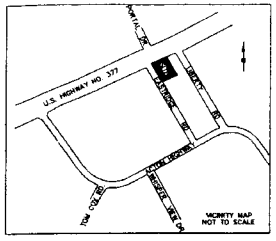
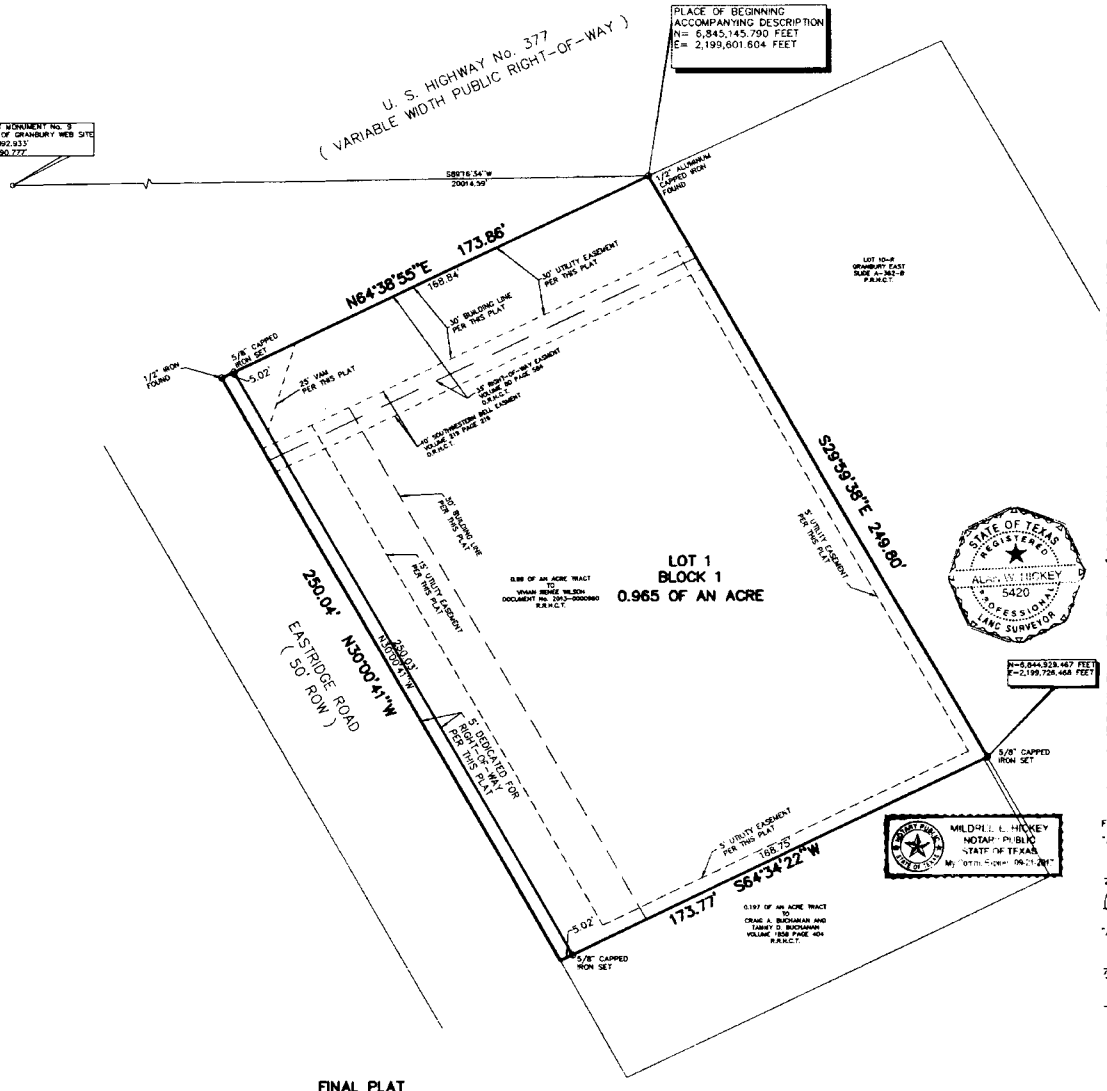


NOTE:

ALL 5/8" CAPPED IRONS SET ARE STAMPED "BROOKES BAKER SURVEYORS".



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 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, walks, 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 privilege 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.

SIDEWALK NOTE:

At such time when Hwy 377 and Eastridge Road fronting the property becomes upgraded to an urban standard street (curb & gutter section), the property owner agrees to extend a commercial sidewalk across the front of the property at its sole cost. Required design and construction shall be in accordance with the current policies of the City at that time. The property owner covenants and agrees that upon the failure of the property owner to extend the commercial sidewalk within six (6) months from the date of completion of Hwy 377 to an urban standard roadway as required, the City shall be authorized to provide for such extension and to charge the then current property owner for the costs of same and/or to place a lien upon the property to secure said costs. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF GRANBURY HOOD COUNTY, TEXAS MAP NO. 48221C0185D, EFFECTIVE DATE AUGUST 16, 2012 AND IT APPEARS THAT THE SUBJECT TRACT LIES WITHIN ZONE X, OUTSIDE OF THE 100 YEAR FLOOD PLAIN

-30' -15' 0' 30' 60' 90'

GRAPHIC SCALE IN FEET

FILE NAME: C:\DON13\CHEERHP.dwg DRAWN BY: CDH

FINAL PLAT
of
Lot 1, Block 1
CHEERFUL HEART PLAZA, an addition to the City of Granbury, Texas being part of the MARTIN SETZER SURVEY Abstract No. 502 situated in Hood County, Texas.

We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground April 1, 2013.
BROOKES BAKER SURVEYORS

FILED FOR RECORD
AT 09:18 A M
OCT 23 2013
County Clerk, Hood County, TX

FILED THIS THE 23rd DAY OF Oct. 2013
SLIDE P-454 PLAT RECORDS OF HOOD COUNTY, TEXAS.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Vivian Renee Wilson, is the Owner of part of the MARTIN SETZER SURVEY Abstract No. 502 situated in Hood County, Texas; embracing all of the 0-99/100 of an acre tract described in the deed to Vivian Renee Wilson, recorded in Document No. 2013-0000960 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at an aluminum capped iron found for the northeast corner of the said 0-99/100 of an acre tract, and in the south line of U.S. Highway No. 377.

Thence south 29 degrees-59 minutes-38 seconds east, along the east line of the said 0-99/100 of an acre tract, 248-80/100 feet to a 5/8" capped iron set for the southeast corner of the said 0-99/100 of an acre tract.

Thence south 64 degrees-34 minutes-22 seconds west, along the south line of the said 0-99/100 of an acre tract, at 168-75/100 pass a 5/8" capped iron set, in all 173-77/100 feet to the south-west corner of the said 0-99/100 of an acre tract.

Thence north 30 degrees-00 minutes-41 seconds west, along the west line of the said 0-99/100 of an acre tract, and the east line of Eastridge Road, 250-04/100 feet to a 1/2" iron found for the northwest corner of the said 0-99/100 of an acre tract.

Thence north 64 degrees-38 minutes-55 seconds east, along the north line of the said 0-99/100 of an acre tract, and the said south line of U.S. Highway No. 377, 173-86/100 feet to the place of beginning and containing 0-994/1000 of an acre.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Vivian Renee Wilson, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1 of the CHEERFUL HEART PLAZA, an addition to the City of Granbury, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. 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 City of Granbury. 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 and/or Hood County's use thereof. The City of Granbury or Hood County, 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 in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Granbury or Hood County, public utility and franchise 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 parts of their respective systems without the necessity at any time procuring permission from anyone. The 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, my hand, this the 3 day of Oct 2013

BY: Renee Wilson
Vivian Renee Wilson
Owner Lot 1, Block 1

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 Vivian Renee Wilson, 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 considerations therein expressed.

Given under my hand and seal of office, this 3 day of Oct 2013

Mildred E. Hickey
MILDRED E. HICKEY NOTARY PUBLIC STATE OF TEXAS My Comm. Expires 09-21-2017

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Alan W. Hickey
Registered Professional Land Surveyor No. 5420

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 Alan W. Hickey Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 3 day of Oct 2013

Mildred E. Hickey Seal Notary Public in and for the State of Texas

Final Plat
"Approved by the Planning and Zoning Commission" Date 9-16-13

Lee A. Daniel Chairman, Planning and Zoning

Angela D. McCafferty Attest, Administrative Assistant

"Approved by the City Council" Date 10-1-13

Bill Heck Mayor, City of Granbury

Dee Arce Attest, City Secretary

OWNER LOT 1, BLOCK 1:
VIVIAN RENEE WILSON
PO BOX 3299
GLEN ROSE, TEXAS 76043
254-396-0858

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
METRO (817) 279-0232
FAX (817) 279-9694
alanh@brookesbakersurveyors.com