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 Setzer Survey, Abstract Number 502, 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 2010-11143, Official Public Records, Hood County, Texas, being all of Lot 10, Block 2, Highland Park Bay, an addition in the City of Granbury, Hood County, Texas, according to the plat thereof recorded in Cabinet P, Slide 676, Plat Records, Hood County, Texas (P.R.H.C.T.); the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north corner of the said Lot 10;

THENCE with the perimeter and to the corners of Lot 10, the following calls:

1. SOUTH 39° 09' 31" EAST, a distance of 112.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 59° 20' 29" WEST, a distance of 35.02 feet to the beginning of a tangent curve to the right having a radius of 10.50 feet;
3. with said curve to the right, counter clockwise, an arc length of 1.91 feet (a chord bearing of SOUTH 56° 32' 38" WEST, and a chord distance of 1.55 feet) to the beginning of a non-tangent curve to the left having a radius of 50.00 feet;
4. with said curve to the left, counter clockwise, an arc distance of 44.89 feet (a chord bearing of SOUTH 88° 11' 41" WEST, and a chord distance of 43.39 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying"
5. NORTH 39° 09' 31" WEST, a distance of 93.01 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying" set;
6. NORTH 39° 29' 29" EAST, a distance of 201.71 feet returning to the Point of Beginning and enclosing 0.259 of an acre (11,287 square feet).

SURVEYOR'S CERTIFICATION

THIS is to certify that I, Jared Cheek, 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 Cheek
Registered Professional Land Surveyor No. 5734
Email: jcheek@jphls.com
Date: February 12, 2020

STATE OF TEXAS REGISTERED JARED CHEEK 5734 PROFESSIONAL LAND SURVEYOR

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 10-A, BLOCK 2, HIGHLAND PARK BAY*, an addition to the City of Granbury, Hood County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes, and easements dedicated generally for watercourse improvement purposes as shown 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.G contained herein. In addition, Utility Easements may also be used for the general use and accommodation of all public and franchise utilities desiring to use or along 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's, the Brazos River Authority's (BRA) public Hood County's use thereof. 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 are placed on the sole side 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. Also 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 or lien a lien against the property to recover the cost of such removal of any encroachment within easements 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, even 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS, our hand this 17th day of February, 2020.

By: Gary 3 Luker
Authorized Signature

Print Name/Title: Gary Luker / property 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 Luker authorized officer of Liberty G and C Land, Inc., a Texas Corporation, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 17th day of February, 2020.

Kelli M Harter
Notary Public in and for the State of Texas

KELLI MARIE HARTER
Notary Public, State of Texas
Comm. Expires 04-09-2021
Notary ID 131672051

"Certificate of Approval"
"Approved by the Community Development Department" Date 2-20-2020

Director of Community Development

Angela Durant
Notary Public

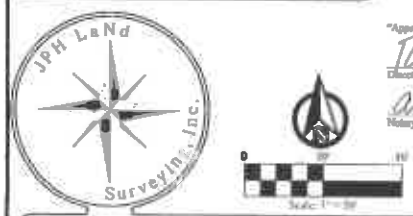
ANGELA DURANT
NOTARY PUBLIC
STATE OF TEXAS
ID # 132201104-0
My Comm. Expires 10-05-2021

"Approved by the Public Works Department" Date 2-20-2020

Director of Public Works/City Engineer

Angela Durant
Notary Public

ANGELA DURANT
NOTARY PUBLIC
STATE OF TEXAS
ID # 132201104-0
My Comm. Expires 10-05-2021



JPH Job/Drawing No. (see below)
2014.000.004 Waters Edge Dr. & Shenandoah Ln., Granbury - L10 B2 - Amending Plat.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10104073 #10193257
DFW | Austin | Abilene

GENERAL NOTES:

1. The site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set in concrete, located approximately 2,325 feet easterly of the north corner of the subject tract. The benchmark has the following values: X = 2,152,954.92' (Y = 6,846,335.32' (Texas Coordinate System of 1983, North Central Zone) (Z = 700.77' (NAVD88). See vicinity map for general location.
2. Per plat recorded in Cabinet B, Slide 192, P.R.H.C.T., The Estuary to Brazos River Authority to flood, overflow, inundate to the 696 flor elevation contour (Brazos River Authority Datum), recorded in Volume 147, Page 123, Deed Records, Hood County, Texas includes a portion of the subject tract.
3. Per plat recorded in Cabinet J, Slide 236, the 696 flor elevation contour (Brazos River Authority Datum) is the same as the 697 elevation contour (FEMA Datum).
4. This property lies within ZONE(S) AE, ZONE X (SHADED), and ZONE X (NON-SHADED) of the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas, map no. 48221C0190D, dated AUGUST 16, 2014, via scaled map location and graphic plotting under the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

   ZONE AE - (Base Flood Elevation = 697) - Areas subject to inundation by the 1-percent-annual-chance flood for 100 year flood) must determined by detailed methods

   SHADED ZONE X - areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood;

   NON SHADED ZONE X - areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood (500 year flood).
5. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
6. Easements shown within the bounds of this plat without recording information are hereby dedicated by this plat
7. No lot or parcel on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat in Hood County. Such conveyances of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. This property as platted is subject to any document pertaining to utility easements for electric, telephone, or other utilities that utilize said property as recorded in the Hood County Clerk's office.
9. This property as platted is subject to any document pertaining to oil, gas and mineral leases that affect said property as recorded in the Hood County Clerk's office.
10. The home owners association shall maintain all common area lots shown hereon. No building permits for residential use shall be issued for any of the common area lots.
11. The developer shall provide sidewalks along the frontage of all common areas. Developer is responsible for all curb ramps throughout the development. Individual builders will be responsible for sidewalks along the frontage and side yards of all the residential streets.
12. Subject property's zoned classification: zone of change, B-3F.

FLOOD PLAIN RESTRICTIONS:

No construction shall be allowed within the flood plain easement, without the prior written approval of the City. In order to access approval, detailed engineering plans and/or studies for the improvements, satisfactory to the City, shall be prepared and submitted by the party or parties wishing to construct within the flood plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year design frequency storm elevation. Any construction approved within the flood plain shall not increase the 100-year design frequency storm elevation.

FLOOD PLAIN/DRAINAGE WAY MAINTENANCE:

The existing creeks, streams, or ponds (drainage ways) traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners. Inconvenience's remediation or approved maintenance entity where lots are traversed by or adjacent to the drainage ways. The City of Granbury will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work performed by the property owners. The drainage ways are mandatorily subject to stream water overflow and/or bank erosion that cannot be defined. The City of Granbury shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the flood plain easement lines as shown on the plat.

FILED
FEB 25 2020
County Clerk, Hood County, Tx

P-732

LEGEND OF SYMBOLS

Zone "X" (Shaded)
Zone "AE"

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆ Site benchmark (see vicinity map for general location)
○ Varies or common point (not a monument)
Coordinate values, if shown, are US.SyFt/TxCS,'83,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS,'83,NCZ)

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.H.C.T.	Plat Records of Hood County, Texas
O.P.R.H.C.T.	Official Public Records of Hood County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
MFFE	Minimum Finish Floor Elevation
R.O.W.	Right of Way

The sole purpose of this amending plat is to relocate the waterline easement as shown hereon. This Replat does not attempt to amend or remove any covenants or restrictions or subdivision under Section 212.014 (3) of the Texas Local Government Code.

By affixing his/her signature, the property owner hereby confirms that proper records has been conducted to verify this plat.

As property owner, I certify that this Amending Plat does not amend or remove any covenants or restrictions on the property described herein.
WITNESS, my hand on this, the 17th day of February, 2020.

Gary Luker
Print Name, Property Owner

Gary 3 Luker
Signature

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 Luker (Property Owner), known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 17th day of February, 2020.

Kelli M Harter
Notary Public in and for the State of Texas

KELLI MARIE HARTER
Notary Public, State of Texas
Comm. Expires 04-09-2021
Notary ID 131672051

AMENDING PLAT
LOT 10-A, BLOCK 2
HIGHLAND PARK BAY

BEING THE SAME AS
LOT 10, BLOCK 2, HIGHLAND PARK BAY
CABINET P, SLIDE 676, P.R.H.C.T.
SITUATED IN THE
MARTIN SETZER SURVEY, ABSTRACT NO. 502
CITY OF GRANBURY
HOOD COUNTY, TEXAS

REFERENCE CASE NO. _____