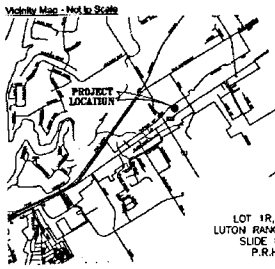
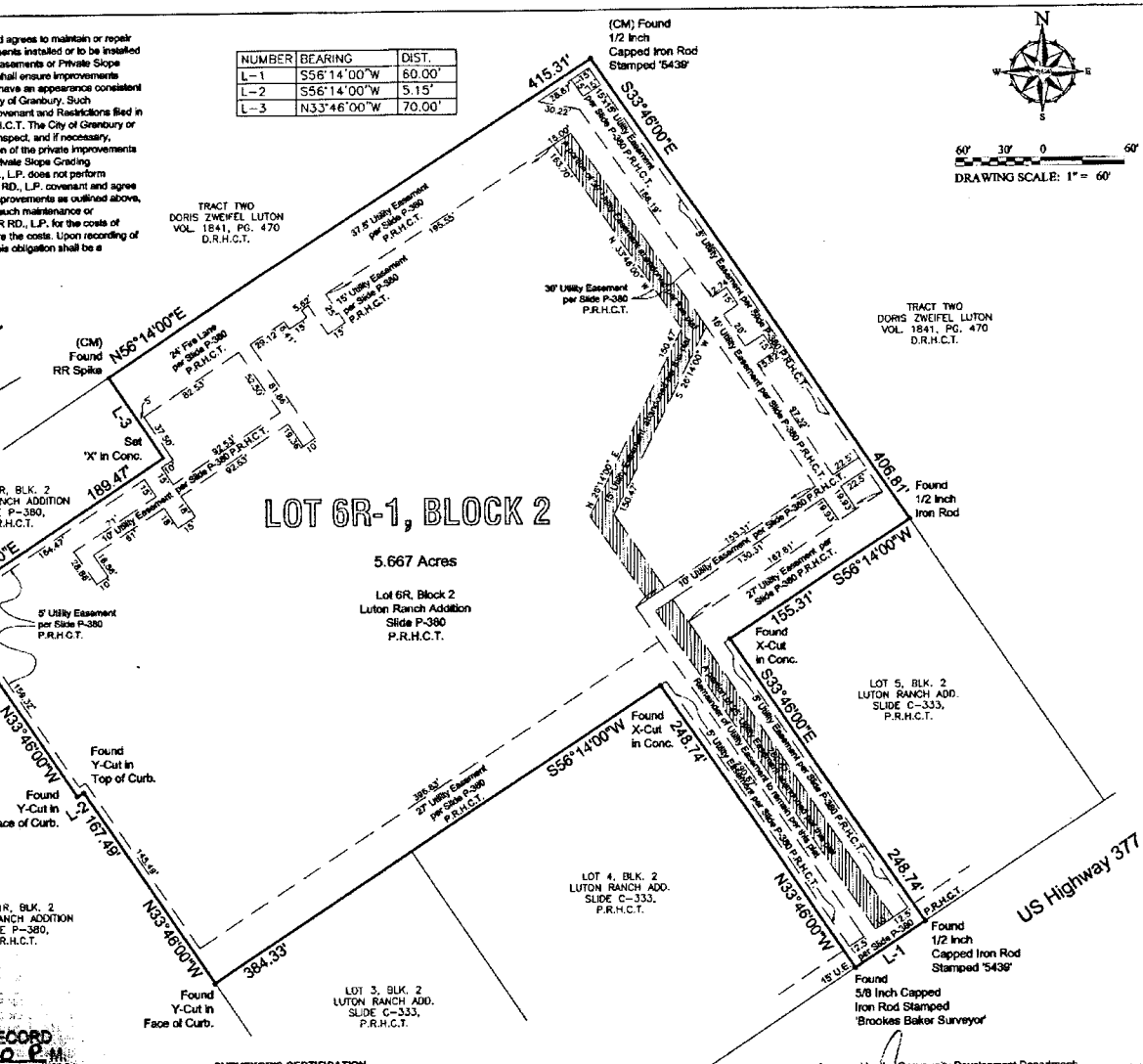
NEC US377 & MEANDER RD. L.P., acknowledges and agrees to maintain or repair all private drainage improvements or grading improvements installed or to be installed within the plat and contained within Private Drainage Easements or Private Slope Grading Easements. Such maintenance and/or repair shall ensure improvements previously mentioned are in such a state to operate or have an appearance consistent with the approved engineering plans on file with the City of Granbury. Such maintenance responsibility is also defined within the Covenant and Restrictions filed in County Clerk Document Number 2010-0009388, D.R.H.C.T. The City of Granbury or their agents are hereby granted the right of access to inspect, and if necessary, perform such maintenance to ensure the proper function of the private improvements contained within the Private Drainage Easements or Private Slope Grading Easements in the event NEC US377 & MEANDER RD., L.P. does not perform perform such maintenance. NEC US377 & MEANDER RD., L.P. covenant and agree that upon the failure or either to maintain the private improvements as outlined above, the City of Granbury shall be authorized to provide for such maintenance or improvements and to charge NEC US377 & MEANDER RD., L.P. for the costs of same and/ or to place a lien upon the property to secure the costs. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

Vicinity Map - Not to Scale



NUMBER	BEARING	DIST.
L-1	S56°14'00"W	60.00'
L-2	S56°14'00"W	5.15'
L-3	N33°46'00"W	70.00'



STATE OF TEXAS
COUNTY OF HOOD:

WHEREAS NEC US377 & MEANDER RD., L.P., a Texas limited partnership being the owner of a tract land situated in the City of Granbury, Hood County, Texas to wit:

BEING Lot 6R, Block 2, Luton Ranch Addition as recorded in Slide P-380 of the Plat Records of Hood County, Texas.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

That NEC US377 & MEANDER RD., L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOT 6R-1, BLOCK 2 LUTON RANCH ADDITION, an addition to the City of Granbury and 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 th public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or othe improvements or growths shall be constructed or place upon, over or across the Easements as show except that landscape improvements may be placed in Landscape Easements, if approved by the C of Granbury. In addition, Utility easements may also be used for the mutual use and accommodatio of all public and franchise utilities desiring to use or using the same unless the easement limits the u to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City 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 ar 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.

FIRE LANES

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire la easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete 'HMAC' or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements o obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easement the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police or his duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

There shall exist a common vehicle and pedestrian ingress/ egress and parking allowance, upon, o and across the built parking, maneuvering and pedestrian pathway areas on all lots shown hereon. owner shall bar or restrict vehicle or pedestrian ingress/ egress or parking allowance in a manner lo preclude adjoining property owners enjoyment of such common vehicle and pedestrian ingress/ egress and parking allowance privileges. Such allowance are also referenced in the Covenant and Restrictions filed in County Clerk Document Number 2010-0009388.

This plat approved subject to all platting ordinances, rules, regulations of the City of Granbury, Tex

WITNESS, my hand, this 26th day of March, 2012.

NEC US377 & MEANDER RD., L.P.
BY: VPC GP, Inc.
Its General Partner

Keith Heil
Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Keith Heil, known to me to be the persons whose name and subscribed t the foregoing instrument and acknowledged to me that they each executed the same for the purpo and considerations therein expressed.

Given under my hand and seal of this office, this 26th day of March, 2012.

Karen C. Pierson
Notary Public for the State of Texas

Karen C. Pierson
Notary Public
State of Texas
My Comm. Exp. 12-8-15

The sole purpose of this Amending Plat is to abandon a portion of the Utility Easements as shown.

FILED FOR RECORD
AT 4:10 P.M.
APR 05 2012
County Clerk, Hood County, TX

NOTES:

1. (CM) - Controling Monument.
2. The basis of bearing per Luton Ranch Addition, as recorded in Slide C-333, P.R.H.C.T., being the North line of Lot 6R.

Owner:
NEC US377 & MEANDER RD., L.P.

Land Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgelo Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:Survey@bhbinc.com

SURVEYOR'S CERTIFICATION

I, Daniel H. Joslin, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Granbury, Texas.

Daniel H. Joslin
RPLS No. 4749
February 01, 2012

STATE OF TEXAS:

Before me, the undersigned, a Notary Public for the State of Texas, appeared Daniel H. Joslin known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of March, 2012.

Michelle A. Sowles
Notary Public

MICHELLE A. SOWLES
Notary Public, State of Texas
My Commission Expires
February 19, 2016

Approved by the Community Development Department:

3-30-2012
Date

Director of Community Development

Angela D. McCaffet 3-30-12
Notary Public Date

Approved by the Public Works Department:

Director of Public Works

Heather Livingston 4-4-12
Notary Public Date

This plat filed in County Clerks Document No. P-404 Date 4-5-12

Amending Plat
Lot 6R-1, Block 2
Luton Ranch Addition

Being an amending plat of Lot 6R, Block 2, Luton Ranch Addition as recorded in Slide P-380 of the Plat Records of Hood County, Texas

GRANBURY, TEXAS
February 2012

Drawing: E:\Survey12\04006\Dwg\Amending plat Lot 6R, Blk 2.DWG
Saved By: Dave Hasbrough Sep [illegible] Plotted by: Dave Hasbrough [illegible]