



- NOTES:
- LOTS 2, 25, AND 26 DO NOT HAVE DIRECT ACCESS ON OLD GRANBURY ROAD.
 - All fences or walls contained in the D.F.M.E shall be maintained in good repair by the established HOA. If an HOA is not established the current property owner as assigned on this plat shall be responsible for maintenance.
 - Drainage improvements including earthen swales contained within drainage easements may not be altered, cut, modified, removed, or built upon without the express approval of the City. It shall be the responsibility of the property owner to maintain the function and capacity of all drainage improvements within all drainage easements.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 30°42'47" W | 20.00' |
| L2 | N 59°34'06" E | 50.00' |
| L3 | S 30°03'00" E | 20.00' |
| L4 | S 59°34'06" W | 49.85' |
| L5 | S 59°57'00" W | 50.03' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1 | 200.00' | 21°37'32" | 75.49' | N 19°54'01" W | 75.04' |

Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument "4" was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83, (1983). The distances shown are horizontal ground distances. Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument "4" as the benchmark, which bears South 30°21'41" East, a distance of 5334.12 feet from a rail road spike found for the Northwest corner of "OLD GRANBURY VILLA".

FLOOD STATEMENT: This tract is located within Zone X, areas determined to be outside the 500-Year flood plain, according to the Flood Insurance Rate Map, Community-Panel No. 480356 0065 B, dated October 18, 1988.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (VAM)
 The area or areas shown on this plat as "VAM" (Visibility, Access, and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of (24) inches to a height of (11) feet above the top of the curb including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plat. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

"FINAL PLAT"
 APPROVED BY THE PLANNING AND ZONING COMMISSION:
 _____ DATE
 BY: CHAIRMAN, PLANNING AND ZONING COMMISSION
 ATTEST
 _____ DATE
 BY: ADMINISTRATIVE ASSISTANT
 APPROVED BY THE GRANBURY CITY COUNCIL:
 _____ DATE
 BY: MAYOR, CITY COUNCIL
 ATTEST
 _____ DATE
 BY: CITY SECRETARY
 FILED THIS THE _____ DAY OF _____ 2009.
 SLIDE _____ PLAT RECORDS OF HOOD COUNTY, TEXAS.

That I, Timothy G. Martin, R.P.L.S., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Registered Professional Land Surveyor

OWNER: OLD GRANBURY ROAD CHURCH OF CHRIST, INC.
 PRESIDENT: HERMAN PRUITT
 4313 OLD GRANBURY ROAD
 GRANBURY TEXAS 76049
 817-573-6878

OWNER: TRI-COUNTY DEVELOPEMENT, INC.
 AND S&B REAL ESTATE INVESTMENTS, LP.
 PRESIDENT, JASON BRITT
 409 E. HWY 377
 GRANBURY TEXAS 76048
 817-573-5634

**FINAL PLAT SHOWING
 LOTS 1 THROUGH 34, BLOCK 1
 "OLD GRANBURY VILLA"
 PART OF THE W. G. TERRELL SURVEY, ABSTRACT No. 562
 ALL IN THE CITY OF GRANBURY, HOOD COUNTY, TEXAS, EXCEPT FOR
 A PORTION OF LOT 1, BLOCK 1, WHICH IS IN HOOD COUNTY, TEXAS.**

Survey Services Inc.
 P. O. BOX 1590
 GRANBURY TEXAS 76048-1590
 OFFICE 817/578-8854 FAX 817/579-5850

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF HOOD

WHEREAS, Tri-County Development, Inc., S&B Real Estate Investments, LP, and Old Granbury Road Church of Christ, Inc. are the Owners of tracts of land situated in the W. G. Terrell Survey, Abstract No. 562, Hood County, Texas, further being a tract of land described in a deed to Tri-County Development, Inc., recorded in Volume 2438, Page 272, Official Public Records, Hood County, Texas, and the remainder of a tract of land described in a deed to S & B Real Estate Investments, LP, recorded in Volume 2444, Page 284 of said records, and a 2,000 acre tract of land described in a correction deed to Old Granbury Road Church of Christ, Inc., recorded in Volume 2284, Page 191 of said Official Records, and all of a called 0.684 acre tract of land described in a deed to Old Granbury Road Church of Christ, Inc., recorded in Volume 2318, Page 434 of said Official Records, and all being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod set (SS) at the intersection of the South line of Old Granbury Road (a variable width right-of-way, also known as County Road No. 413, Old Highway No. 10) and the East line of Donna Circle (a 60 feet wide right-of-way), for the North most Northeast corner of Ashley Oaks, Phase One, a subdivision to the City of Granbury, Hood County, Texas according to the plat recorded in Slide C-215, Plat Records, Hood County, Texas, same being the Northwest corner of the remainder of said S&B Real Estate tract, from which a Railroad Spike found for the original Northwest corner of said S&B Real Estate tract bears South 59 degrees 28 minutes 18 seconds West, a distance of 31.00 feet;

Thence North 59 degrees 28 minutes 18 seconds East, along the South line of said Old Granbury Road, along the North line of said S&B Real Estate tract, said Tri-County Development tract, and said called 2,000 acre tract, a distance of 557.66 feet to a 1/2 inch capped iron rod set for the Northeast corner of said called 2,000 acres, same being the Northwest corner of said called 0.684 acres tract for an angle point;

Thence North 59 degrees 34 minutes 06 seconds East, continuing along the South line of said Old Granbury Road and the North line of the said called 0.684 acre tract, a distance of 50.00 feet to a 5/8 inch capped iron rod found for the Northwest corner of Old Granbury Estates, Phase 1, a subdivision to the City of Granbury, recorded in Slide B-218, Plat Records of Hood County, Texas and the Northeast corner of said called 0.684 acre tract;

Thence South 30 degrees 03 minutes 00 seconds East, along the West line of said Old Granbury Estates, Phase 1 and the East line of said Ashley Oaks, Phase One, a distance of 595.19 feet to a 1/2 inch capped iron rod set for the Northeast corner of Lot 9, Block 4 of said Ashley Oaks, Phase One, for the Southeast corner of said called 0.684 acres tract;

Thence South 59 degrees 57 minutes 00 seconds West, along the South line of the said called 0.684 acres and a North line of said Lot 9, a distance of 50.03 feet to a 1/2 inch capped iron rod set for angle point in said common line;

Thence South 59 degrees 29 minutes 39 seconds West, along the North line of said Ashley Oaks, Phase One, Block 4, along the South line of the said called 2,000 acre tract, the South line of the said Tri-County Development tract, and the South line of said S&B Real Estate tract, a distance of 601.28 feet to a 1/2 inch capped iron rod set (SS) on the East line of said Donna Circle for the Northwest corner of Lot 1, Block 4 of said Ashley Oaks, Phase One and the Southwest corner of the herein described tract, from which a 1/2 inch iron pipe found for the Southwest corner of said S&B Real Estate tract bears North 59 degrees 29 minutes 39 seconds East, a distance of 19.54 feet;

Thence North 09 degrees 05 minutes 16 seconds West, along the common West line of the herein described tract and an East line of said Donna Circle, passing the West line of said S&B Real Estate tract at a distance of 53.02 feet, a total distance of 98.94 feet to a 1/2 inch capped iron rod set (SS) for the beginning of a curve to the left whose radius is 200.00 feet and whose chord bears North 19 degrees 54 minutes 01 seconds West, a distance of 75.04 feet;

Thence Northwesterly, continuing along said common line, along said curve to the left, through a central angle of 21 degrees 37 minutes 32 seconds, arc length of 75.49 feet to a 1/2 inch capped iron rod set (SS);

Thence North 30 degrees 42 minutes 47 seconds West, continuing along said common line, a distance of 428.76 feet to the PLACE OF BEGINNING and containing 362678 Square Feet or 8.326 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, JASON BRITT, President, Tri-County Development, Inc. acting herein by and through its duly authorized officers, JASON BRITT, President, S&B Real Estate Investments, LP acting herein by and through its duly authorized officers, and HERMAN PRUITT, President, OLD GRANBURY ROAD CHURCH OF CHRIST, INC., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as "OLD GRANBURY VILLA", an addition to the City of Granbury and Hood County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon, unless shown as private. The streets and alleys 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 and Hood County. In addition, utility easements may also be used for the mutual use in 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 and Hood County use thereof. The City of Granbury, Hood County, 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, Hood County, 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 any time procuring permission from anyone.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRANBURY, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2009.

 Authorized Signature of Owner Lots 2 thru 25/ JASON BRITT, PRESIDENT, TRI-COUNTY DEVELOPMENT, INC.

STATE OF TEXAS
 COUNTY OF HOOD
 Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TRI-COUNTY DEVELOPMENT, INC., PRESIDENT, JASON BRITT, Owner, known to me to be the person whose name is subscribed to this plat.
 Given under my hand and seal of office, this _____ day of _____ 2009.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2009.

 Authorized Signature of Owner Lots 26 thru 34/ JASON BRITT, PRESIDENT, S&B REAL ESTATE INVESTMENTS, LP.

STATE OF TEXAS
 COUNTY OF HOOD
 Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JASON BRITT, PRESIDENT, S&B REAL ESTATE INVESTMENTS, LP, known to me to be the person whose name is subscribed to this plat.
 Given under my hand and seal of office, this _____ day of _____ 2009.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2009.

 Authorized Signature of Owner Lot 1/ HERMAN PRUITT, PRESIDENT, OLD GRANBURY ROAD CHURCH OF CHRIST, INC.

STATE OF TEXAS
 COUNTY OF HOOD
 Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared OLD GRANBURY ROAD CHURCH OF CHRIST, INC., PRESIDENT, HERMAN PRUITT, Owner, known to me to be the person whose name is subscribed to this plat.
 Given under my hand and seal of office, this _____ day of _____ 2009.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS