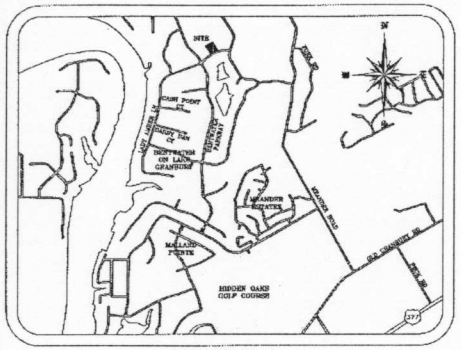


VACINITY MAP
(not to scale)

Note: All property corners are 5/8" capped iron rods found (Brookes Baker) unless otherwise noted.

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to Survey Services, Inc. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities may be encountered. No excavations were made during the progress of this survey to locate buried utilities. Call 1-800-344-8377.

FLOOD STATEMENT: A portion of this property is located within Zone-A, Special Flood Hazard Areas inundated by 100-year flood, no base flood elevation determined and a portion of this property is located in Zone X, areas determined to be outside of the 500-year flood plain, according to the Flood Insurance Rate Map, Community-Panel No. 480358 0065 B, dated October 18, 1988. Note: Hood County Health Department has determined the Base Flood Elevation for this property is 800 Elevation NAVD 1988.

SURVEYOR'S CERTIFICATE:

I, Timothy G. Martin, Registered Professional Land Surveyor No. 5236, Do hereby declare that the plat as shown herein was prepared from an actual survey made on the ground under my direction and supervision.

Given Under My Hand and Seal,

this the 1st Day Of March 2012.

Timothy G. Martin, RPLS NO. 5236

STATE OF TEXAS REGISTERED TIMOTHY G. MARTIN 5236 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 28th DAY OF Feb 2012, BY THE HOOD COUNTY COMMISSIONERS COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF HOOD COUNTY, TEXAS BY THE COUNTY CLERK.

COUNTY JUDGE

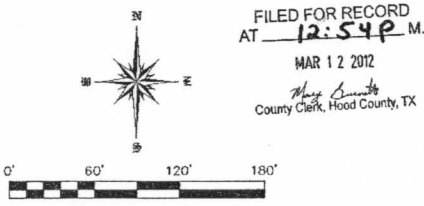
FILED THIS THE 12th DAY OF March 2012.

SLIDE P-400 PLAT RECORDS, HOOD COUNTY, TEXAS.

FILED FOR RECORD
AT 12:54P M.

MAR 12 2012

County Clerk, Hood County, TX



SCALE 1" = 60'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	430.00'	02°36'38"	19.59'	S 60°21'19" W	19.59'

OWNER:

Danny E. Johnston and
Cindy L. Johnston
1606 Lady Amber Ln.
Granbury, Texas 76049
PHONE: (817) 776-2075

SURVEYOR:

STATE OF TEXAS REGISTERED SURVEY SERVICES, INC. PROFESSIONAL LAND SURVEYOR

Survey Services, Inc.
P.O. Box 1590
Granbury, Texas 76048-1590
Office: (817) 578-8854
Fax: (817) 579-5850
www.surveyservicesinc.org

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF HOOD:

WHEREAS Danny E. Johnston and Cindy L. Johnston are the owners of Lots 250 and 251, Block 1, Bentwater on Lake Granbury, Section Two recorded in Slide B-14, Plat Records, Hood County, Texas, said Lots 250 and 251 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the North Right-of-Way line of Lady Amber Lane (a 60 feet wide R.O.W.) for the Southwest corner of said Lot 251 and the Southeast corner of Lot 252 of said Bentwater on Lake Granbury;

THENCE North 36 degrees 08 minutes 17 seconds West, along the West line of said Lot 251 and the East line of said 252, a distance of 405.75 feet to 5/8 inch capped iron rod found (Brookes Baker) for the Northwest corner of said Lot 251 and the Northeast corner of said Lot 252 and on the South line of Lot 522, Bentwater on Lake Granbury, Section Three, as recorded in Slide B-33 of said plat records;

THENCE North 65 degrees 21 minutes 53 seconds East, along the North line of said Lot 251 and the South line of said Lot 522, passing through a 5/8 inch capped iron rod found (Brookes Baker) for the Northeast corner of said Lot 251 and the Northwest corner of said Lot 250, at a distance of 142.87, in all, a total distance of 274.64 feet to a 5/8 inch capped iron rod found (Brookes Baker) for the Northeast corner of said Lot 250 and the Northwest corner of Lot 249 of said Bentwater on Lake Granbury, Section Two, from which a 5/8 inch capped iron rod found for the Northeast corner of said Lot 249, bears North 65 degrees 21 minutes 53 seconds East, a distance of 124.98 feet;

THENCE South 31 degrees 22 minutes 27 seconds East, along the East line of said Lot 250 and the West line of said Lot 249, a distance of 380.94 feet to a 5/8 inch capped iron rod found (Brookes Baker) on the North Right-of-Way line of said Lady Amber Lane for the Southeast corner of said Lot 250 and the Southwest corner of said Lot 249;

THENCE South 60 degrees 46 minutes 23 seconds West, along the North Right-of-Way line of said Lady Amber Lane and the South line of said Lot 250, passing through a 5/8 inch capped iron rod found (Brookes Baker), for the Southwest corner of said Lot 250 and the Southeast corner of said Lot 251, at a distance of 121.27 feet, in all, a total distance of 219.64 feet to a 5/8 inch capped iron rod set (SSI) for the beginning of a curve to the left whose chord bears South 60 degrees 21 minutes 19 seconds West, a distance of 19.59 feet and having a radius of 430.00 feet;

THENCE Southwesterly, along the North Right-of-Way line of said Lady Amber Lane and the South line of said Lot 251 and said curve to the left, through a delta angle of 02 degrees 36 minutes 38 seconds, an arc length of 19.59 feet to the POINT OF BEGINNING, containing 100,118 Square Feet or 2.298 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Danny E. Johnston and Cindy L. Johnston, Owners, do hereby adopt this plat designating the herein above described property as Lot 250R, Block 1, BENTWATER ON LAKE GRANBURY, SECTION TWO, a subdivision in Hood County, Texas. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the government agencies. In addition, utility easements may also be used for the mutual use in accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and government agencies use thereof. The government agencies and public 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 in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The government agencies and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or part of their respective systems, without the necessity at any time, procuring permission from anyone. This property is located within the extra territorial jurisdiction of Brazos Bend.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF HOOD COUNTY, TEXAS.

Danny E. Johnston — Date 3-3-12

Cindy L. Johnston — Date 3-2-12

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 Danny E. Johnston, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2 day of March 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 Cindy L. Johnston, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2 day of March 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA A. COOK
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-20-2014

RE PLAT
LOT 250R, BLOCK 1

BENTWATER ON LAKE GRANBURY SECTION TWO

BEING A RE-PLAT OF LOTS 250 & 251, BLOCK 1, BENTWATER ON LAKE GRANBURY, SECTION TWO RECORDED IN SLIDE B-14 PLAT RECORDS, HOOD COUNTY, TEXAS.

JOB NO. U:/SURVEY/2011/11144 DATE 08/09/2011 DRAWN BY: SMB