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 by the deed to Liberty G and C Land, Inc., a Texas corporation, recorded under Instrument Number 2008-11143, Official Public Records, Hood County, Texas, being all of Lots 11 & 12, Block 2, 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 is more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of the said Lot 12;

THENCE SOUTH 39° 50' 29" WEST 16(g) feet with a metal marker stamped "JPH Land Surveying" set for reference, continue on same course to the face of a stone wall at the 693 elevation contour line of the Brazos River Authority Datum, a total distance of 165.30 feet;

1. NORTH 32°21'12" WEST for a distance of 2.11 feet;
2. NORTH 46° 19' 48" WEST for a distance of 8.97 feet;
3. NORTH 25° 59' 18" WEST for a distance of 31.38 feet;
4. NORTH 29° 59' 01" WEST for a distance of 31.62 feet;
5. NORTH 35° 36' 36" WEST for a distance of 3.39 feet;
6. NORTH 45° 37' 00" WEST for a distance of 8.67 feet;
7. NORTH 37° 49' 46" WEST for a distance of 2.05 feet;
8. NORTH 33° 07' 51" WEST for a distance of 3.53 feet;
9. NORTH 49° 42' 29" WEST for a distance of 6.07 feet;
10. NORTH 30° 29' 01" WEST for a distance of 31.97 feet;
11. NORTH 39° 11' 42" WEST for a distance of 11.55 feet;
12. NORTH 29° 39' 51" WEST for a distance of 9.33 feet;
13. NORTH 29° 08' 02" WEST for a distance of 9.36 feet to the south corner of "Grandhill Arms" as shown on plat of Catalina Bay II, Phase One, an addition in the City of Granbury, Hood County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 336, Plat Records, Hood County, Texas;

THENCE NORTH 39° 39' 29" EAST, with the southeast line of said Grandhill Arms, passing at a distance of 20.00 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set for reference, continuing on said course for a total distance of 180.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of said Lot 11;

THENCE SOUTH 50° 09' 31" EAST, with the southeast line of Lot 11, a distance of 93.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the non-tangent curve concave to the southeast (curve to the left), having a radius of 50.00 feet, said curve being in the southern curve of Bay Court, a 50.00 foot radius cul-de-sac right-of-way as recorded in said Highland Park Bay plat;

THENCE in a southwesterly direction, along the arc of said curve, an arc length of 88.84 feet, (a chord bearing SOUTH 10° 09' 32" WEST, a chord distance of 77.35) returning to the Point of Beginning and enclosing 0.476 of an acre (20,724 square feet)

NOW THEREFORE KNOW ALL 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 11-A, BLOCK 2, HIGHLAND PARK BAY II, an addition to the City of Granbury, Hood County, Texas, and does hereby dedicate, to the 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 underground improvements 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 in unoccupied outer Section 3.3.G combined lands. 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; subject to the mutual limits the use to particular utilities, and 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 right of the property owner or holder 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 require from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated areas. 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, under my hand this 12 day of April, 2022.

Gary Z. Lubet, Liberty G&C Land, Inc. authorized officer

Printed Name/Title: Gary Lubet President/Owner/Land Officer

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 Z. Lubet, authorized officer of Liberty G and C Land, Inc., a Texas Corporation, Owner, 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 12 day of April, 2022.

Notary Public in and for the State of Texas

BRANDIE ROBINSON
Notary ID #131408796
My Commission Expires
March 13, 2024

"Certificate of Approval"
"Approved by the the Community Development Department" Date 4/11/2022

Community Development

BRIDGET TRIBBLE
NOTARY PUBLIC
STATE OF TEXAS
ID # 131774045
My Comm. Expires 10-03-2023

"Approved by the Public Works Department" Date 4/7/2022

Director of Public Works/City Engineer

Notary Public

ANGELA DURANT
NOTARY PUBLIC
STATE OF TEXAS
ID # 12828104-0
My Comm. Expires 10-03-2023

P-854

FILED
APR 12 2022
County Clerk, Hood County, TX

JPH LaNd Surveying, Inc.

Scale: 1" = 10'

JPH Job/Drawing No. (see below)
2022.279.001 HPB, Granbury, Hood Co., Texas
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

| Line Data Table | | |
|---|---|---|
| Line # | Bearing | Distance |
| L1 | N32°21'12"W | 2.11' |
| L2 | N46°19'48"W | 8.97' |
| L3 | N25°59'18"W | 31.38' |
| L4 | N29°59'01"W | 31.62' |
| L5 | N35°36'36"W | 3.39' |
| L6 | N45°37'00"W | 8.67' |
| L7 | N37°49'46"W | 2.05' |
| L8 | N33°07'51"W | 3.53' |
| L9 | N49°42'29"W | 6.07' |

| Line Data Table | | |
|---|---|---|
| Line # | Bearing | Distance |
| L10 | N30°29'01"W | 31.97' |
| L11 | N39°11'42"W | 11.55' |
| L12 | N29°39'51"W | 9.33' |
| L13 | N29°08'02"W | 9.36' |

| Curve Data Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Arc | Radius | Delta | Chord Bearing | Chord |
| C1 | 88.84' | 50.00' | 102°20'05" | S10°09'32"W | 77.35' |

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)
○ Vertex or concrete point (not a monument)
Coordinate values, if shown, are USSyFt/TxCS,'83,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS,'83,NCZ)

LEGEND OF ABBREVIATIONS

| | |
|---|---|
| USSyFt. | United States Survey Feet |
| TxCS,'83,NCZ | Texas Coordinate System of 1983, North Central Zone |
| NAVD88 | 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 |
| PG/PG(S) | Volume/Page/Instrument Number |
| POB/POC | Point of Beginning/Point of Commencing |
| MFFE | 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 P-676 | Recorded in Document P-676, P.R.H.C.T. |
| (ABST#) | Abstracted by this Plat |
| (H.I.P.) | Dedicated by this Plat |

WATER / SEWER / ELECTRICAL

Only one service will be allowed for each lot as shown on the Amending Plat. Additional water and power services must be not and capped at the main upon permit issuance for each lot.

SURVEYOR'S CERTIFICATION

THIS is to certify that I, Jared Cheek, 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.

Jared Cheek
Registered Professional
Land Surveyor No. 5734
Email: jcheek@jphls.com
Date: April 5, 2022

STATE OF TEXAS
JARED CHEEK
5734
LAND SURVEYOR

The sole purpose of this amending plat is to reconfigure two lots into one. This Amending Plat does not attempt to amend or remove any covenants or restrictions as referenced under Section 212.014 (3) of the Texas Local Government Code

By affixing his/her signature, the property owner hereby certifies that proper research has been conducted to verify this fact.

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 12 day of April, 2022.

Gary Z. Lubet, authorized officer
Liberty G&C Land, Inc.

Signature, 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 Z. Lubet (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 12 day of April, 2022.

Notary Public in and for the State of Texas

BRANDIE ROBINSON
Notary ID #131408796
My Commission Expires
March 13, 2024

GENERAL NOTES:

1. The site benchmark is a bleg nail with a metal marker stamped "JPH Land Surveying" set in concrete, located approximately 2,385 feet easterly of the north corner of the subject tract. The benchmark has the following values: X = 2,192,924.92' | Y = 6,838,395.35' (Texas Coordinate System of 1983, North Central Zone) | Z = 703.77' (NAVD88). See vicinity map for general location
2. Per plat recorded in Cabinet B, Slide 397, P.R.H.C.T., The Easement in Brazos River Authority to Hood, overflow, flowage, to the 696 feet elevation contour (Brazos River Authority Datum), recorded in Volume 147, Page 133, Deed Records, Hood County, Texas indicates a portion of the subject tract.
3. Per plat recorded in Cabinet B, Slide 336, the 696 feet 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) of the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas, map no. 48221C0190H, dated APRIL 3, 2010, via online map location and graphic plotting under the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://msc.fema.gov.

ZONE AE - (Base Flood Elevation – 697) - Areas subject to inundation by the 1-percent-annual-chance flood for 100 year (flood) event 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.

5. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or encumbrances 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 can be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat in Hood County. Such sale/conveyance 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 affect 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 energy.

FLOOD PLAIN RESTRICTIONS:

No construction shall be allowed within the flood plain easement, without the prior written approval of the City. In order to receive 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 culverts, creeks, streams, or ponds (drainage ways) traversing along or across portions of this subdivision, will remain undisturbed in all times and will be maintained by the individual lot owners, homeowner's association or appointed maintenance entity where lots are traversed by or adjacent to the drainage ways. The City of Granbury will not be responsible for the maintenance, creeks 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 occasionally subject to storm 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 those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is restricted within the flood plain easement limit as shown on the plat.

"VAM" (VISIBILITY, ACCESS, AND MAINTENANCE)

The area or zones 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 permitted 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 at any 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 assist 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 privilege at all times to enter upon the VAM Easement or any part thereof for the purpose and with all rights and privileges set forth herein

# AMENDING PLAT
# LOT 11-A, BLOCK 2
# HIGHLAND PARK BAY

BEING THE SAME AS
LOTS 11 & 12, BLOCK 2, HIGHLAND PARK BAY
DOCUMENT P-676, P.R.H.C.T.
SITUATED IN THE
MARTIN SETZER SURVEY, ABSTRACT NO. 502
CITY OF GRANBURY
HOOD COUNTY, TEXAS

REFERENCE CASE NO. PL-2022-07