

C-659

# AMENDED 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

REASON FOR AMENDING PLAT IS TO CORRECT FINISHED FLOOR TABLE FURNISHED BY BARNETT ENGINEERING, INC. P. O. BOX 2230, WEATHERFORD, TEXAS 76086 (817) 341-4242

Doc# 670776  
Book 2613 Page 1753

Doc# 670776 Fees: \$66.00  
02/27/2008 12:29PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

THE STATE OF TEXAS )  
COUNTY OF PARKER )

APPROVED by the Commissioners Court of Parker County, Texas, this 27 day of February, 2008.

County Judge \_\_\_\_\_

Commissioner Precinct #1 \_\_\_\_\_  
Commissioner Precinct #2 \_\_\_\_\_  
Commissioner Precinct #3 \_\_\_\_\_  
Commissioner Precinct #4 \_\_\_\_\_

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*

ACCT. NO: 12488  
SCH. DIST: WE  
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.

*David Harlan Jr.*  
E.P.A.  
TITLE

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 27th day of February, 2008

*Denise Kiker*  
Notary Public in and for the State of 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, 1139.93 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 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 27th day of FEBRUARY, 2008.

*Jim Frank*  
Jim Frank

BEVERLY SCHOPMEYER  
Notary Public, State of Texas  
My Commission Expires  
March 11, 2009

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.

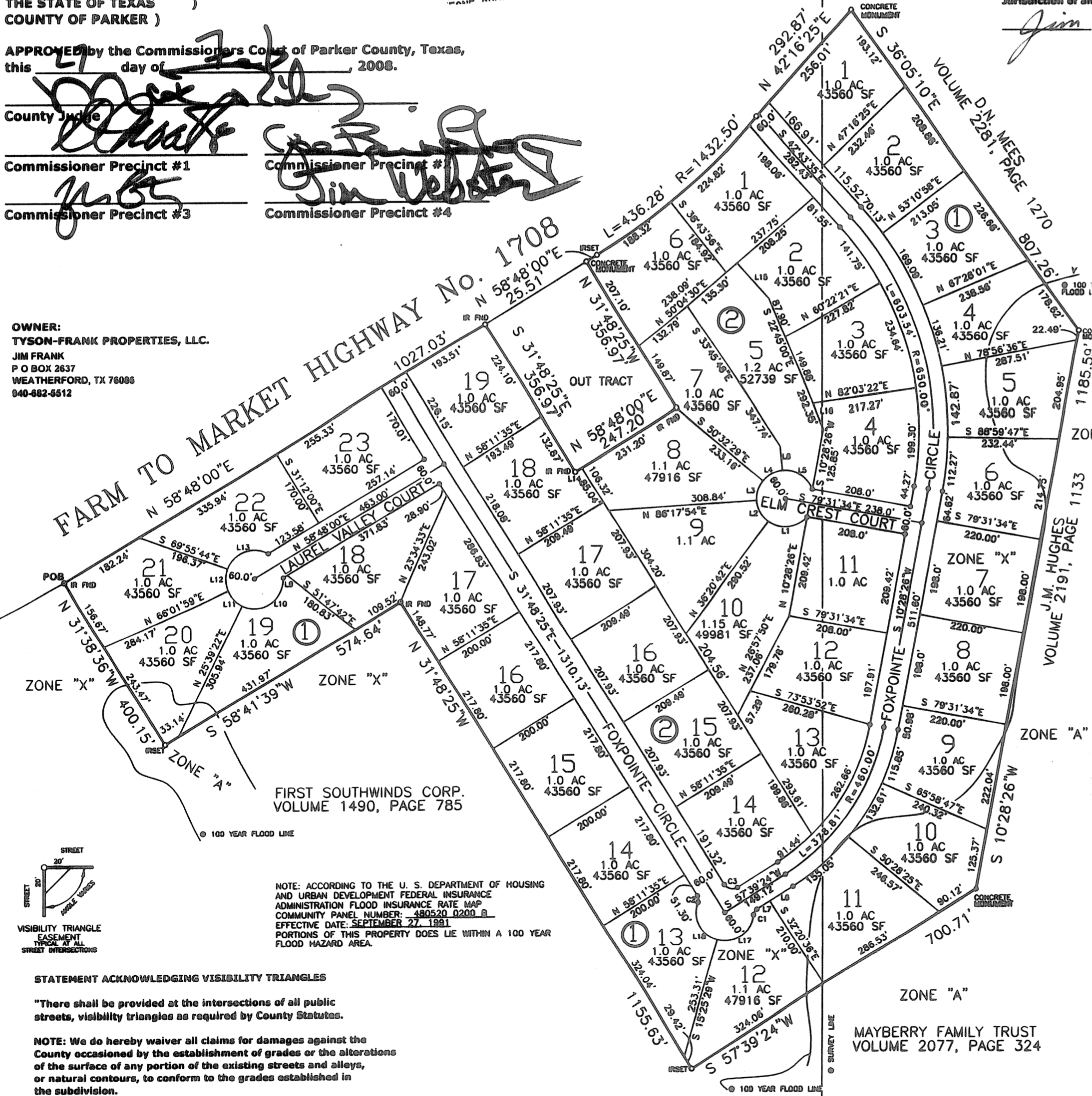
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27th day of February, 2008

*David Harlan Jr.*  
Notary Public in and for the State of Texas

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

STATE OF TEXAS  
REGISTERED  
DAVID HARLAN, JR.  
2074  
PROFESSIONAL  
LAND SURVEYOR

OWNER:  
TYSON-FRANK PROPERTIES, LLC.  
JIM FRANK  
P O BOX 2637  
WEATHERFORD, TX 76086  
940-882-5512



CORRECTED MINIMUM FINISHED FLOOR TABLE

LOT	BLOCK	MINIMUM FF
4	1	916.25'
5	1	914.75'
6	1	914.25'
7	1	910.50'
8	1	908.50'
9	1	907.0'
10	1	907.0'
11	1	907.0'
12	1	NA
19	1	924.50'
20	1	NA
21	1	NA

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"W 13.42'
C3	R=20.0'	31.60'	N77°04'30"W 28.42'

LENGTH TABLE

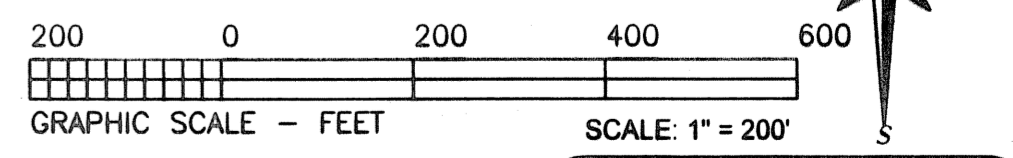
L#	ARC	BEARING	LENGTH
L1	78.60'		
L2	47.12'		
L3	45.20'		
L4	52.31'		
L5	89.92'		
L6		S57°39'24"W	57.33'
L7		S57°39'24"W	31.80'
L8		S05°32'29"E	50.0'
L9		N58°48'00"E	10.0'
L10	122.37'		
L11	42.28'		
L12	48.12'		
L13	103.39'		
L14		N58°48'00"E	16.0'
L15		S22°45'00"E	54.50'
L16		S42°43'36"E	88.0'
L17	105.66'		
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  
AMENDED FEBRUARY, 2008

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



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

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