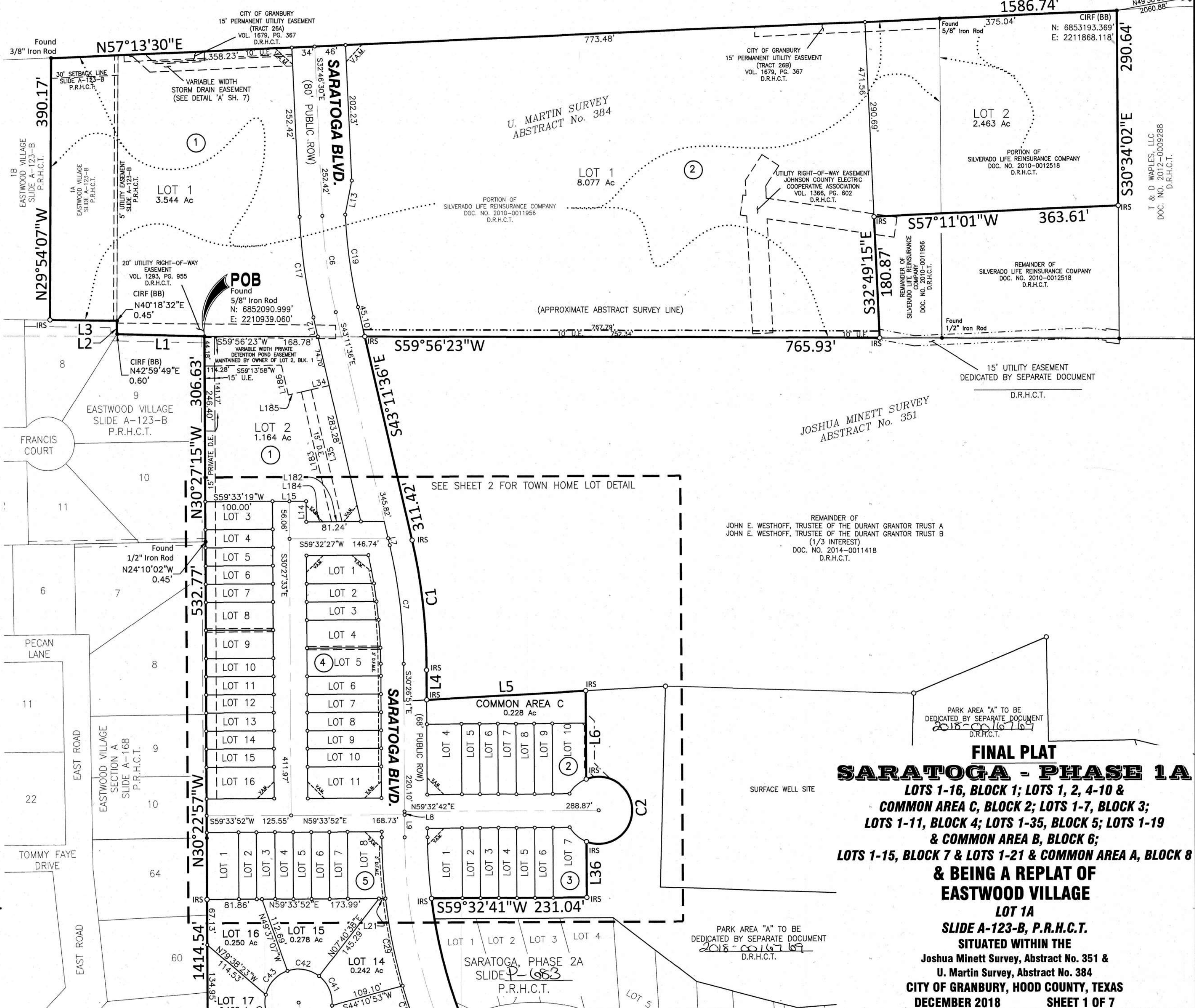


U.S. HIGHWAY 377

(A VARIABLE PUBLIC RIGHT-OF-WAY)

GEMSTONE #3
N: 6854527.702'
E: 2213438.715'
ELEV: 860.46'



LEGEND

- CIRF.....Found 5/8 Inch Capped Iron Rod Marked "BHB INC"
- D.E.....Drainage Easement
- D.F.M.E.....Decorative Fence Maintenance Easement
- D.R.H.C.T.....Deed Records Hood County, Texas
- IRS.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"
- P.R.H.C.T.....Plat Records Hood County, Texas
- U.E.....Utility Easement
- VAM.....Visibility, Access & Maintenance Easement
-Set 5/8 Inch Capped Iron Rod Marked "BHB INC"

GENERAL NOTES

- 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. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the Western Data Systems RTKNet Cooperative Network. All elevations shown are NAVD88.Cooperative Network. All elevations shown are NAVD88.
- Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.

FLOODPLAIN STATEMENT

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48221C0250D, Effective Date: August 16, 2012.

FILED FOR RECORD
AT 9:04 A.M.

DEC 27 2018

County Clerk, Hood County, TX

P-1682

BHB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bhbc.com 817.251.8550 bhbc.com
TBPE Firm #44 TBPLS Firm #10011302

FINAL PLAT SARATOGA - PHASE 1A

LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 &
COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3;
LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19
& COMMON AREA B, BLOCK 6;
LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8
& BEING A REPLAT OF
EASTWOOD VILLAGE
LOT 1A

SITUATED WITHIN THE
Joshua Minett Survey, Abstract No. 351 &
U. Martin Survey, Abstract No. 384
CITY OF GRANBURY, HOOD COUNTY, TEXAS
DECEMBER 2018 SHEET 1 OF 7

LEGEND

CIRF.....Found 5/8 Inch Capped Iron Rod Marked "BHB INC"
D.E.....Drainage Easement
D.F.M.E.....Decorative Fence Maintenance Easement
D.R.H.C.T.....Deed Records Hood County, Texas
IRS.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"
P.R.H.C.T.....Plat Records Hood County, Texas
U.E.....Utility Easement
VAM.....Visibility, Access & Maintenance Easement
○.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"

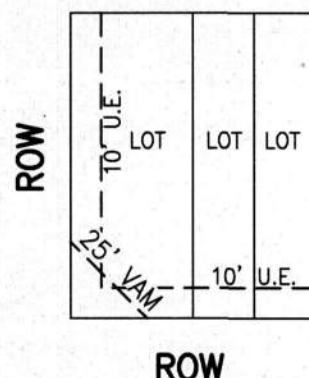
GENERAL NOTES

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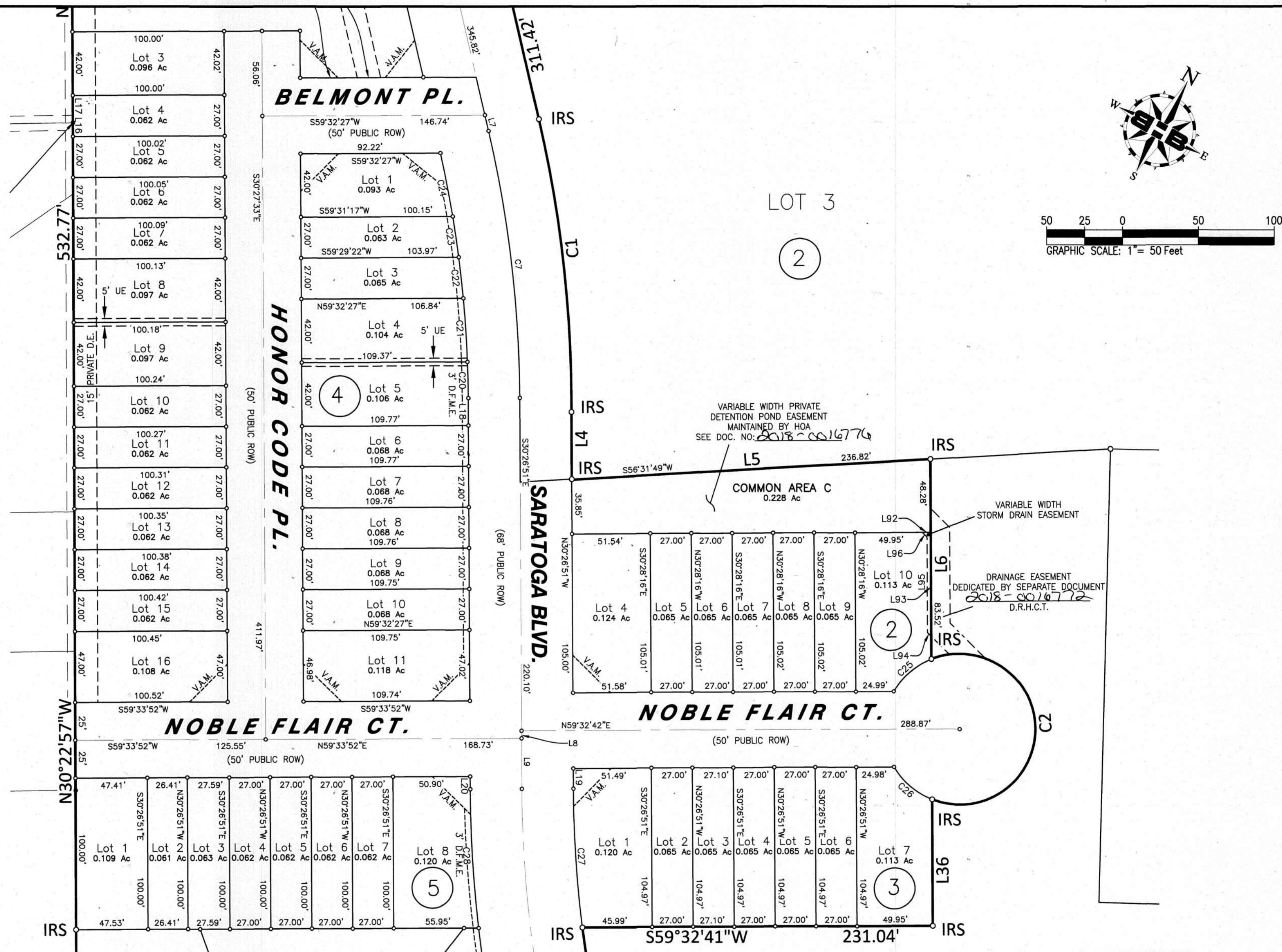
FLOODPLAIN STATEMENT

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48221C0250D, Effective Date: August 16, 2012.

TH- TOWNHOME DISTRICT LOT TYPICAL



50 25 0 50 100
GRAPHIC SCALE: 1" = 50 Feet



FINAL PLAT SARATOGA - PHASE 1A

LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 &
COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3;
LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19
& COMMON AREA B, BLOCK 6;
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& BEING A REPLAT OF EASTWOOD VILLAGE

LOT 1A

SLIDE A-123-B, P.R.H.C.T.

SITUATED WITHIN THE

Joshua Minett Survey, Abstract No. 351 &

U. Martin Survey, Abstract No. 384

CITY OF GRANBURY, HOOD COUNTY, TEXAS

DECEMBER 2018

SHEET 2 OF 7

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DEC 27 2018

County Clerk, Hood County, TX

P-1682

BHB

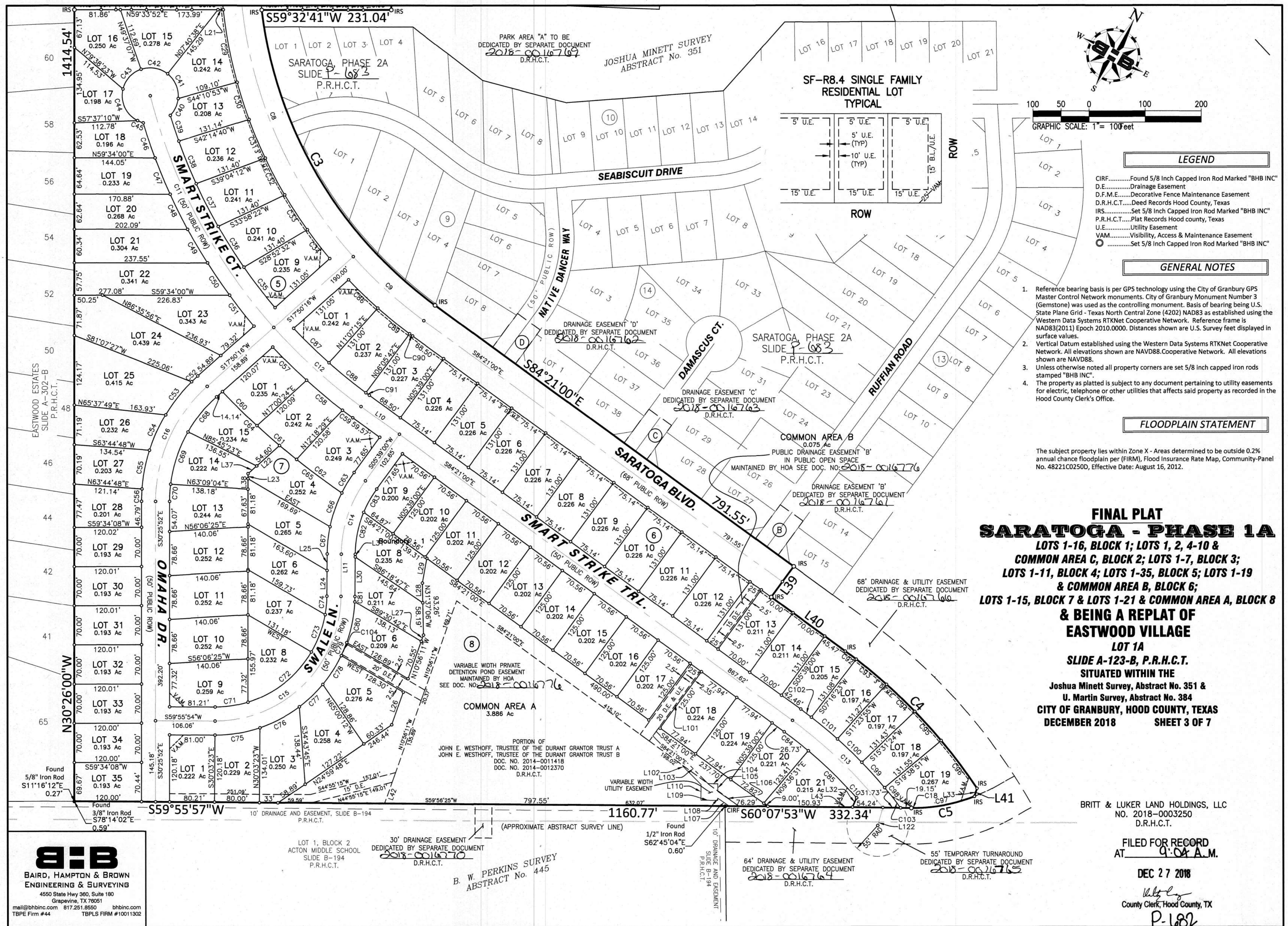
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING

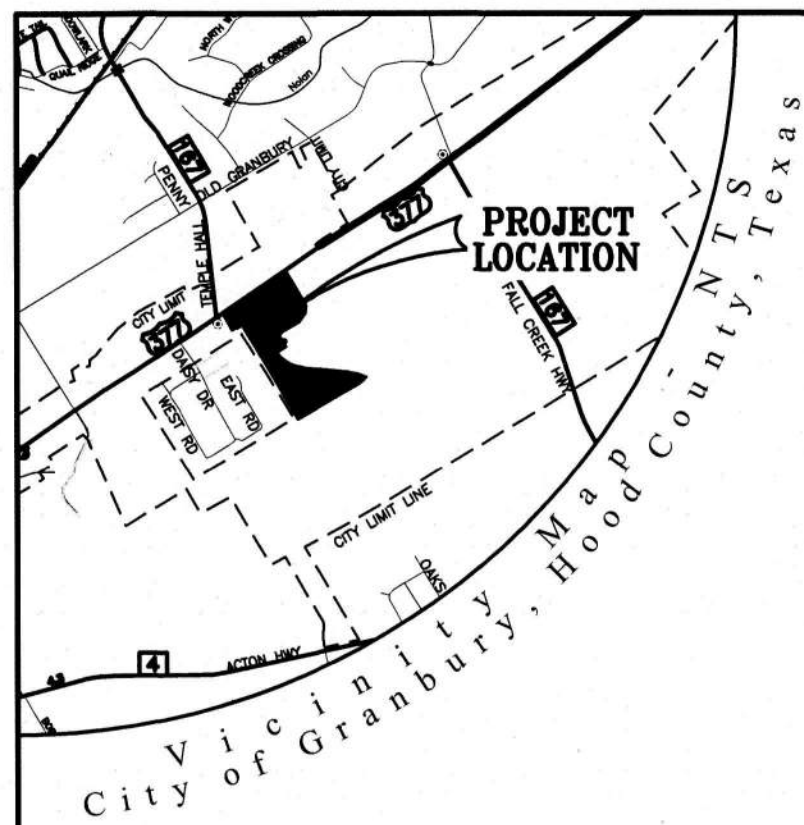
4550 State Hwy 360, Suite 180

Grapevine, TX 76051

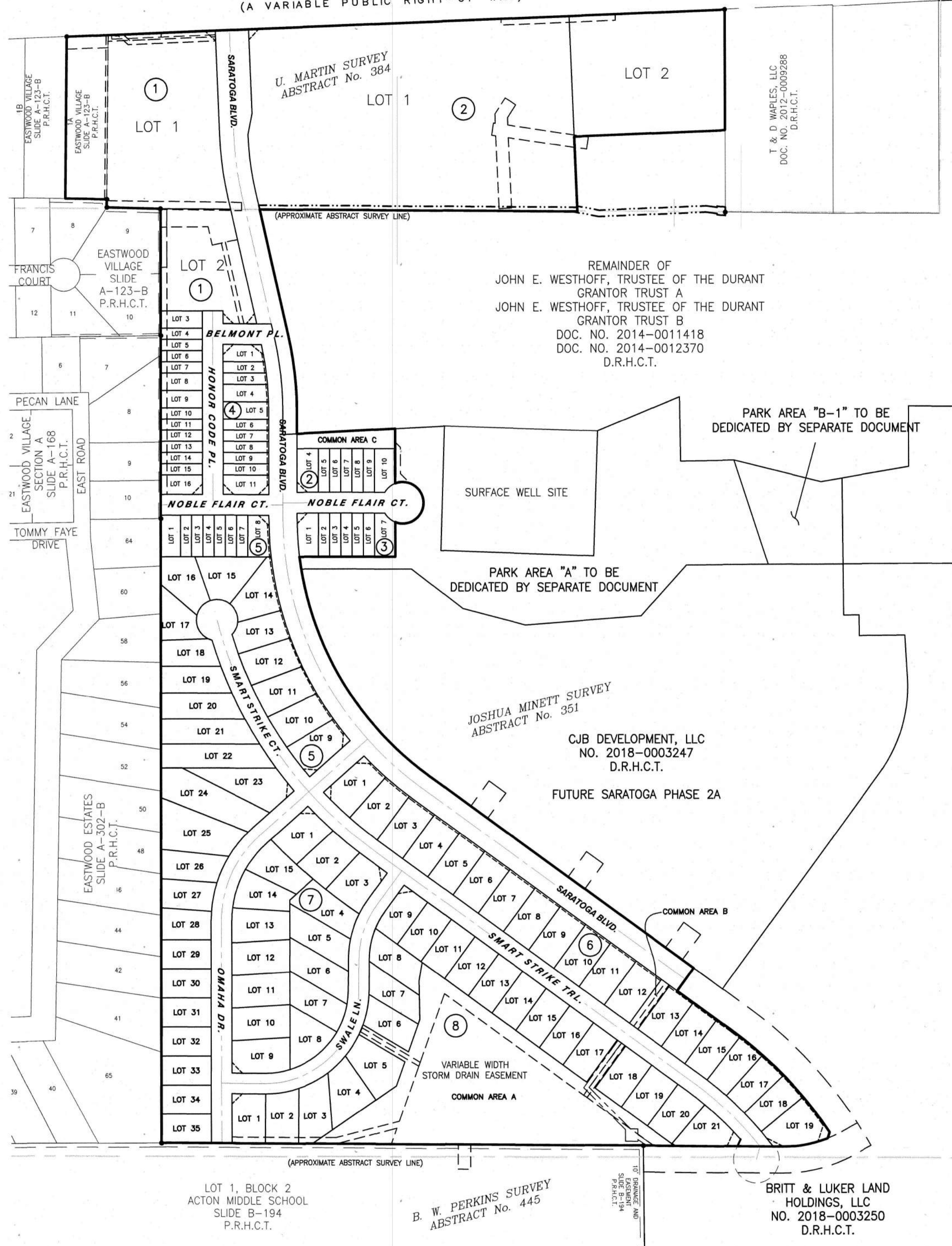
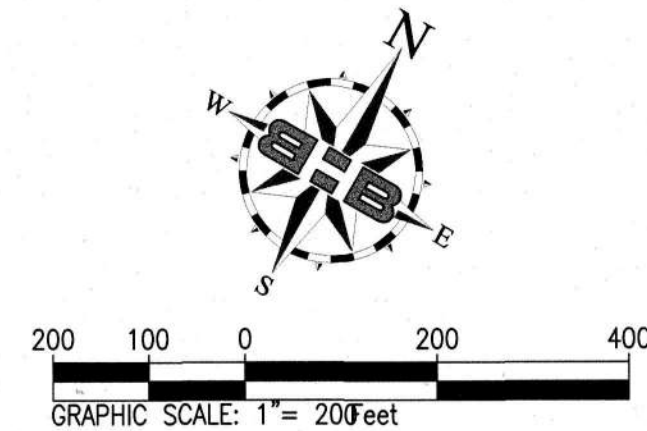
mail@bhbinc.com 817.251.8550 bhbinc.com

TBPE Firm #44 TBPLS FIRM #10011302





U.S. HIGHWAY 377
(A VARIABLE PUBLIC RIGHT-OF-WAY)



LOT SITE PLAN PHASE 1A

FINAL PLAT
SARATOGA - PHASE 1A

**LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 &
COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3;
LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19
& COMMON AREA B, BLOCK 6;
LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8
& BEING A REPLAT OF**

**EASTWOOD VILLAGE
LOT 1A**

SLIDE A-123-B, P.R.H.C.T.

**SITUATED WITHIN THE
Joshua Minett Survey, Abstract No. 351 &
U. Martin Survey, Abstract No. 384
CITY OF GRANBURY, HOOD COUNTY, TEXAS
DECEMBER 2018 SHEET 4 OF 7**

FILED FOR RECORD
AT 9:04 A.M.

DEC 27 2018

County Clerk, Hood County, TX

P-682



BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bhbinc.com 817.251.8550 bhbinc.com
TBPE Firm #44 TBPLS FIRM #10011302

LOT 1, BLOCK 2
ACTON MIDDLE SCHOOL
SLIDE B-194
P.R.H.C.T.

B. W. PERKINS SURVEY
ABSTRACT No. 445

BRITT & LUKER LAND
HOLDINGS, LLC
NO. 2018-0003250
D.R.H.C.T.

Line Table		
Line #	Direction	Length
L1	S61°05'15"W	130.20
L2	N29°53'15"W	20.00
L3	S60°25'45"W	99.49
L4	S30°26'51"E	54.25
L5	N56°31'49"E	236.82
L6	S30°26'51"E	131.81
L7	S43°11'36"E	10.69
L8	S30°26'51"E	5.00
L9	S30°26'51"E	33.36
L10	S84°21'00"E	84.57
L11	S30°03'45"E	75.36
L12	S43°11'36"E	29.23
L13	S19°19'38"E	51.60
L14	N30°27'33"W	31.06
L15	S59°32'27"W	50.00
L16	N30°22'57"W	8.77
L17	N30°27'15"W	18.23
L18	N30°26'51"W	18.08
L19	N30°26'51"W	13.36
L20	S30°26'51"E	8.36
L21	N59°33'52"E	9.62
L22	S17°50'16"W	75.33
L23	S30°25'52"E	8.99
L24	S30°03'45"E	45.74
L25	S30°03'45"E	29.62
L26	N10°56'11"W	61.85
L27	S10°56'11"E	11.92
L28	N31°37'06"W	35.07
L29	N20°24'09"W	45.04
L30	N30°03'45"W	70.47
L31	S30°03'45"E	4.89
L32	S5°45'02"E	18.22
L33	N12°57'54"W	15.58
L34	N46°48'24"E	27.50
L35	S43°11'36"E	202.37
L36	S30°27'57"E	83.47
L37	S17°50'16"W	20.73
L38	S30°25'52"E	27.59
L39	S5°39'00"W	68.00
L40	S84°21'00"E	163.65
L41	S12°57'54"E	15.58
L42	S10°56'11"E	40.85
L43	S60°07'53"W	25.00
L87	S57°13'30"W	4.14
L88	N32°46'30"W	3.00
L89	S32°46'30"E	2.64
L90	S77°46'30"E	13.94
L92	S59°36'26"W	5.61
L93	N30°26'51"W	68.71
L94	S75°26'51"E	3.54
L95	S30°26'51"E	63.11
L96	N75°26'51"W	4.40
L101	S5°39'00"W	155.00
L102	N75°02'25"W	122.34
L103	S75°02'25"E	131.25
L104	N59°55'57"E	17.79
L105	S30°04'03"E	14.06
L106	S85°43'12"E	46.13
L107	N85°43'12"W	24.55
L108	S30°04'03"E	3.83
L109	S59°55'57"W	30.00
L110	N30°04'03"W	28.07

Line Table		
Line #	Direction	Length
L122	S14°29'13"E	33.20
L183	S43°11'36"E	198.98
L184	N59°32'27"E	37.67
L185	N46°48'24"E	20.00
L186	S43°11'36"E	45.36

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°44'45"	834.00'	185.53'	S36°49'13"E	185.15'
C2	22°30'43"	50.00'	194.70'	S30°27'48"E	93.01'
C3	47°02'03"	766.00'	628.81'	S60°49'59"E	611.30'
C4	20°14'15"	966.00'	341.20'	S74°13'53"E	339.43'
C5	21°56'57"	300.00'	114.93'	S49°09'25"W	114.22'
C6	10°25'06"	800.00'	145.47'	S37°59'03"E	145.27'
C7	12°44'45"	800.00'	177.97'	S36°49'13"E	177.60'
C8	41°42'53"	800.00'	582.45'	S51°18'17"E	569.67'
C9	12°11'17"	800.00'	170.18'	S78°15'22"E	169.86'
C10	1°48'39"	791.00'	25.00'	S72°31'24"E	25.00'
C11	27°22'15"	990.00'	472.93'	N58°28'36"W	468.45'
C12	12°11'17"	990.00'	210.59'	S78°15'22"E	210.20'
C13	15°47'34"	816.00'	224.92'	N76°27'14"W	224.21'
C14	35°42'44"	225.00'	140.24'	S12°12'23"E	137.98'
C15	89°30'30"	225.00'	351.50'	S14°41'30"W	316.83'
C16	48°16'08"	275.00'	231.67'	S6°17'48"E	224.88'
C17	10°25'06"	834.00'	151.65'	S37°59'03"E	151.44'
C18	1°06'59"	300.00'	5.85'	N59°34'24"E	5.85'
C19	10°25'06"	766.00'	139.28'	N37°59'03"W	139.09'
C20	1°47'25"	766.00'	23.94'	N31°26'21"W	23.93'
C21	3°08'50"	766.00'	42.07'	N33°54'28"W	42.07'
C22	2°02'17"	766.00'	27.25'	N36°30'01"W	27.24'
C23	2°02'07"	766.00'	27.21'	N38°32'13"W	27.21'
C24	3°11'42"	766.00'	42.71'	N41°09'08"W	42.71'
C25	38°26'09"	50.00'	33.54'	S18°45'46"W	32.92'
C26	38°27'08"	50.00'	33.56'	S79°40'52"E	32.93'
C27	6°52'07"	766.00'	91.83'	S33°52'54"E	91.77'
C28	6°18'30"	834.00'	91.82'	S33°36'06"E	91.78'
C29	9°03'46"	834.00'	131.92'	S41°17'14"E	131.78'
C30	4°46'29"	834.00'	69.50'	S48°12'21"E	69.48'
C31	5°08'50"	834.00'	74.92'	S53°10'01"E	74.90'
C32	5°05'50"	834.00'	74.19'	S58°17'21"E	74.17'
C33	5°05'50"	834.00'	74.19'	S63°23'10"E	74.17'
C34	4°30'35"	834.00'	65.64'	S68°11'22"E	65.63'
C35	5°23'50"	965.00'	90.90'	S67°58'45"E	90.87'
C36	5°05'50"	965.00'	85.85'	N62°43'55"W	85.82'
C37	5°05'50"	965.00'	85.85'	N57°38'05"W	85.82'
C38	4°52'42"	965.00'	82.16'	N52°38'49"W	82.14'
C39	2°52'41"	965.00'	48.47'	N48°46'08"W	48.47'
C40	38°58'33"	50.00'	34.01'	N5°32'21"W	33.36'
C41	57°17'45"	50.00'	50.00'	N53°40'30"W	47.94'
C42	57°17'45"	50.00'	50.00'	S69°01'45"W	47.94'
C43	57°17'45"	50.00'	50.00'	S11°44'00"W	47.94'
C44	76°38'15"	50.00'	66.88'	N55°13'59"W	62.00'
C45	12°29'01"	50.00'	10.89'	S80°12'23"W	10.87'
C46	3°43'38"	1015.00'	66.03'	N49°07'48"W	66.01'
C47	3°57'05"	1015.00'	70.00'	S52°58'10"E	69.99'
C48	3°57'05"	1015.00'	70.00'	S56°55'15"E	69.99'
C49	3°57'05"	1015.00'	70.00'	N60°52'20"W	69.99'
C50	3°57'05"	1015.00'	70.00'	S64°49'25"E	69.99'
C51	3°57'05"	1015.00'	70.00'	N68°46'30"W	69.99'
C52	2°53'15"	300.00'	15.12'	S16°23'39"W	15.12'
C53	14°19'48"	300.00'	75.03'	S7°47'07"W	74.84'
C54	13°22'49"	300.00'	70.06'	S6°04'11"E	69.90'
C55	13°29'36"	300.00'	70.65'	S19°30'24"E	70.49'
C56	4°10'40"	300.00'	21.87'	S28°20'32"E	21.87'
C57	4°46'57"	1015.00'	84.72'	N75°57'53"W	84.70'
C58	4°41'56"	1015.00'	83.24'	S80°42'20"E	83.22'
C59	1°17'43"	1015.00'	22.95'	S83°42'09"E	22.94'
C60	3°48'42"	1299.53'	86.45'	S75°52'55"E	86.44'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C61	4°06'05"	1299.53'	93.02'	N79°50'18"W	93.00'
C62	4°24'52"	1299.53'	100.13'	N84°05'47"W	100.10'
C63	9°44'29"	250.00'	42.50'	S0°46'45"W	42.45'
C64	6°10'53"	1299.53'	140.20'	S77°04'01"E	140.13'
C65	6°08'46"	1299.53'	139.40'	N83°13'50"W	139.33'
C66	14°46'56"	250.00'	64.50'	N11°28'57"W	64.32'
C67	11°11'19"	250.00'	48.82'	S24°28'05"E	48.74'
C68	18°37'11"	250.00'	81.24'	N8°31'41"E	80.89'
C69	22°36'19"	250.00'	98.63'	N12°05'04"W	98.00'
C70	7°02'39"	250.00'	30.74'	N26°54'33"W	30.72'
C71	17°02'34"	200.00'	59.49'	S50°51'46"W	59.27'
C72	42°16'41"	200.00'	147.58'	S21°12'12"W	144.25'
C73	20°28'59"	200.00'	71.50'	S10°10'38"E	71.12'
C74	9°38'38"	200.00'	33.66'	S25°14'26"E	33.62'
C75	18°41'24"	250.00'	81.55'	N50°07'33"E	81.19'
C76	18°18'02"	250.00'	79.85'	N31°37'50"E	79.51'
C77	13°21'47"	250.00'	58.31'	N15°47'56"E	58.17'
C78	14°00'51"	250.00'	61.15'	N2°06'37"E	61.00'
C79	5°47'07"	250.00'	25.24'	N7°47'22"W	25.23'
C80	17°10'04"	250.00'	74.91'	N19°15'58"W	74.63'
C81	2°12'45"	250.00'	9.65'	N28°57'22"W	9.65'
C82	22°01'00"	200.00'	76.85'	S19°03'15"E	76.38'
C83	13°41'45"	200.00'	47.81'	S1°11'53"E	47.69'
C84	3°57'31"	791.00'	54.65'	S82°22'15"E	54.64'
C85	8°46'25"	791.00'	121.12'	S76°00'17"E	121.01'
C86	4°59'58"	834.00'	72.77'	S76°22'46"E	72.75'
C87	5°13'57"	965.00'	88.13'	N76°15'47"W	88.10'
C88	5°01'33"	965.00'	84.65'	N81°23'32"W	84.62'
C89	5°01'33"	834.00'	73.16'	S81°23'32"E	73.13'
C90	0°26'42"	834.00'	6.48'	S84°07'39"E	6.48'
C91	0°26'42"	965.00'	7.50'	N84°07'39"W	7.50'
C92	1°27'17"	966.00'	24.53'	N83°37'22"W	24.53'
C93	4°09'07"	966.00'	70.00'	N80°49'10"W	69.98'
C94	4°09'07"	966.00'	70.00'	N76°40'03"W	69.98'
C95	4°09'07"	966.00'	70.00'	N72°30'56"W	69.98'
C96	6°19'37"	966.00'	106.67'	N67°16'34"W	106.62'
C97	21°56'57"	300.00'	114.93'	N49°09'25"E	114.22'
C98	3°08'47"	841.00'	46.18'	S68°46'46"E	46.18'
C99	4°07'27"	841.00'	60.54'	S72°24'53"E	60.52'
C100	4°07'29"	841.00'	60.54'	S76°32'21"E	60.53'
C101	4°07'32"	841.00'	60.55'	S80°39'51"E	60.54'
C102	1°37'23"	841.00'	23.83'	S83°32'19"E	23.82'
C103	1°42'12"	841.00'	25.00'	N68°03'28"W	25.00'
C104	2°18'48"	250.00'	10.09'	N7°46'52"W	10.09'

FINAL PLAT
SARATOGA - PHASE 1A
LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 &
COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3;
LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19
& COMMON AREA B, BLOCK 6;
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& BEING A REPLAT OF
EASTWOOD VILLAGE
LOT 1A
SLIDE A-123-B, P.R.H.C.T.
SITUATED WITHIN THE
Joshua Minett Survey, Abstract No. 351 &
U. Martin Survey, Abstract No. 384
CITY OF GRANBURY, HOOD COUNTY, TEXAS
DECEMBER 2018 **SHEET 5 OF 7**

FILED FOR RECORD
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P-1082

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NOTES:

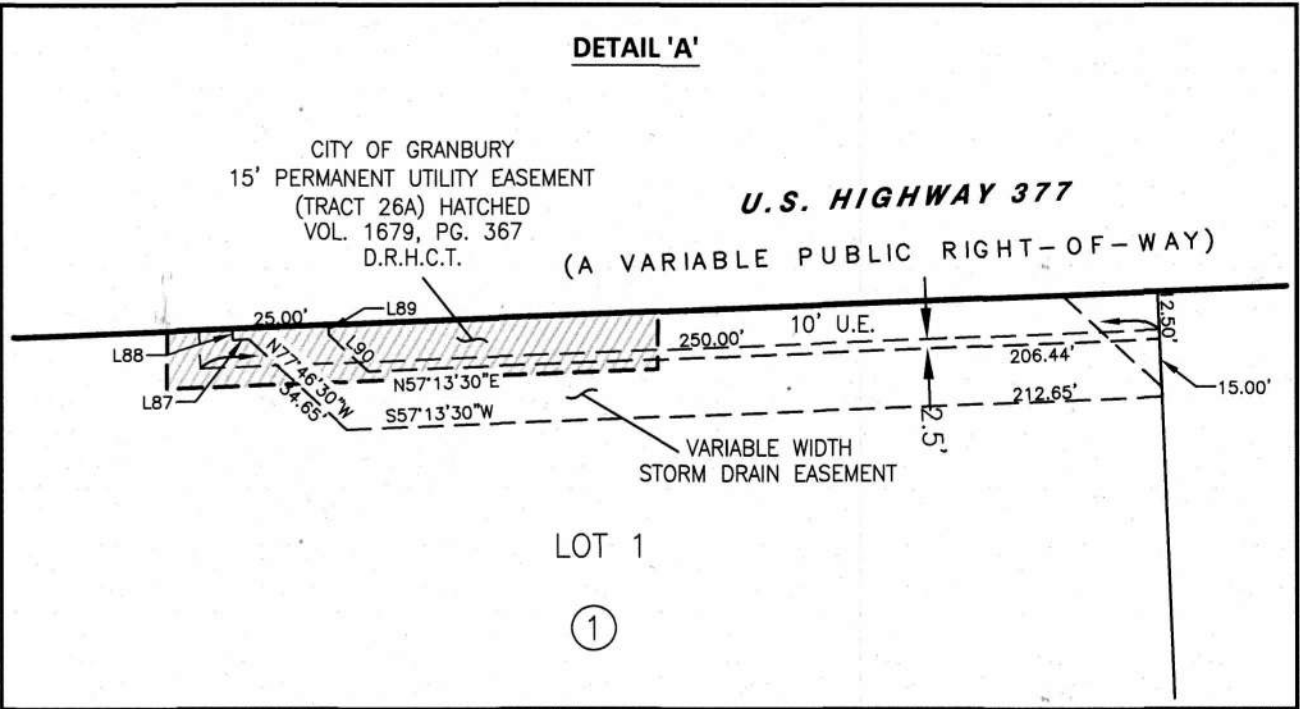
1. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury Monument Number 3 (Gemstone) was used as the controlling monument. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the Western Data Systems RTKNet Cooperative Network. All elevations shown are NAVD88.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Hood County Clerk's Office.
5. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.
6. The above subdivision lies within the City of Granbury.
7. No lot or parcel shown on this plat may be sold by metes and bounds (or conveyed by other means) prior to the filing of this plat at Hood County. Such sale/conveyance of lots or parcels may be subject to fines and withholding of utilities and/or building permits.
8. All fences and/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. Lack of proper maintenance of the fence within the DFME shall be considered a nuisance as defined by the City of Granbury Code Ordinances if not properly maintained by the established HOA or property owner. (Recording information for the CCRs here: 2018-0016776)
9. Utility easements will be provided on all lots in accordance with subdivision ordinance standards which include a 15' Front Utility Easement, 10' Rear Utility Easement and a 5' side Utility Easement on all lots with the exception of Lots 3-8, Block 1, Lots 9-16, Block 1, Lots 1-4, Block 4, and Lots 5-11, Block 4.
10. Private Ponds with retention capacity shall have an aeration system to prevent stagnation of retained water. The property owners or an established Home Owner's Association shall maintain the aeration system in good working order. Private detention pond easements and Common Areas shall be maintained by either the property owner or Home Owner's Association as specified on plat. (Recording information for the CCRs here: 2018-0016776)
11. Sidewalks will be required per Subdivision Ordinance, Section 3.6.A.4.
12. No access shall be granted to lots abutting Saratoga or Hurricane Fly with the exception of Lots 1 & 2, Block 1 and Lots 1, Block 2
13. The Granbury Zoning Board of Adjustment on Nov. 29, 2016 approved request ZBA-2016-23, which allowed for a temporary modification to the City's tree preservation standards as follows: Townhome [TH] zoned lots must have 1 three-inch caliper tree on every other lot. Patio Home [PH] zoned lots must have 1 three-inch caliper tree on each lot. All remaining residential zones [R-7 and R-8.4] must save 1 six-inch caliper tree for credit or plant 2 three-inch caliper trees in lieu of. Said motion expires on Nov. 29, 2019, and any development or permit activity after that date must be in full compliance with the requirements listed in the City of Granbury Zoning Ordinance, Article 13, Tree Preservation Requirements, unless a new request is evaluated and approved by the Zoning Board of Adjustment.
14. Drainage Easements B, C, & D shown on this plat recorded in Document Numbers (# 2018-0016761, # 2018-0016762, # 2018-0016763) are for purpose of providing temporary access & maintenance to Saratoga Phase 1A public storm drain stub-outs, prior to completion of Saratoga Phase 2A public improvements. Upon completion and acceptance of Saratoga Phase 2A public improvements, Drainage Easements A, B, & C shall automatically terminate.
15. The offsite 64' Drainage & Utility Easement shown on this plat (Doc # 2018-0016774) is for purpose of providing temporary access & maintenance to the offsite Saratoga Phase 1A drainage and utility improvements, prior to the future Hurricane Fly Public Right-of-Way Dedication. Upon dedication of Hurricane Fly Public Right-of-Way Dedication, the offsite 64' Drainage & Utility Easement shall automatically terminate.
16. The offsite 68' Drainage & Utility Easement shown on this plat (Doc # 2018-0016766) is for purpose of providing temporary access & maintenance to the offsite Saratoga Phase 1A drainage and utility improvements, prior to the future Saratoga Blvd Public Right-of-Way Dedication. Upon dedication of Saratoga Blvd Public Right-of-Way Dedication, the offsite 68' Drainage & Utility Easement shall automatically terminate.
17. Prior to development of Lot 3, Block 2 the developer shall coordinate with the City regarding provision of internal utility services (water & sanitary sewer) to sustain the lot.
18. Townhome [TH] zoned lots must have 1 three-inch caliper tree on every other lot. Patio Home [PH] zoned lots must have 1 three-inch caliper tree on each lot. All remaining residential zones [R-7 and R-8.4] must save 1 six-inch caliper tree for credit or plant 2 Three-inch caliper trees in lieu of. Said motion expires on Nov. 29, 2019, and any development or permit activity after that date must be in full compliance with the requirements listed in the City of Granbury Zoning Ordinance, Article 13, Tree Preservation Requirements, unless a new request is evaluated and approved by the Zoning Board of Adjustment.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (VAM):

A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance Easement (VAM) is required on corner lots at the intersection of two streets. A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance easement (VAM) is required on lots at the intersection of an alley and a street. (see below) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (see below) The areas designated on the 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 land scaping 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 twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walks, 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.

FIRE LANES:

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane 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 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.



FINAL PLAT
SARATOGA - PHASE 1A
LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 &
COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3;
LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19
& COMMON AREA B, BLOCK 6;
LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8
& BEING A REPLAT OF
EASTWOOD VILLAGE
LOT 1A
SLIDE A-123-B, P.R.H.C.T.
SITUATED WITHIN THE
Joshua Minett Survey, Abstract No. 351 &
U. Martin Survey, Abstract No. 384
CITY OF GRANBURY, HOOD COUNTY, TEXAS
DECEMBER 2018 **SHEET 6 OF 7**

FILED FOR RECORD
AT 9:04 A.M.

DEC 27 2018

W. L. Long
County Clerk, Hood County, TX

P-682



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

WHEREAS, Durant Development and CJB Development, LLC., being the owners of the hereon described property to wit:

BEING a tract of land situated in the Joshua Minnett Survey, Abstract No. 351 and the U. Martin Survey, Abstract No. 384, City of Granbury, Hood County, Texas same being a portion of a tract of land described by deed to John E. Westhoff, Trustee of the Durant Grantor Trust A and John E. Westhoff, Trustee of the Durant Grantor Trust B, as recorded in Document Nos. 2014-0011418 & 2014-0012370, Deed Records, Hood County, Texas (DRHCT), and being a portion of a tract of land described by deed to Silverado Life Reinsurance Company as recorded in Document No. 2010-0011956, DRHCT, and a portion of a tract of land described by deed to Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518, DRHCT, and being portion of a tract of land as described by deed to CJB Development, LLC., as recorded in Document Number 2018-0003247, DRHCT, and being all of Lot 1A, Eastwood Village, an addition to the City of Granbury, Hood County, Texas, as shown on Plat recorded in Slide A-123-B of the Plat Records of Hood County, Texas (PRHCT), and being more particularly described by metes and bounds as follows: (Reference bearing basis is City of Granbury GPS Master Control Network monuments. City of Granbury Monument Number 3 (Gemstone) was used as the controlling monument, which its basis of bearing being U.S. State Plane Grid - Texas North Central Zone 4(202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a found 5/8-inch iron rod for the northwest corner of the said John E. Westhoff tract, same being northeast corner of Lot 9 of the said Eastwood Village addition and being in the south line of the said Silverado tract recorded in Document No. 2010-0011956, DRHCT;

THENCE South 61°05'15" West with the common line of said Lot 9 and the said Silverado tract recorded in Document No. 2010-0011956, a distance of 130.20 feet to a point from which a found 5/8 inch capped iron rod marked "Brooks Baker" (CIRF (BB)) bears North 42°59'49" East, a distance of 0.60 feet, said point being the northwest corner of said Lot 9, same being the most southerly northeast corner of Lot 8 of the said Eastwood Village addition;

THENCE North 29°53'15" West, with the common line between said Lot 8 and the said Silverado tract recorded in Document No. 2010-0011956, a distance of 20.00 feet to a point from which a CIRF (BB) bears North 40°18'32" East, a distance of 0.45 feet, said point being the most northerly northeast corner of said Lot 8, same being the southeast corner of the aforementioned Lot 1A;

THENCE South 60°25'45" West, with the said common line, a distance of 99.49 feet to a set 5/8 inch capped iron rod marked "BHB INC" (IRS) for the southwest corner of the said Silverado tract recorded in Document No. 2010-0011956, same being the southwest corner of said Lot 1A, same being the southeast corner of Lot 1B of the aforesaid Eastwood Village addition and being in the north line of said Lot 8;

THENCE North 29°54'07" West, departing the said north line and with the common line between said Lot 1A and Lot 1B and the said Silverado tract recorded in Document No. 2010-0011956, a distance of 390.17 feet to a point from which a 3/8 inch iron rod for the northeast corner of said Lot 1B, same being the northwest corner of said Lot 1A, same being the northwest corner of the said Silverado tract recorded in Document No. 2010-00119566 and being the south right-of-way line of US Highway 377 (a variable width right-of-way);

THENCE North 57°13'30" East with the common line between the said Silverado tract and the said south right-of-way line, at a distance of 1322.94 passing a found 5/8 inch iron rod for the northeast corner of the said Silverado tract recorded in Document No. 2010-0011956, same being the northwest corner of the aforementioned Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518 and now continuing with the common line between the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518 and the said south right-of-way line for a total distance of 1586.74 feet to a CIRF (BB) for the northeast corner of the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518, same being the northwest corner of a tract of land described by deed to T&D Waples, LLC as recorded in Document No. 2012-0009288, DRHCT;

THENCE South 30°34'02" East with the common line between the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518 and the said Waples tract, a distance of 290.64 feet to an IRS from which a CIRF BB for the southeast corner of the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518, same being the southwest corner of the said Waples tract and being in the north line of the aforementioned John E. Westhoff tract bears South 30°34'02" East, a distance of 198.16 feet;

THENCE South 57°11'01" West, departing the said common line and across the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518 tract, passing at a distance of 263.81 feet the common line between the said Silverado Life Reinsurance Company as recorded in Document No. 2010-0012518 tract and the aforesaid said Silverado tract recorded in Document No. 2010-0011956 tract and now continuing in all for a total distance of 363.61 feet to an IRS;

THENCE South 32°49'15" East, a distance of 180.87 feet to an IRS being in the common line between the said Silverado tract recorded in Document No. 2010-0011956 and the aforesaid John E. Westhoff tract;

THENCE South 59°56'23" West, along the said common line, a distance of 765.93 feet to an IRS;

THENCE over and across the said John E. Westhoff tract the following courses and distances:

South 43°11'36" east, a distance of 311.42 feet to an IRS;

Along a tangent curve to the right having a central angle of 12°44'45", a radius of 834.00 feet, an arc length of 185.53 feet, and a chord which bears South 36°49'13" East, a distance of 185.15 feet to an IRS;

South 30°26'51" East, a distance of 54.25 feet to an IRS being in the common line between the said John E. Westhoff tract and the aforementioned CID Development tract;

THENCE North 56°31'49" East, with the said common line, a distance of 236.82 feet to an IRS;

THENCE over and across the said CJB Development tract the following courses and distances:

South 30°26'51" East, a distance of 131.81 feet to an IRS;

Along a non-tangent curve to the right having a central angle of 223°06'43", a radius of 50.00 feet, an arc length of 194.70 feet, and a chord which bears South 30° 27'48" East, a distance of 93.01 feet to an IRS;

South 30°27'57" East, a distance of 83.47 feet to an IRS;

South 59°32'41" West, a distance of 231.04 feet to an IRS;

Along a non-tangent curve to the left having a central angle of 47°02'03", a radius of 766.00 feet, an arc length of 628.81 feet, and a chord which bears South 60°49'59" East, a distance of 611.30 feet to an IRS;

South 84°21'00" East, a distance of 791.55 feet to an IRS for an ell corner of the said CJB Development tract and a tract of land as described by deed to Britt & Luker Land Holdings, LLC., as recorded in Document Number 2018-0003250, DRHCT;

THENCE with the common line between the said CJB Development tract and the Britt & Luker Land Holdings tract the following courses and distances:

South 05°39'00" West, a distance of 68.00 feet to an IRS;

South 84°21'00" East, a distance of 163.65 feet to an IRS;

Along a tangent curve to the right having a central angle of 20°14'15", a radius of 966.00 feet, an arc length of 341.20 feet, and a chord which bears South 74°13'53" East, a distance of 339.43 feet to an IRS;

South 12°57'54" East, a distance of 15.58 feet to an IRS;

Along a curve to the right having a central angle of 21°56'57", a radius of 300.00 feet, an arc length of 114.93 feet, and a chord which bears South 49°09'25" West, a distance of 114.22 feet to an IRS;

South 60°07'53" West, a distance of 332.34 feet to a found 5/8 inch capped iron rod marked "BHB INC" for an angle point of the said CJB Development tract, same being the most westerly northwest corner for the Britt & Luker Holdings tract, same being the northeast corner of Lot 1, Block 2, Acton Middle School, an addition to the City of Granbury, Hood County, Texas as shown on plat recorded in Slide B-194, PRHCT, a found 1/2 inch iron rod bears South 62°45'04" East, a distance of 0.60 feet;

THENCE South 59°55'57" West, with the common line between the said CJB Development tract and said Lot 1, a distance of 1160.77 to a point for the westernmost southwest corner of the said CJB Development tract same being the southeast corner of Lot 65, Eastwood Estates addition, an addition to the City of Granbury, Hood County, Texas as shown on plat recorded in Slide A-302-B, PRHCT, from which a found 5/8 inch iron rod bears South 11°16'12" East, a distance of 0.27 feet and a found 3/8 inch iron rod bears South 78°14'02" East, a distance of 0.59 feet from said point;

THENCE with the common line between the said Eastwood Estates addition and the said CJB Development tract the following courses and distances:

North 30°26'00" West, a distance of 1414.54 feet to an IRS;

North 30°22'57" West, a distance of 532.77 feet to a point from which a found 1/2 inch iron rod bears North 24°10'02" West, a distance of 0.45 feet, said point being the northeastern corner of Lot 7, Eastwood Village, Section A addition, an addition to the City of Granbury, Hood County, Texas, as shown on plat recorded in Slide A-168, PRHCT, same being the southeast corner of Lot 10 of the aforementioned Eastwood Village addition as shown on plat recorded in Slide A-123-B, PRHCT;

THENCE North 30°27'15" West, with the common line between the said CJB Development tract and the said Eastwood Village addition as shown on the plat recorded in Slide A-123-B, passing at a distance of 60.23 feet an IRS for the northwest corner of the said CJB Development tract, same being the southwest corner of the aforementioned John E. Westhoff remainder tract and now continuing with the common line between the said Eastwood Village addition and the said John E. Westhoff remainder tract, in all for a total distance of 306.63 feet to the POINT OF BEGINNING and containing 2,272,773 Square Feet or 52.176 Acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Durant Development and CJB Development, LLC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as:

LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 & COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3; LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19 & COMMON AREA B, BLOCK 6; LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8, SARATOGA - PHASE 1A, an addition to the City of Granbury, Hood County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. 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. 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 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.

WITNESS, my hand, this the 6th day of December, 2018

BY:

OWNER: Durant Development

LOTS 1 & 2, BLOCK 1; LOTS 1 & 2, BLOCK 2
SARATOGA - PHASE 1A

Jerry Durant
Durant Development

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 executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 6th day of December, 2018.

Michelle A Soules
Notary Public

My Commission expires: 03-03-2020

BY:

Owner: CJB Development, LLC

LOTS 3-16, BLOCK 1; LOTS 4-10, COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3; LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19 & COMMON AREA B, BLOCK 6; LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8, SARATOGA - PHASE 1A

Jason Britt
CJB Development, LLC

FILED FOR RECORD
AT 9:04 A.M.

DEC 27 2018

County Clerk, Hood County, TX

HOOD COUNTY FILING

Filed this day of , 20, in Slide P-682 of the Plat Records of Hood County, Texas.

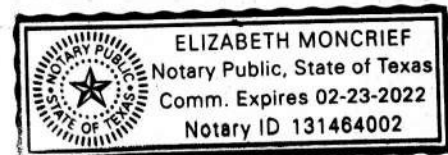
STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jason Britt, 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 1th day of December, 2018.

Elizabeth Moncrief
Notary Public

My Commission expires: 02-23-2022



The sole purpose of this Replat for that portion of Lot 1A, Block No. One of Eastwood Village, filed Slide A-123-B, P.R.H.C.T. is to: 1.) Vacate and abandon Lot 1A, Block No. One of Eastwood Village, filed Slide A-123-B, P.R.H.C.T. and include said property into the proposed Lot 1, Block 1 of the Saratoga Addition per this Final Plat document; and, 2.) Vacate and abandon the 30' setback line depicted on the front property line along US 377 of Lot 1A, Block No. One of Eastwood Village as depicted on the original plat, filed Slide A-123-B, P.R.H.C.T.

This Replat 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 my signature below, I, John G. Margotta hereby certify that proper research has been conducted by me to verify that this Replat does not attempt to amend or remove any covenants or restrictions as referenced in Section 212.014 (3) of the Texas Local Government Code.

WITNESS, my hand on this, the 5th day of December, 2018

John G. Margotta
Company: Baird, Hampton & Brown, Inc.

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 5th day of December, 2018.

Michelle A Soules
Notary Public

My Commission expires: 03-03-2020

SURVEYOR'S CERTIFICATION

I, John Margotta, 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 personal supervision in accordance with the platting rules and regulations of the City of Granbury, Texas.

John G. Margotta
State of Texas
Registered Professional Land Surveyor
No. 5956
Date: December 5, 2018.



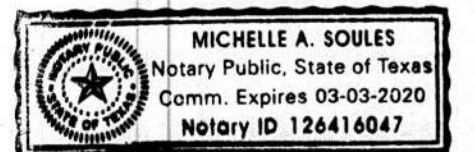
STATE OF TEXAS:
COUNTY OF TARRANT:

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 5th day of December, 2018.

Michelle A Soules
Notary Public

My Commission expires: 03-03-2020



FINAL PLAT
SARATOGA - PHASE 1A
LOTS 1-16, BLOCK 1; LOTS 1, 2, 4-10 & COMMON AREA C, BLOCK 2; LOTS 1-7, BLOCK 3; LOTS 1-11, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-19 & COMMON AREA B, BLOCK 6; LOTS 1-15, BLOCK 7 & LOTS 1-21 & COMMON AREA A, BLOCK 8 & BEING A REPLAT OF EASTWOOD VILLAGE LOT 1A SLIDE A-123-B, P.R.H.C.T. SITUATED WITHIN THE Joshua Minnett Survey, Abstract No. 351 & U. Martin Survey, Abstract No. 384 CITY OF GRANBURY, HOOD COUNTY, TEXAS DECEMBER 2018 SHEET 7 OF 7

BHB

BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bhbbnc.com 817.251.8550 bhbbnc.com
TBPE Firm #44 TBPLS FIRM #10011302

OWNER:
Durant Development
3118 Fort Worth Highway
Weatherford, Texas 76087

OWNER:
CJB Development
3501 Old Granbury Road
Granbury, Texas 76049