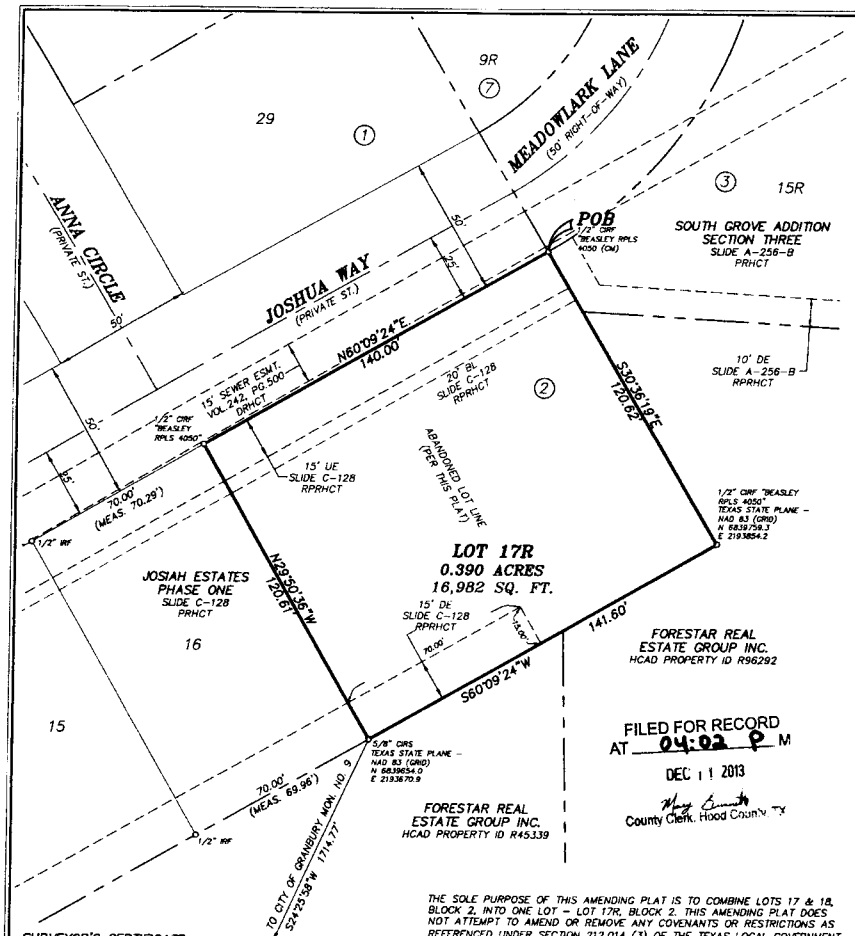


FILED FOR RECORD
AT 04:02 P M
DEC 11 2013
County Clerk, Hood County TX

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER DATE: DECEMBER 04, 2013
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 4 DAY OF DECEMBER, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8-6-2015

STATE OF TEXAS REGISTERED MERLE W. MILLER 5438 PROFESSIONAL LAND SURVEYOR

JACOB SUMPTER
Notary Public
STATE OF TEXAS
My Comm. Exp. August 6, 2015

THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO COMBINE LOTS 17 & 18, BLOCK 2, INTO ONE LOT – LOT 17R, BLOCK 2. 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 HEREON.

WITNESS, MY HAND ON THIS, THE 4TH DAY OF DECEMBER, 2013.

JOSIAH VENTURES, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: JOSIAH DEVELOPMENT, INC.,
GENERAL PARTNER
BY: CARL E. GREER, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED

CARL E. GREER, PRESIDENT OF JOSIAH DEVELOPMENT, INC., A TEXAS CORPORATION, GENERAL PARTNER OF JOSIAH VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4TH DAY OF DECEMBER, 2013.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

LAURIE M. HINES
MY COMMISSION EXPIRES
April 12, 2016

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS JOSIAH VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 0.390 ACRE TRACT OF LAND LOCATED IN THE MARTIN SETZER SURVEY, ABSTRACT NO. 502, IN THE CITY OF GRANBURY, HOOD COUNTY, TEXAS;

BEING A 0.390 ACRE TRACT OF LAND LOCATED IN THE MARTIN SETZER SURVEY, ABSTRACT NO. 502, IN THE CITY OF GRANBURY, HOOD COUNTY, TEXAS, BEING ALL OF LOTS 17 AND 18, BLOCK 2, JOSIAH ESTATES PHASE ONE, AN ADDITION TO THE CITY OF GRANBURY, HOOD COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE C-128, PLAT RECORDS, HOOD COUNTY, TEXAS (PRHCT), SAID 0.390 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND (CONTROLLING MONUMENT) STAMPED "BEASLEY RPLS 4050" ON THE SOUTHEAST RIGHT-OF-WAY LINE OF JOSHUA WAY, A 50' PRIVATE STREET, AND BEING THE NORTHERNMOST CORNER OF SAID LOT 18, BLOCK 2, JOSIAH ESTATES PHASE ONE;

THENCE SOUTH 30 DEGREES 36 MINUTES 19 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 18, A DISTANCE OF 120.62 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BEASLEY RPLS 4050";

THENCE SOUTH 60 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 18, AT A DISTANCE OF 71.60 FEET, PASSING THE SOUTHERNMOST CORNER OF SAID LOT 18, AND CONTINUING IN ALL A TOTAL DISTANCE OF 141.60 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHERNMOST CORNER OF SAID LOT 17, BLOCK 2, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF LOT 16, BLOCK 2, OF SAID JOSIAH ESTATES PHASE ONE, BEARS SOUTH 60 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF 69.96 FEET;

THENCE NORTH 29 DEGREES 50 MINUTES 36 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 17, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 16, A DISTANCE OF 120.61 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BEASLEY RPLS 4050" ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID JOSHUA WAY, AND BEING THE WESTERNMOST CORNER OF SAID LOT 17, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID LOT 16, BEARS SOUTH 60 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF 70.29 FEET;

THENCE NORTH 60 DEGREES 09 MINUTES 24 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.390 ACRES (16,982 SQUARE FEET) OF LAND, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE PLAT OF RECORD FOR JOSIAH ESTATES PHASE ONE, AN ADDITION TO THE CITY OF GRANBURY, HOOD COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE C-128, PLAT RECORDS, HOOD COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JOSIAH VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP**, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 17R, BLOCK 2, JOSIAH ESTATES, PHASE ONE**, AN ADDITION TO THE CITY OF GRANBURY, HOOD COUNTY, TEXAS, AND DOES HEREBY DEDICATE, TO THE PUBLIC USE FOREVER, THE EASEMENTS, AS SHOWN, 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 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 CITY OF GRANBURY'S USE THEREOF. THE CITY OF GRANBURY 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 CITY OF GRANBURY 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 PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF AT ANY TIME PROCURING PERMISSION FROM ANYONE.

WITNESS MY HAND THIS THE 4TH DAY OF DECEMBER, 2013.

JOSIAH VENTURES, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: JOSIAH DEVELOPMENT, INC.,
GENERAL PARTNER
BY: CARL E. GREER, PRESIDENT

MERLE W. MCCARTHY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 10-05-2015

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL E. GREER, PRESIDENT OF JOSIAH DEVELOPMENT, INC., A TEXAS CORPORATION, GENERAL PARTNER OF JOSIAH VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 4TH DAY OF DECEMBER, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURIE M. HINES
MY COMMISSION EXPIRES
April 12, 2016

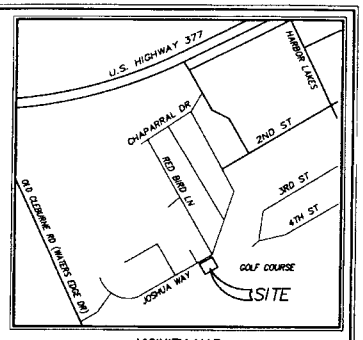
MY COMMISSION EXPIRES: 4-12-2016

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE PLAT OF RECORD FOR JOSIAH ESTATES PHASE ONE, AN ADDITION TO THE CITY OF GRANBURY, HOOD COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE C-128, PLAT RECORDS, HOOD COUNTY, TEXAS.
2. ALL ARCS ARE MEASURED ON THE CHORD UNLESS OTHERWISE NOTED.
3. THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS GATES IN PROPER WORKING ORDER TO ALLOW FOR E.M.S. RESPONSE. ANY DAMAGE TO THE GATES WILL REQUIRE IMMEDIATE REPAIR BY THE H.O.A.
4. THE H.O.A. SHALL MAINTAIN AND ENFORCE A MINIMUM OF TWENTY-FOUR FEET (24') CLEARANCE WITHIN THE PRIVATE STREETS FOR E.M.S. RESPONSE. THE CITY OR H.O.A. MAY REMOVE ANY PHYSICAL ENCUMBRANCES TO MAINTAIN THE TWENTY-FOUR FEET (24') CLEARANCE WITHIN THE PRIVATE STREET AT THE SOLE COST OF THE PROPERTY OWNER.
5. ALL STREETS ARE PRIVATE ACCESS EASEMENTS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.
6. FLOOD STATEMENT: THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" (UNSHADED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48221C0195D REVISED: AUGUST 16, 2012. ZONE "X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER:
JOSIAH VENTURES, LTD.
2880 W. PIONEER PARKWAY, SUITE D
ARLINGTON, TX 76013

SLIDE P-459



VICINITY MAP
(NOT TO SCALE)

LEGEND / ABBREVIATIONS

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
PRHCT	PLAT RECORDS, HOOD COUNTY, TEXAS
DRHCT	DEED RECORDS, HOOD COUNTY, TEXAS
RPRHCT	REAL PROPERTY RECORDS, HOOD COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
MEAS.	MEASURED
ESMT.	EASEMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE

30 0 15 30 60
1 inch = 30 ft.

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT:

BY: 12-10-2013
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

ATTEST

BY: 12-10-13
NOTARY PUBLIC DATE

APPROVED BY THE PUBLIC WORKS DEPARTMENT:

BY: 12-11-2013
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER DATE

AMENDING PLAT

LOT 17R, BLOCK 2
JOSIAH ESTATES, PHASE ONE

AN ADDITION TO THE CITY OF GRANBURY
HOOD COUNTY, TEXAS
BEING 0.390 ACRES OF LAND LOCATED IN THE
MARTIN SETZER SURVEY, ABSTRACT NO. 505
CITY OF GRANBURY, HOOD COUNTY, TEXAS

DECEMBER, 2013

SURVEYOR/ENGINEER:

mma

mycoskie mcinnis associates
civil engineering surveying landscape architecture planning
tbpe registration number: f - 2759
tbpls registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

SHEET 1 OF 1