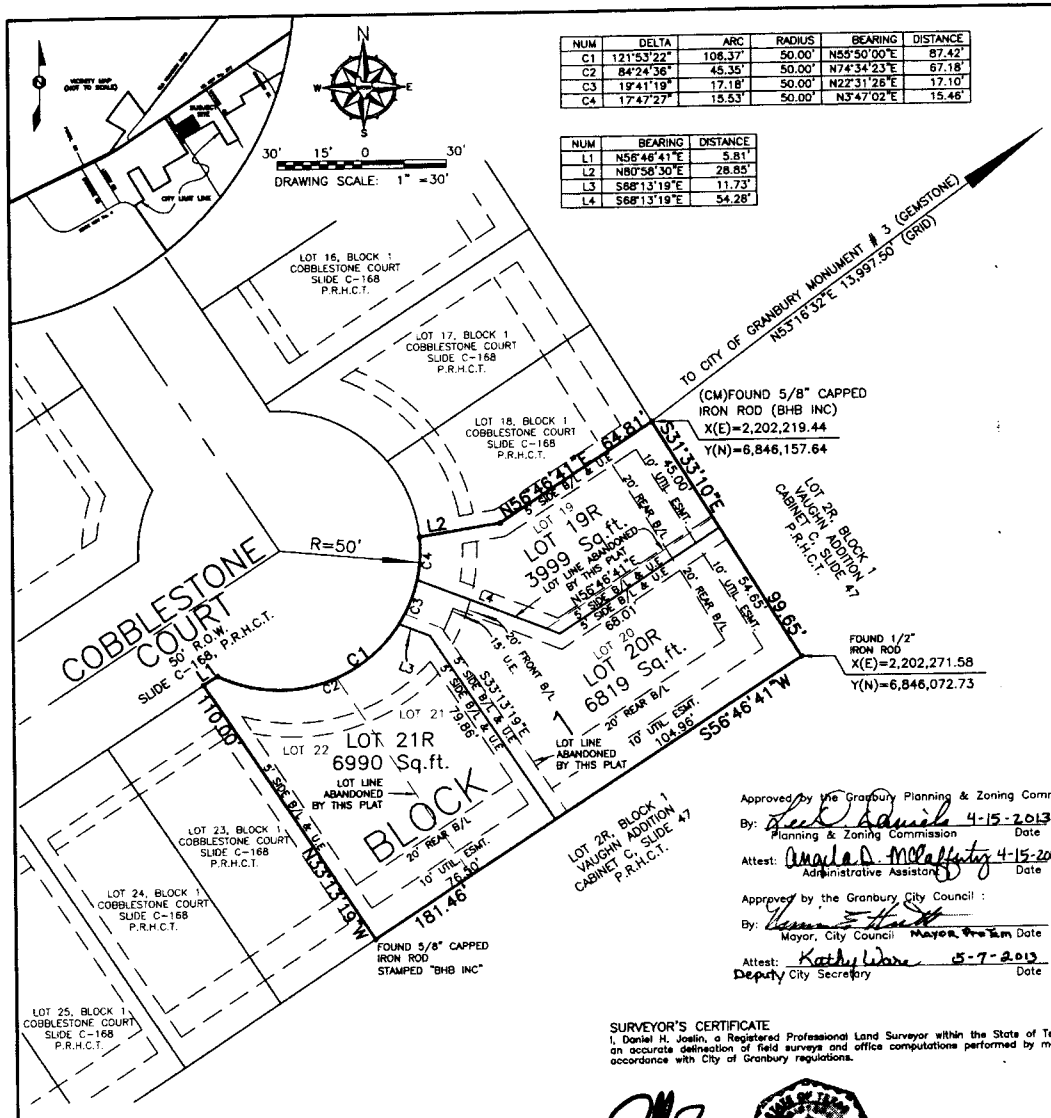

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	121°53'22"	106.37'	50.00'	N55°50'00"E	87.42'
C2	84°24'36"	45.35'	50.00'	N74°34'23"E	67.18'
C3	19°41'19"	17.18'	50.00'	N22°31'26"E	17.10'
C4	17°47'27"	15.53'	50.00'	N3°47'02"E	15.46'

NUM	BEARING	DISTANCE
L1	N56°46'41"E	5.81'
L2	N80°58'30"E	28.85'
L3	S68°13'19"E	11.73'
L4	S68°13'19"E	54.28'

NOTES:

1. Reference bearing basis is per East line of Cobblestone Court as recorded in Slide C-168, P.R.H.C.T. (S31°33'10"E)
2. FLOOD STATEMENT: The subject property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the Flood Insurance Rate Map, Community Panel Number 48221C0205D, effective date August 16, 2012.
3. All corners are set 5/8 inch capped iron rods stamped "BHB" unless otherwise noted.
4. The subject property lies within the City of Granbury, Texas.

OWNER:

Granbury Davis Road Development Ltd.
1201 2nd Street, Ste. 106
Granbury, TX 76048

SURVEYOR:

Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgeis Plaza, Ste. 700, Fort Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-8245 E-Mail:Survey@bhbinc.com

Approved by the Granbury Planning & Zoning Commission:

By: Daniel 4-15-2013
Planning & Zoning Commission Date

Attest: Angela D. McCafferty 4-15-2013
Administrative Assistant Date

Approved by the Granbury City Council :

By: Mayor, Pro Tem
Mayor, City Council Date 5-7-2013

Attest: Kathy Ware 5-7-2013
Deputy City Secretary Date

SURVEYOR'S CERTIFICATE

I, Daniel H. Joslin, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with City of Granbury regulations.

Daniel H. Joslin
R.P.L.S. No. 4749

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Daniel H. Joslin, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 29th day of April 2013.

Notary Public My Commission expires February 19, 2016
Michelle A. Soules

HOOD COUNTY FILING

Filed this 13 day of May 2013 in Slide P-433 of the Plat Records of Hood County, Texas.

STATE OF TEXAS:
COUNTY OF HOOD:

WHEREAS, Granbury Davis Road Development Ltd. being the owner of the following described property:

BEING Lots 19, 20, 21 and 22, Block 1, Cobblestone Court as recorded in Slide C-168, Plat Records of Hood County, Texas.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, Philip W. Hope, Managing Manager of Granbury Davis Road Development Ltd., does hereby adopt this plat designating the hereinabove described property as Lots 19R, 20R AND 21R, BLOCK 1, COBBLESTONE COURT, an addition to the City of Granbury, Hood County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets shown thereon. The streets 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 place 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, 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 or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/ Business Owner's Association. The City of Granbury, 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 or dedicated areas, even if these easements or dedicated areas are to be maintained by their property owner or Home/ Business 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 form anyone.

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

Executed this the 1st day of May, 2013

Philip W. Hope, Managing Manager
Lots 19R, 20R, & 21R

STATE OF Texas
COUNTY OF Hood

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Phil Hope, known to me to be the same person's whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein.

Given under my hand and seal of office this 1st day of May 2013.

Angela D. McCafferty
Notary Public
My Commission expires: 10-5-2015

As Managing Manager, I certify that I have read the Covenants and Restrictions filed in 2011-0001652 in the Deed Records of Hood County, Texas, and this Replat does not amend or remove any covenants or restrictions filed on the property.

WITNESS, my hand, this the 1st day of May 2013.

Philip W. Hope, Managing Manager

STATE OF Texas
COUNTY OF Hood

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Phil Hope, known to me to be the same person's whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein.

Given under my hand and seal of office this 1st day of May 2013.

Angela D. McCafferty
Notary Public
My Commission expires: 10-5-2015

FILED FOR RECORD
AT 3:00 P M.
MAY 13 2013
County Clerk, Hood County, TX

THE SOLE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 19, 20, 21 AND 22, BLOCK 1. IT DOES NOT ATTEMPT TO REMOVE, MODIFY OR AMEND ANY PREVIOUSLY RECORDED COVENANTS OR RESTRICTIONS.

REPLAT

LOTS 19R, 20R AND 21R, BLOCK 1

COBBLESTONE COURT

BEING A REPLAT OF LOTS 19, 20, 21 AND 22, BLOCK 1, COBBLESTONE COURT AS RECORDED IN SLIDE C-168 OR THE PLAT RECORDS OF HOOD COUNTY, TEXAS

CITY OF GRANBURY, HOOD COUNTY, TEXAS

MARCH 19, 2013

Drawing: R:\Survey\2006\500033\REPLAT LOTS 19-22 COBBLESTONE COURT.DWG
Saved By: Dave Horsburgh Save Time: 4/4/2013 4:12 PM Plotted by: Dave Horsburgh Plot Date: 4/29/2013 8:05 AM