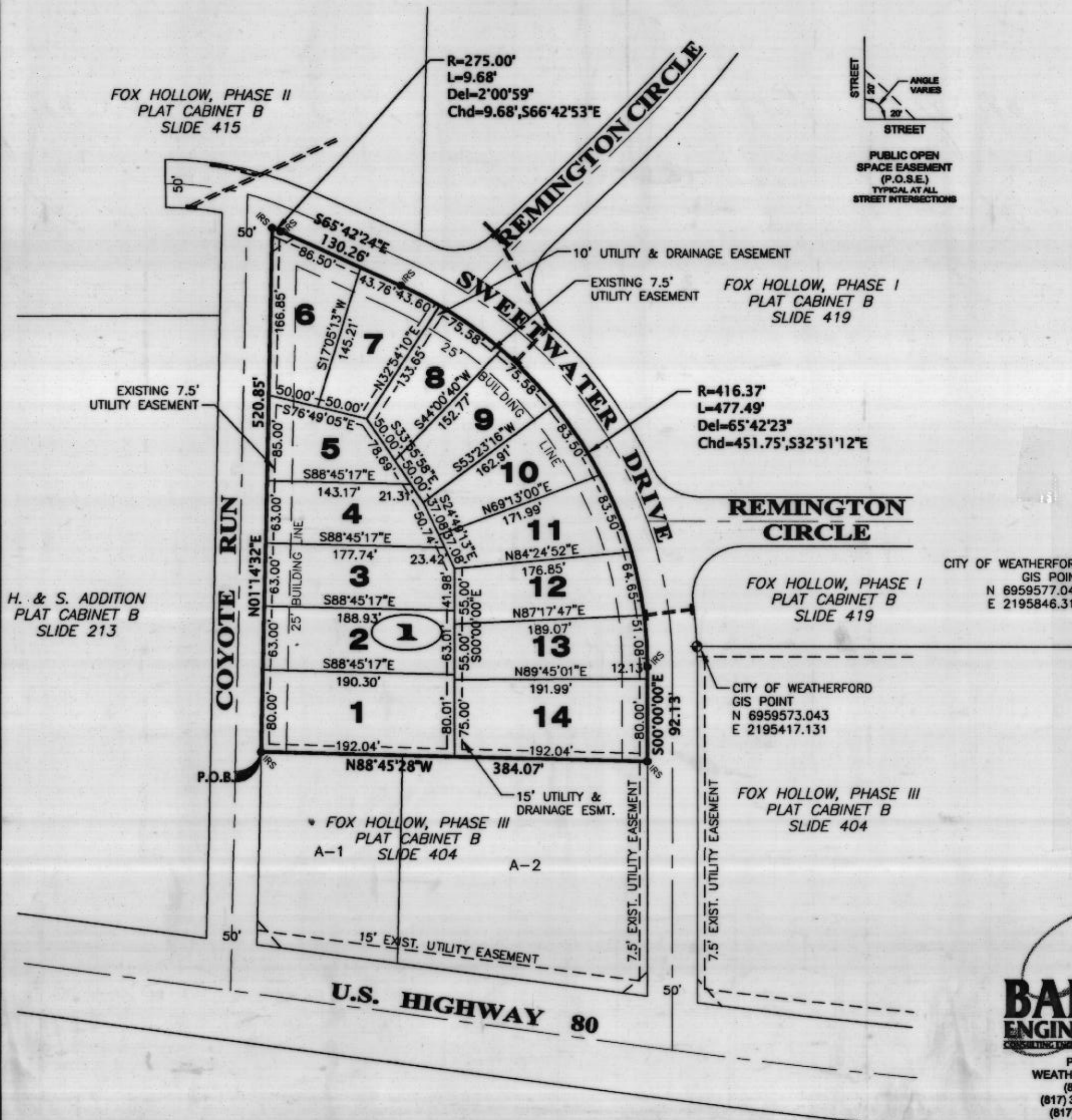
Document Number: 00416379  
Amount: .00  
By: Helina Eyestone

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on this 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.  
May 23, 2001

JOSIE BARNETT, COUNTY CLERK  
PARKER COUNTY

**OWNER:**  
GLENN W. LYNCH  
GLENN LYNCH COMPANIES, INC.  
1675 FORT WORTH HIGHWAY  
WEATHERFORD, TEXAS 76086  
817-341-1378

**SURVEYOR:**  
DAVID HARLAN  
HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TEXAS 76086  
817-596-9700



**LEGAL DESCRIPTION**

Description of 3.563 acres being a part of a 5.475 acre tract known as Lot A, Fox Hollow, Phase III, conveyed to Sweetwater Land & Cattle Company, and Ron McBoe recorded in Plat Cabinet B, Slide 404, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING 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, 195.00 feet to an iron rod set in the east right of way line of Coyote Run to the POINT OF BEGINNING for this tract;

THENCE N 01°14'32" E, 520.85 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, 92.13 feet to an iron rod set;

THENCE N 88°45'28" W, 384.07 feet to the POINT OF BEGINNING and containing 3.563 acres (154,781 square feet) of land.

**OWNERS DEDICATION STATEMENT:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, I, Glenn W. Lynch, do hereby adopt this plat designating the herein above described real property as FOX HOLLOW, PHASE IV, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and do hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

Glenn W. Lynch, does hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours to the grade established in this subdivision.

Glenn W. Lynch

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Glenn W. Lynch known to me to be the person whose name is subscribed to the above and foregoing instrument, and who acknowledged that he executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18<sup>th</sup> day of MAY, 2001.

Rebecca Stokes  
NOTARY PUBLIC, in and for the State of Texas

Commission Expiration Date: 9-7-2003

**B-600**



**FINAL PLAT  
OF  
FOX HOLLOW PHASE IV  
REPLAT OF LOT A OF FOX HOLLOW PHASE III  
Lots 1-14 (Block 1)  
CITY OF WEATHERFORD  
PARKER COUNTY, TEXAS  
MARCH, 2001**