STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS Liberty G and C Land, Inc., a Texas Corporation are the owners of that certain tract of land, situated in the Martin Betzen Survey, Abstract Number 202, in the City of Granbury, Hood County, Texas, being a portion of the tract described in the deed to Liberty G and C Land, Inc., a Texas corporation, recorded under Instrument Number 2014-21912, Official Public Records, Hood County, Texas, being all of Lots 4, 5 & 6 7, Block 3, Highland Park Bay, an addition in the City of Granbury, Hood County, Texas, according to the plat thereof recorded in Document P-676, Plat Records, Hood County, Texas (P.R.H.C.T.), the subject tract being particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of the said Lot 6;

THENCE South 00° 00' 20" East, with the north line of Lot 6, a distance of 150.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of said Lot 4;

THENCE South 00° 00' 20" East, with the east line of Lot 4, a distance of 300.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of said Lot 4;

THENCE South 00° 00' 20" West, with the east line of Lot 4, a distance of 150.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of said Lot 4;

THENCE South 00° 00' 20" West, with the east line of Lot 4, a distance of 300.00 feet returning to the Point of Beginning and enclosing 0.600 of an acre (27,000 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Liberty G and C Land, Inc., a Texas Corporation, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinbefore described property as LOT 4-A & 6-A, BLOCK 3, HIGHLAND PARK BAY, an addition to the City of Granbury, Hood County, Texas, and does hereby dedicate, in fee simple, to the public an forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes, and easements are dedicated generally for universal public purposes or those hereon. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings or other improvements shall be constructed or placed upon, over or across the Easements as shown, except as exempted under Section 3.3.C exempted legals. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public, City of Granbury, the Brazos River Authority (BRA) and/or Hood County and Texas. The City of Granbury, Hood County, BRA, public utility and franchise utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may placed in the said strip of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, over if these easements or dedicated areas are to be maintained by the property owner or Homeowners Owner's Association. Additionally, the City of Granbury, Hood County, or franchise utility may request from the owner to file a lien against the property to recover the cost of such removal of any encroachment which encroaches or dedicated area. The City of Granbury, Hood County, BRA, public utility and franchise utility entities shall at all times have the full right of ingress and egress to or from their respective easements or dedicated areas, over if these easements or dedicated areas are to be maintained by the property owner or Homeowners Owner's Association for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This property is located within the City of Granbury.

This plat approval subject to all planning ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS, my hand this the 6 day of April, 2022

By: _____
Gary E. Luker, Liberty G&C Land, Inc. authorized officer

Print Name/Title Gary E. Luker owner

STATE OF TEXAS §
COUNTY OF Hood §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary E. Luker, authorized officer of Liberty G and C Land, Inc., a Texas Corporation, Grantor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand seal and of office this 6 day of April, 2022

Notary Public in and for the State of Texas

"Certificate of Approval"
"Approved by the the Community Development Department" Date 4-18-2022

Community Development Director

Director of Public Works Department

Director of Public Works Department

P-367

FILED
APR 19 2022
County Clerk, Hood County, TX

SURVEYOR'S CERTIFICATION

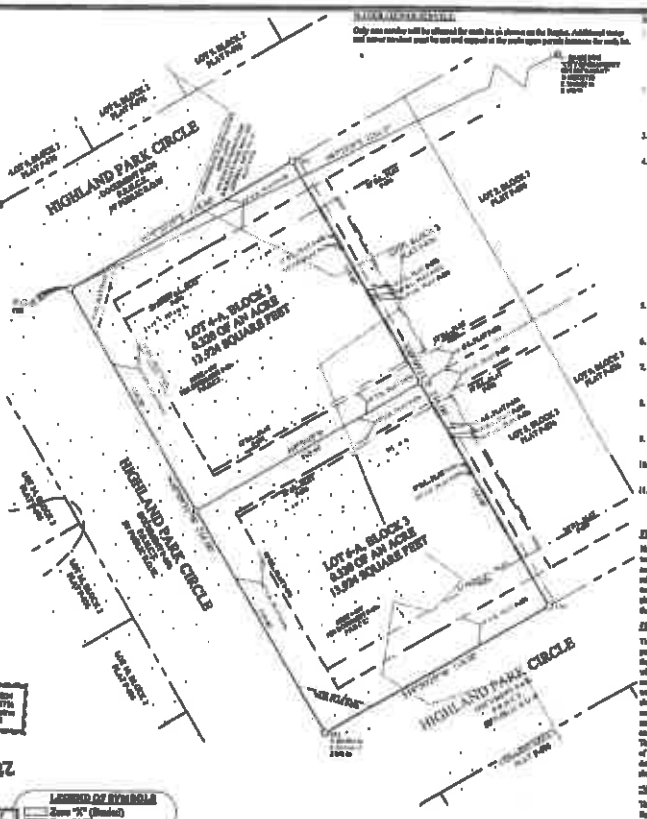
"THIS is to certify that I, Jared Gladd, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from a actual survey on the ground, that this plat correctly represents that survey made by me or under my direction and supervision.

Jared Gladd
Registered Professional Land Surveyor No. 5784
jared@jphls.com
April 8, 2022

STATE OF TEXAS
JARED GLADD
5784
REGISTERED
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP
NOT TO SCALE

JPH LaNd Surve ing, Inc.

Scale: 1" = 50'

JPH Job/Drawing No. (see below)
2016.065.004 Waters Edge Dr. & Shoreside Ln., Granbury - B3 Amending Plat.dwg
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