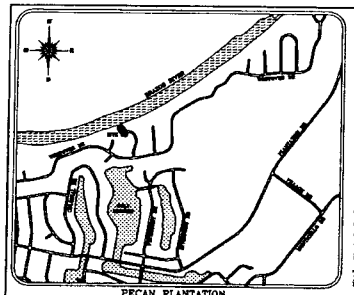


PECAN PLANTATION
VACINITY MAP

FLOOD STATEMENT: A portion of this property is located within Zone-X, areas determined to be outside the 0.2% annual chance floodplain, a portion of this property is located within Zone-AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, according to the Flood Insurance Rate Map, Community-Panel No. 480356 0350 D, dated August 16, 2012.

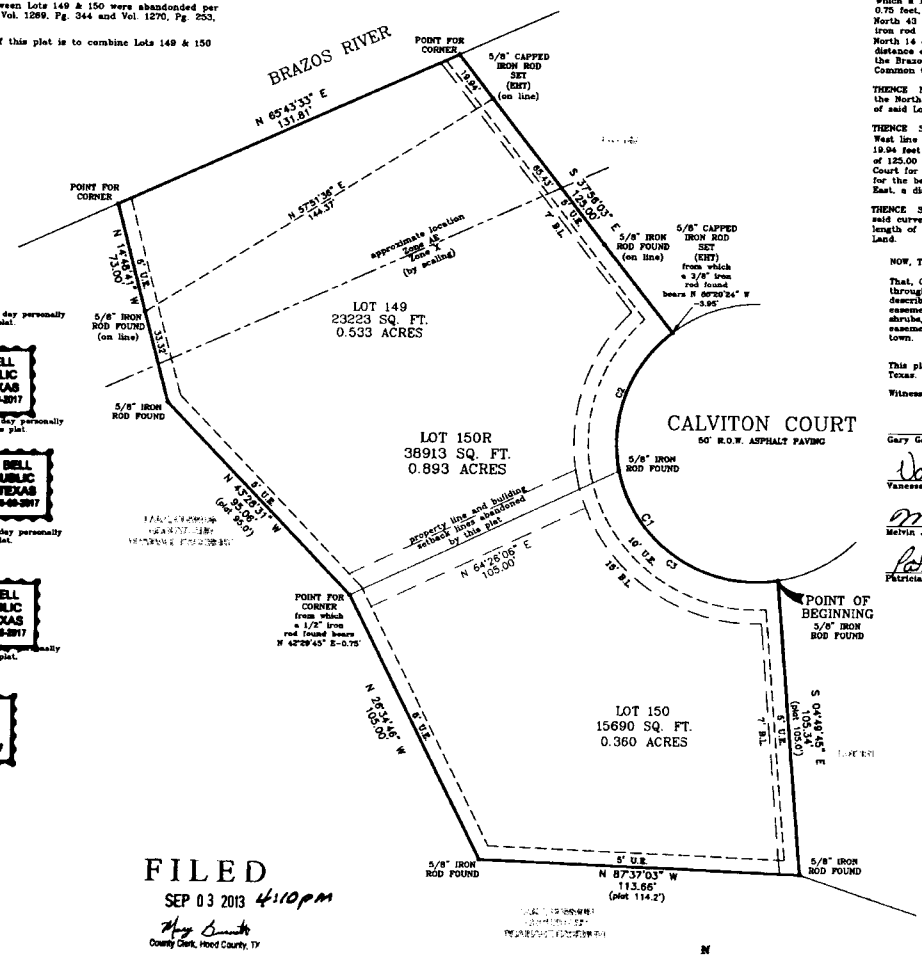
Bearings are based on the Texas State Plane Coordinate System; N.A.D. 83 (Geoid 03) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network.

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to e-ht. 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 811.

This plat does not attempt to remove any known covenants or restrictions previously filed.

The easements between Lots 149 & 150 were abandonded per Vol. 1289, Pg. 910, Vol. 1289, Pg. 344 and Vol. 1270, Pg. 253, R.R.,H.C.,T.

The sole purpose of this plat is to combine Lots 149 & 150 into one lot.



PROPERTY DESCRIPTION

WHEREAS Gary Garner, Vanessa Garner, Patricia Jones and Melvin Jones are the Owners of Lot 149 and Lot 150, Pecan Plantation, Unit One, recorded in Slide A-72, Plat Records, Hood County, Texas said lots being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the South Right-of-Way line of Calviton Court (a 50 feet wide r.o.w.) for the Northeast corner of said Lot 150 and the Northwest corner of Lot 151 of said Pecan Plantation;

THENCE South 04 degrees 49 minutes 45 seconds East, along the East line of said Lot 150 and the West line of said Lot 151, a distance of 105.34 feet (called 105.0 feet) to a 5/8 inch iron rod found for the Southeast corner of said Lot 150 and the Southwest of said Lot 151 and on the North line of the Lake, Common Ground and Drainage Easement per said Pecan Plantation plat;

THENCE along the common lines of said Lots 149 and 150 and the Lake, Common Ground and Drainage Easement the following bearings and distances.

North 87 degrees 37 minutes 03 seconds West, a distance of 113.66 feet (called 114.2 feet) to a 5/8 inch iron rod found,
North 26 degrees 34 minutes 46 seconds West, a distance of 105.00 feet to a point for corner, from which a 1/2 inch iron rod found bears North 42 degrees 29 minutes 45 seconds East, a distance of 0.75 feet,
North 43 degrees 28 minutes 31 seconds West, a distance of 95.06 feet (called 95.0 feet) to a 5/8 inch iron rod found,
North 14 degrees 46 minutes 41 seconds West, passing a 5/8 inch iron rod found (on line), at a distance of 33.32 feet, in all, a total distance of 73.00 feet to a point for corner on the South line of the Brazos River for the Northwest corner of said Lot 149 and the Northeast corner of said Lake, Common Ground and Drainage Easement;

THENCE North 65 degrees 43 minutes 33 seconds East, along the South line of said Brazos River and the North line of said Lot 149, a distance of 131.81 feet to a point for corner for the Northeast corner of said Lot 149 and the Northwest corner of Lot 148 of said Pecan Plantation;

THENCE South 37 degrees 56 minutes 03 seconds East, along the East line of said Lot 149 and the West line of said Lot 148, passing a 5/8 inch capped iron rod set (EHT) (on line), at a distance of 19.94 feet and a 5/8 inch iron rod found (on line), at a distance of 85.37 feet, in all, a total distance of 125.00 feet to a 5/8 inch capped iron rod set (EHT) on the North Right-of-Way line of said Calviton Court for the North most Southeast corner of said Lot 149 and the Southwest corner of said Lot 148 for the beginning of a curve to the left whose chord bears South 23 degrees 34 minutes 13 seconds East, a distance of 98.90 feet and having a radius of 50.00 feet;

THENCE Southeasterly, along the common line of said Calviton Court and said Lot 149 and Lot 150 and said curve to the right, through a central angle of 151 degrees 23 minutes 00 seconds East, an arc length of 132.11 feet to the POINT OF BEGINNING, containing 38,913 Square Feet or 0.893 of an Acre of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Gary Garner, Vanessa Garner, Melvin Jones and Patricia Jones (Owners), acting herein by and through its duly authorized officers, does hereby adopt this re plat designating the herein above described property as Lot 150R, Pecan Plantation, Unit One, a subdivision to Hood County, Texas. All easements shown on this plat are private and are reserved to the Owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. This property is not located within the Extra-Territorial Jurisdiction of any city or town.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Hood County, Texas.

Witness our hands, this the 26th day of August, 2013.

Gary Garner, Owner

Vanessa Garner, Owner

Melvin Jones

Patricia Jones

STATE OF TEXAS
COUNTY OF ~~HOOD~~ Midland

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Garner, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 26th day of August 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROMAE J. BELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-05-2017

STATE OF TEXAS
COUNTY OF ~~HOOD~~ Midland

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Vanessa Garner, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 26th day of August 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROMAE J. BELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-05-2017

STATE OF TEXAS
COUNTY OF ~~HOOD~~ Midland

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Melvin Jones, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 26th day of August 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROMAE J. BELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-05-2017

STATE OF TEXAS
COUNTY OF ~~HOOD~~ Midland

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Patricia Jones, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 26th day of August 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROMAE J. BELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-05-2017

LEGEND:

B.L. BUILDING LINE
CM CONTROL MONUMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:
Drawing showing to the best of my knowledge, information, and belief an accurate delineation of a field survey performed on the ground, and office computations performed by me or under my supervision. There are no observed visible encroachments or protrusions other than shown hereon.

Timothy G. Martin, R.P.L.S. No. 5236

August 15, 2013
Date

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

FILED
SEP 03 2013 4:10pm
County Clerk, Hood County, TX

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 03 DAY OF Sept. 2013, 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 3rd DAY OF Sept 2013.
SLIDE P-450 PLAT RECORDS OF HOOD COUNTY, TEXAS.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	151°23'00"	132.11'	S 23°34'13" E	98.90'
C2	50.00'	64°05'54"	55.94'	S 20°04'19" W	53.06'
C3	50.00'	87°17'06"	76.17'	S 59°37'11" E	69.02'

SURVEYOR:
Enprotec/Hibbs & Todd Inc.
2901 Glen Rose Hwy, Ste 107
GRANBURY, TEXAS 76048
OFFICE 817-579-8954
FAX 817-579-5050
www.e-ht.com

OWNERS:
Gary and Vanessa Garner and
Patricia and Melvin Jones
13818 North Midway
Gardendale, Texas 79758
Phone: 432-557-5513 (Gary Garner)

0' 30' 60' 90'
SCALE 1" = 30'

RE PLAT
LOT 150R, UNIT ONE
PECAN PLANTATION
BEING A RE PLAT OF LOTS 149 & 150, UNIT ONE, PECAN PLANTATION, A SUBDIVISION TO HOOD COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN SLIDE A-72, PLAT RECORDS, HOOD COUNTY, TEXAS

JOB NO. O:\SURVEY\2013\13035 DATE: 05/30/2013 DRAWN BY: SMB