

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.

C642

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

THE STATE OF TEXAS)
 COUNTY OF PARKER)

I, JIM FRANK
 being the dedicating and developers of the attached plat of said subdivision, do hereby certify that is not within the Extra-Territorial Jurisdiction of any City or Town.

Jim Frank

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.

Denise Kiker

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, 2007

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

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, 2007

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, 2007

Denise Kiker

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



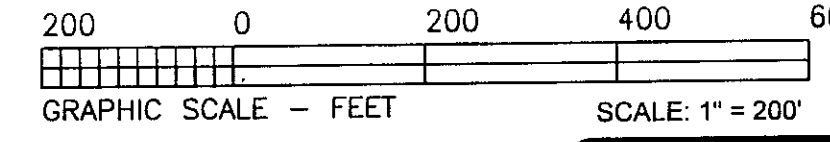
NOTE: THERE IS A FIFTY (50.0') FOOT BUILDING SETBACK LINE ON ALL LOTS EXCEPT 4, 5, 6, 10, 11, 12, 13, 18, 19, 20, 21, 22, AND 23, BLOCK 1. THESE LOTS HAVE A THIRTY-FIVE (35.0') BUILDING SETBACK LINE. SIDE AND REAR BUILDING SETBACK LINES ARE 10'

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

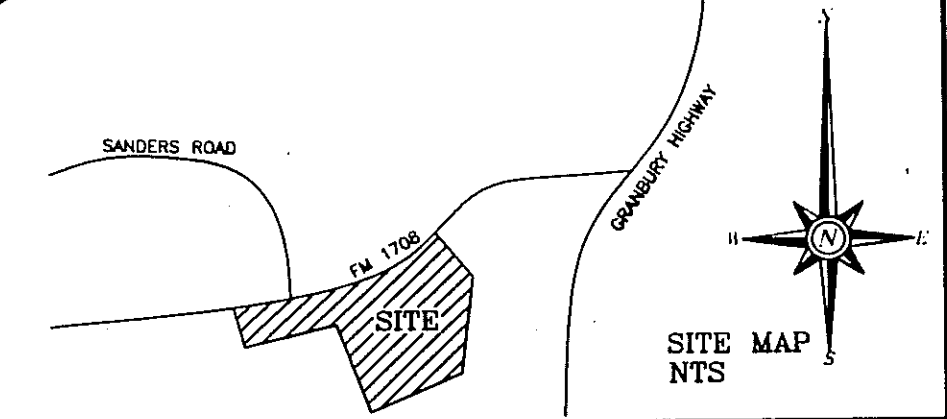
THIS is to certify that I, David Harlan, Jr., a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me under my supervision.

David Harlan, Jr.

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



Doc# 665813
 Book 2602 Page 189

Doc# 665813 Fees: \$66.00
 01/08/2008 9:58AM H Pages 1
 Filed & Recorded in Official Records of
 PARKER COUNTY, TEXAS
 TERNE BRUNSON, COUNTY CLERK

THE STATE OF TEXAS)
 COUNTY OF PARKER)

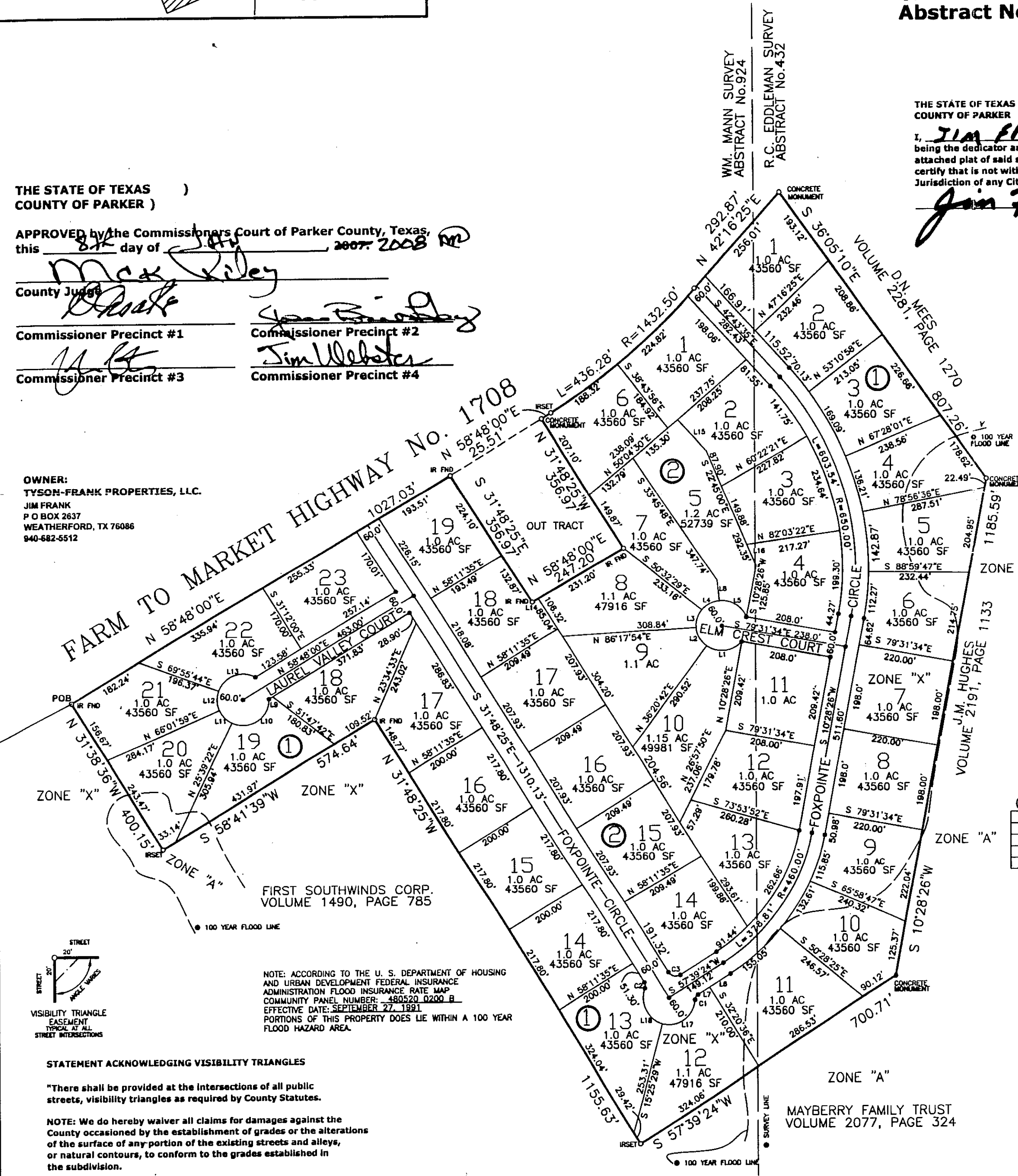
APPROVED by the Commissioners Court of Parker County, Texas, this 8th day of JANUARY, 2007. 2008

Max Wiley

County Judge

Commissioner Precinct #1 Jim Webster
 Commissioner Precinct #2
 Commissioner Precinct #3 Jim Webster
 Commissioner Precinct #4

OWNER:
 TYSON-FRANK PROPERTIES, LLC.
 JIM FRANK
 P O BOX 2637
 WEATHERFORD, TX 76086
 940-682-5512



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' | N05°14'31"E 13.42' |
| C3 | R=20.0' | 31.60' | N77°04'30"W 28.42' |

LENGTH TABLE

| ARC | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | 78.60' | |
| 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 | S05°32'29"E | 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' | |

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 480520 0200 B EFFECTIVE DATE: SEPTEMBER 27, 1991 PORTIONS OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County 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.

Certification of Groundwater Availability for this plat is filed in Volume 2600, Page 1949, Real Records, Parker County, Texas