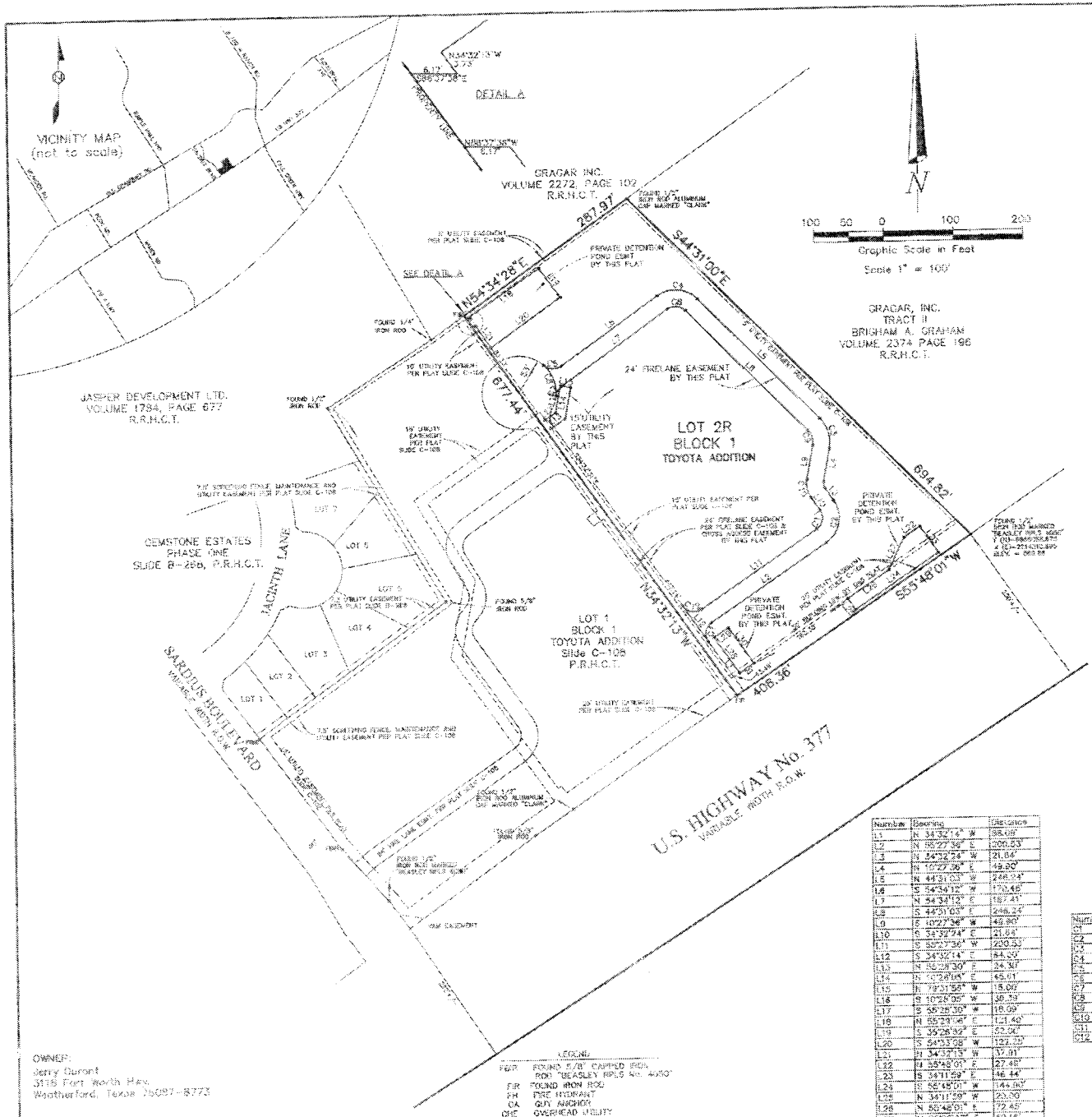

NOTES:

1. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument number 3 (Gemstone) was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83 (1993). The distances shown are horizontal ground distances, to convert to a grid distance multiply the distance as shown by a combined scale factor of 0.9998825. Coordinates as shown are Texas State Plane Coordinates. Elevations as shown on reference monuments where established per GPS technology using monument number 3 (Gemstone) as noted above.

2. The subject property lies within Zone X, areas determined to be outside the 500 year floodplain per Flood Insurance Rate Map, Hood County, Texas, unincorporated areas, per Community Panel Number 480358 0065 B, Map revised October 18, 1988.

3. All corners are 5/8 inch capped iron rods stamped "BHB INC" unless otherwise noted.

4. Screening fence within the maintenance easement shall be maintained in good repair by the property owner and in accordance with the City of Granbury Zoning Ordinance.

5. A Cross Access Easement is shown herein. There shall be unrestricted access to Lots 1R and 2R within said easement.

FIRE LANES

The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, an approved hard surface (hot mix asphalt concrete "HMAC" or concrete surface) and that 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 or 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 easements is 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 lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

SIDEWALK EXTENSION:

At such time when the City of Granbury approves a Capital Improvements Program (CIP) or TXDOT begins construction to improve Fall Creek Hwy fronting the property to an urban standard street (curb & gutter section), the property owner agrees to construct, or if requested by the City, escrow funds to the City of Granbury to construct a commercial sidewalk across the front of the property. Required design and construction shall be in accordance with the current policies of the City's of that time. The property owner covenants and agrees that upon the failure of the property owner to either construct the sidewalk or escrow funds to the City of Granbury upon request equal to the cost of constructing the sidewalk within six (6) months from the date of Council approval of the CIP or six (6) months from the completion of the urban standard street by TXDOT, 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.

PRIVATE DETENTION PONDS:

Private detention pond easements have been dedicated throughout the property as shown herein. The property owner or an established Business Owner's Association (if properly established and duly recorded) agrees to maintain the private detention pond easements and respective drainage infrastructure within said easements by mowing vegetation, repairing improvements, addressing erosion problems and maintaining the design hydraulic capacity and function of the existing drainage improvements as shown on the approved engineering plans designed by Owners engineer and which were filed at the time of engineering review with the City of Granbury. In no event shall the property owner or BOA allow construction or modification within the private detention pond easements including, but not limited to a permanent building or other vertical structure. This would include, but not be limited to any construction or alterations such as monument signs, brick or masonry fences or walls or other structures that require a permit, any topographic alteration to the detention pond or drainage infrastructure, or any structure not requiring a permit which may threaten the structural integrity or hydraulic capacity of the private drainage, utility and slope easement and its appurtenances. 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 drainage way contained within the private detention pond easements. In the event the property owner or BOA does not perform such maintenance. The property owner or BOA agree that upon failure to maintain the private detention pond easements and drainage infrastructure contained within said easements as delineated herein, the City of Granbury shall be authorized to provide for such maintenance or improvements and to charge the then current property owner for the costs of same and/or to place a lien upon the property to secure and recover 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.

Number	Bearing	Distance
L1	N 34°32'14" W	38.08'
L2	N 10°27'36" E	206.23'
L3	N 34°32'14" W	21.84'
L4	N 10°27'36" E	49.90'
L5	N 44°31'03" W	246.24'
L6	S 54°34'12" W	170.45'
L7	N 54°34'12" E	187.41'
L8	S 44°31'03" E	246.24'
L9	S 10°27'36" W	49.90'
L10	S 34°32'14" E	21.84'
L11	S 10°27'36" W	200.53'
L12	S 34°32'14" E	84.00'
L13	N 10°28'30" E	24.30'
L14	N 10°28'08" E	45.61'
L15	N 79°31'52" W	15.00'
L16	S 10°28'08" W	38.79'
L17	S 55°28'30" W	18.09'
L18	N 55°28'08" E	121.40'
L19	S 35°28'52" E	33.00'
L20	S 54°33'08" W	132.00'
L21	N 34°32'13" W	137.01'
L22	N 55°48'01" E	27.48'
L23	S 34°11'59" E	46.44'
L24	S 55°48'01" W	144.90'
L25	N 34°11'59" W	203.00'
L26	N 55°48'01" E	72.45'
L27	N 55°00'27" E	52.16'
L28	N 34°32'13" W	63.18'
L29	N 55°48'08" E	25.00'
L30	S 34°32'13" E	63.18'

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	39°18'32"	25.00'	31.41'	N 10°27'41" E	26.10'
C2	19°45'18"	25.00'	8.62'	N 10°27'35" E	8.58'
C3	24°53'18"	48.00'	21.02'	N 17°01'44" W	20.86'
C4	50°31'45"	48.00'	42.32'	N 34°56'28" W	40.97'
C5	17°51'29"	90.00'	27.11'	N 68°35'04" E	27.00'
C6	53°26'45"	53.00'	49.86'	S 30°39'35" E	48.07'
C7	48°12'43"	20.00'	16.83'	N 30°27'50" E	16.34'
C8	80°34'45"	20.00'	28.12'	S 64°58'26" E	25.90'
C9	5°49'03"	135.00'	13.98'	S 17°01'44" W	13.97'
C10	45°00'00"	38.50'	30.21'	S 32°02'44" W	29.44'
C11	90°00'00"	20.00'	31.42'	S 10°27'35" E	28.28'
C12	90°00'00"	20.00'	31.42'	N 79°32'13" W	28.28'

OWNER:
Jerry Durant
3116 Fort Worth Hwy.
Weatherford, Texas 76087-8773

SURVEYORS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
1200 Ridgeline Plaza, Suite 100, Fort Worth, TX 76116 Tel (817)336-1977 Fax(817)336-9245 E-Mail jmaxwell@bhb-inc.com

LEGEND:

FCIR	FOUND 5/8" CAPPED IRON ROD "BEASLEY RPLS NO. 4080"
FIR	FOUND IRON ROD
FH	FIRE HYDRANT
GA	GUY ANCHOR
OHE	OVERHEAD UTILITY
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
SIR	SET 5/8" CAPPED IRON ROD "BHB INC"
WV	WATER VALVE

OWNER'S CERTIFICATE:
STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS, Jerry Durant, being the owner of Lot 2, Block 1, Toyota Addition as recorded in Slide C-108 of the Plat Records of Hood County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jerry Durant, owner, does hereby adopt this plat designating the hereinabove described property as LOT 2R, BLOCK 1, Toyota Addition, an addition to Hood County, Texas, located within the City of Granbury, Texas. 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 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 along 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 at any time procuring permission from anyone.

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

Executed this the _____ day of _____, 2013

_____
Jerry Durant, Owner

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 Jerry Durant, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that that executes the same for the purpose and consideration therein.

Given under my hand and seal of office this _____ day of _____, 2013.

_____
Notary Public

My Commission expires _____

As owner, I certify that this Amending Plat does not amend or remove any covenants or restrictions filed on the property.

WITNESS, my hand, this the _____ day of _____, 2013

_____
Jerry Durant, Owner

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 Jerry Durant, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executes the same for the purpose and consideration therein.

Given under my hand and seal of office this _____ day of _____, 2013.

_____
Notary Public

My Commission expires _____

FILED FOR RECORD
AT _____ O'CLOCK _____ M
JUL 16 2013
_____
County Clerk Hood County, Tx

OWNER:
Jerry Durant
518 Fort Worth Hwy.
Weatherford, Texas 76087-8773

SURVEYORS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
1320 Ridgeo Pkwy, Suite 200 Fort Worth, TX 76116 tel:817.732.1377 fax:817.732.8212 | info@ghbinc.com

SURVEYOR'S CERTIFICATION

I, John G. Margotta, 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.

_____ 7-9-13
John G. Margotta
R.P.L.S. No. 5956

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 John G. Margotta, 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 _____ day of _____ 2013.

_____
Notary Public

My Commission expires _____

HOOD COUNTY FILING

Filed this _____ day of _____, 2013

In Slide _____ of the Plat Records of Hood County, Texas.

Approved by the Granbury Planning & Zoning Commission:

By: _____
Planning & Zoning Chairman Date

Attest

_____
Administrative Assistant Date

Approved by the Granbury City Council:

By _____
Mayor, City Council Date

Attest

_____
City Secretary Date

"THE SOLE PURPOSE OF THIS PLAT IS TO ADD A 15' UTILITY EASEMENT, 24' FIRE LANE AND TO ADD A PRIVATE DETENTION POND EASEMENT. THIS REPLAT DOES NOT ATTEMPT TO REMOVE OR AMEND ANY FILED COVENANT OR RESTRICTION"

REPLAT

LOT 2R, BLOCK 1
TOYOTA ADDITION

BEING A 5.443 ACRE TRACT WITHIN THE JOSHUA MINETTE SURVEY, A-551 AND THE BENJAMIN GREEN SURVEY, A-197
HOOD COUNTY, TEXAS
JUNE, 2013

SHEET 1 OF 2