STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS Liberty O and C Land, Inc., a Texas Corporation, are the owners of that certain tract of land, situated in the Martin Seitzer Survey, Abstract Number 502, in the City of Granbury, Hood County, Texas, being a portion of the tract described in the deed to Liberty O and C Land, Inc., a Texas corporation, recorded under Instrument Number 2010-11143, Official Public Records, Hood County, Texas, being all of Lots 1, 2, 3 & 4, Block 4, *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 south for corner of the sold Lot 4, being the beginning of a curve to the right, having a radius of 725.00 feet;

THENCE with the southeast line of said Block 4, the following bearings and distances:

1. with the sold curve to the right (counter-clockwise), an arc length of 46.36 feet, having a chord bearing of SOUTH 38° 39' 38" EAST, and a chord distance of 46.30 feet;
2. SOUTH 27° 15' 16" EAST, a distance of 198.39 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the west for corner of said Lot 1;

THENCE SOUTH 39° 50' 20" WEST, with the southeast for line of said Lot 1 a distance of 100.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the south for corner of said Lot 1;

THENCE NORTH 39° 05' 11" WEST, through the interior of said Block 4, a distance of 226.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the west for corner of above-mentioned sold Lot 4;

THENCE with the northwest line of said Block 4, the following courses and distances:

1. NORTH 39° 50' 20" EAST, a distance of 30.00 feet to the beginning of a curve to the left, having a radius of 175.00 feet;
2. with the sold curve to the left (counter-clockwise), an arc length of 52.67 feet, having a chord bearing of NORTH 31° 19' 20" EAST, having a chord distance of 52.47 feet returning to the POINT OF BEGINNING and enclosing 0.571 of an acre (24,857 square feet).

SURVEYOR'S CERTIFICATION

THIS is to certify that I, Juan E. Nejarro III, a Registered Professional Land Surveyor of the State of Texas, having plotted 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.

Juan E. Nejarro III
Registered Professional
Land Surveyor No. 6236
Email: juan@jphls.com
Date: March 15, 2021

STATE OF TEXAS
JUAN E. NEJARRO III
6236
REGISTERED
PROFESSIONAL
LAND SURVEYOR

P-793
FILED
MAR 31 2021
County Clerk, Hood County, Tx

SURVEY NOTES:

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS: The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance Easement(s)) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be precluded to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement along time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plat. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privileges at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

JPH Job/Drawing No. (see below)
2016.001.004 Water Edge Dr. & Shoreline Ln., Granbury - LJ-1 B4 Amending Plat
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
715 Lorraine Drive Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019300 #10194021 #10193067
DFW | Central Texas | West Texas

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MFS 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)
○ Vertex or control point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
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
MFE	Minimum Finish Floor Elevation
R.O.W.	Right of Way
B.L.	Building Line
U.E.	Utility Easement
A.E.	Access Easement
VAM	Visibility, Access & Maintenance Easement
PLAT A (ABTP)	Established by this Plat
(DEDICATED)	Dedicated by this Plat

GENERAL NOTES:

1. The site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set in concrete, located approximately 2,285 feet easterly of the south corner of the subject tract. The benchmark has the following values: X = 2,192,824.92' | Y = 6,828,213.32' (Texas Coordinate System of 1983, North Central Zone) | Z = 703.72' (NAVD'88). See vicinity map for general location.
2. This property lies within ZONE(S) X of the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas, map no. 48221C0295E, dated 2010-08-05, via scaled map location and graphic plotting under the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at hdgis.fema.gov.

Curve Data Table						
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	
C1	46.36'	725.00'	02°17'23"	S38°39'38"E	46.30'	
C2	52.67'	175.00'	017°17'20"	N31°19'24"E	52.47'	

ENGINEER
Jordan Engineering, LLC
Contact: Justin Bishop
211 Hudson Oaks Drive
Hudson Oaks, TX 76087
jbishop@jordanengineer.com
817.319.9931

OWNER:
Liberty O and C Land, Inc.,
a Texas Corporation
423 S. Morgan St.
Granbury, Texas 76048

THAT, Liberty O and C Land, Inc., a Texas Corporation, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as *LOTS 1-A, 2-A & 3-A, BLOCK 4, HIGHLAND PARK BAY*, an addition to the City of Granbury, Hood County, Texas, and does hereby dedicate, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes, and easements are 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 excepted under Section 3.11.0 contained herein. 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's, City of Granbury's, the Brazos River Authority's (BRA) and/or 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 in the sole risk 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, even 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 file a lien against the property to recover the cost of such removal of any encumbrances 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.

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 17 day of March

Gerry Luker
Print Name, Property Owner

Signature, Property Owner

STATE OF TEXAS §
COUNTY OF HOOD §
Before me, the undersigned authority, a Notary Public in and for Hood County and State, on this day personally appeared Gerry 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 17 day of March 2021.

Kelly Hickman
Notary Public in and for the State of Texas

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

WITNESS, under my hand this 17 day of March, 2021.

By: Authorized Signature

Print Name/Title: President

STATE OF TEXAS §
COUNTY OF Hood §

BEFORE ME, the undersigned authority, a Notary Public in and for sold County and State, on this day personally appeared Gerry Luker authorized officer of Liberty O 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 such executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 17 day of March, 2021.

Kelly Hickman
Notary Public, State of Texas

KELLY RENAE HICKMAN
Notary Public, State of Texas
Comm. Expires 10-08-2024
Notary ID 132217789

"Certificate of Approval"
"Approved by the the Community Development Department" Date 3-30-21

Director of Community Development

Bridget Tribble
Notary Public

BRIDGET TRIBBLE
NOTARY PUBLIC
STATE OF TEXAS
ID # 131217684-8
My Comm. Expires 10-08-2024

"Approved by the Public Works Department" Date 3-30-21

Director of Public Works/City Engineer

Angela Durant
Notary Public

ANGELA DURANT
NOTARY PUBLIC
STATE OF TEXAS
ID # 132261004-8
My Comm. Expires 10-08-2024

AMENDING PLAT
LOTS 1-A, 2-A & 3-A, BLOCK 4
HIGHLAND PARK BAY

BEING ALL OF
LOTS 1, 2, 3 & 4, BLOCK 4, HIGHLAND PARK BAY
CABINET P, SLIDE 676, P.R.H.C.T.
SITUATED IN THE
MARTIN SEITZER SURVEY, ABSTRACT NO. 502
CITY OF GRANBURY
HOOD COUNTY, TEXAS

REFERENCE CASE NO. PL-2021-04