





NOTES:

1. 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 (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 GPS Technology in conjunction with the RTK 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: *2018-0016716*)
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.
10. Sidewalks will be required per Subdivision Ordinance, Section 3.6.A.4. The developer shall provide sidewalk along Saratoga Blvd and in all common areas. Developer is responsible for constructing all curb ramps throughout development. Home builder's will be responsible for sidewalk along frontage and side yard of all residential streets.
12. No access shall be granted to lots abutting Saratoga Boulevard.
13. 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 evaluted 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..

Line Table		
Line #	Direction	Length
L1	S82°48'17"E	156.78
L2	N74°18'19"E	155.00
L3	N11°18'38"E	164.62
L4	S31°01'01"E	123.33
L5	N58°58'59"E	37.43
L6	S31°01'01"E	50.00
L7	N58°58'59"E	109.64
L8	S33°52'23"E	103.45
L9	N38°55'09"E	18.48
L10	S34°50'54"E	47.92
L11	S5°39'00"W	24.73
L12	S5°39'00"W	71.25
L13	S38°55'09"W	19.70
L14	N82°48'17"W	74.74
L15	S25°13'35"W	86.09
L16	N34°50'54"W	72.92
L17	N5°39'00"E	95.98
L18	S38°55'09"W	20.11
L19	N5°39'00"E	64.78
L20	N5°39'00"E	31.20
L21	N34°50'54"W	47.92
L22	S5°39'00"W	31.20

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	39°31'23"	354.00'	244.19'	S14°06'42"E	239.38'
C2	44°45'53"	766.00'	598.47'	N61°58'04"W	583.36'
C3	2°16'10"	766.00'	30.34'	S38°27'02"E	30.34'
C4	5°10'15"	766.00'	69.13'	N81°45'53"W	69.11'
C5	13°24'58"	766.00'	179.36'	N61°31'53"W	178.95'
C6	38°34'28"	200.00'	134.65'	N58°12'23"E	132.12'
C7	28°38'52"	250.00'	125.00'	N69°41'47"E	123.70'
C8	8°41'24"	200.00'	30.33'	S30°30'12"E	30.30'
C9	18°27'28"	200.00'	64.43'	S16°55'46"E	64.15'
C10	13°21'01"	200.00'	46.60'	S1°01'31"E	46.50'
C11	19°42'05"	200.00'	68.77'	N87°20'40"E	68.43'
C12	5°05'31"	766.00'	68.07'	N76°38'00"W	68.05'
C13	13°10'29"	250.00'	57.49'	S89°23'32"E	57.36'
C14	5°50'53"	766.00'	78.18'	N71°09'48"W	78.15'
C15	58°16'33"	225.00'	228.85'	S68°03'26"W	219.11'
C16	42°02'36"	225.00'	165.10'	N76°10'24"E	161.42'
C17	29°55'31"	225.00'	117.52'	N40°11'21"E	116.19'
C18	33°45'24"	225.00'	132.56'	S42°06'17"W	130.65'
C19	39°31'23"	209.00'	144.17'	N14°06'42"W	141.33'
C20	40°29'53"	225.00'	159.04'	N14°35'57"W	155.75'
C21	11°29'43"	766.00'	153.68'	N45°19'59"W	153.43'
C22	9°10'37"	250.00'	40.04'	S43°30'28"W	40.00'
C23	14°01'02"	250.00'	61.16'	S55°06'18"W	61.01'
C24	15°13'28"	250.00'	66.43'	S69°43'33"W	66.23'
C25	13°26'31"	250.00'	58.65'	S84°03'33"W	58.52'
C26	6°24'54"	250.00'	27.99'	N86°00'44"W	27.98'
C27	11°37'46"	200.00'	40.59'	N88°37'11"W	40.53'
C28	18°30'42"	200.00'	64.62'	S76°18'35"W	64.34'
C29	11°54'08"	200.00'	41.55'	S61°06'10"W	41.47'
C30	7°45'41"	200.00'	27.09'	S51°16'16"W	27.07'
C31	18°28'13"	200.00'	64.47'	S38°09'19"W	64.19'
C32	3°41'37"	200.00'	12.89'	S27°04'24"W	12.89'
C33	9°49'09"	250.00'	42.84'	S30°08'09"W	42.79'
C34	14°23'50"	250.00'	62.82'	S42°14'39"W	62.65'
C35	9°32'25"	250.00'	41.63'	S54°12'47"W	41.58'
C36	3°36'44"	354.00'	22.32'	S32°04'01"E	22.31'
C37	3°36'44"	234.00'	14.75'	N32°04'01"W	14.75'
C38	14°53'53"	234.00'	60.84'	N22°48'43"W	60.67'
C39	14°53'53"	354.00'	92.05'	S22°48'43"E	91.79'
C40	14°53'53"	354.00'	92.05'	S7°54'49"E	91.79'
C41	14°53'53"	234.00'	60.84'	N7°54'49"W	60.67'
C42	6°06'52"	234.00'	24.97'	N2°35'33"E	24.96'
C43	6°06'52"	354.00'	37.78'	S2°35'33"W	37.76'
C44	7°41'42"	250.00'	33.58'	N1°48'09"E	33.55'
C45	14°50'45"	250.00'	64.78'	N9°28'05"W	64.60'
C46	20°46'46"	370.00'	134.19'	S12°26'05"E	133.45'
C48	9°24'11"	370.00'	60.72'	N2°46'27"W	60.65'
C49	3°43'21"	370.00'	24.04'	N3°47'19"E	24.03'
C50	15°20'56"	370.00'	99.12'	N15°09'00"W	98.82'
C51	7°41'42"	370.00'	49.69'	S1°48'09"W	49.65'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C52	17°57'26"	250.00'	78.35'	N25°52'11"W	78.03'
C53	11°46'14"	250.00'	51.36'	N49°15'59"E	51.27'
C54	14°09'55"	250.00'	61.81'	N36°17'55"E	61.65'
C55	3°59'22"	250.00'	17.41'	N27°13'16"E	17.40'
C56	7°41'06"	200.00'	26.83'	N29°04'08"E	26.81'
C57	16°51'08"	200.00'	58.83'	N41°20'15"E	58.61'
C58	9°07'21"	202.12'	32.18'	S54°22'24"W	32.15'
C59	70°48'07"	50.00'	61.79'	S18°56'57"E	57.93'
C60	54°50'39"	50.00'	47.86'	S43°52'26"W	46.05'
C61	54°01'02"	50.00'	47.14'	N81°41'43"W	45.41'
C62	54°11'27"	50.00'	47.29'	N27°35'29"W	45.55'
C63	66°08'45"	50.00'	57.72'	N32°34'37"E	54.57'
C64	12°12'31"	375.00'	79.90'	S49°02'51"W	79.75'
C65	11°34'27"	375.00'	75.75'	N48°43'49"E	75.62'
C66	0°38'04"	375.00'	4.15'	N54°50'04"E	4.15'
C67	4°06'56"	184.00'	13.22'	S31°48'55"E	13.21'
C68	30°24'40"	184.00'	97.66'	S14°33'08"E	96.52'
C69	4°59'48"	184.00'	16.05'	S3°09'06"W	16.04'

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

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

FILED FOR RECORD  
AT \_\_\_\_\_ M.

DEC 27 2018

County Clerk, Hood County, TX

**FINAL PLAT**  
**SARATOGA - PHASE 2A**  
**LOTS 1-8, BLOCK 9; LOTS 1-21 & COMMON AREA D, BLOCK 10;**  
**LOTS 1-15, BLOCK 13; LOTS 1-38, BLOCK 14**  
**BEING 19.883 ACRES SITUATED WITHIN THE**  
**JOSHUA MINETT SURVEY, ABSTRACT NUMBER. 351**  
**CITY OF GRANBURY, HOOD COUNTY, TEXAS**  
**DECEMBER 2018 SHEET 2 OF 3**



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

WHEREAS, CJB Development, being the owner of the hereon described property to wit:

BEING a tract of land situated in the Joshua Minett Survey, Abstract No. 351, City of Granbury, Hood County, Texas, City of Granbury, Hood County, Texas same being a portion tract of land as described by deed to CJB Development, LLC., as recorded in Document Nos. 2018-0003247 of the Deed Records of Hood County, Texas (D.R.H.C.T.) 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 (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).

COMMENCING at a 5/8 inch capped iron rod marked "BHB INC" found (CIRF) for the southwest corner of Lot 1, Block 3, Saratoga Phase 1A, an addition to the City of Granbury, Hood County, Texas as shown on plat recorded in Slide \_\_\_\_\_ of the Plat Records of Hood County, Texas (P.R.H.C.T.) and being on the east right of way line of Saratoga Boulevard (a 68' Public Right of way);

THENCE with the said east right-of-way line and along a curve to the left having a central angle of 02°16'10", a radius of 766.00 feet, an arc length of 30.34 feet, and a chord which bears South 38°27'02" East, a distance of 30.34 feet to the a 5/8 inch capped iron rod marked "BHB INC" set (IRS) for the POINT OF BEGINNING of the hereon tract described;

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

North 59°32'03" East, a distance of 265.65 feet to an IRS;

South 82°48'17" East, a distance of 156.78 feet to an IRS;

North 74°18'19" East, a distance of 155.00 feet to an IRS;

North 55°09'06" East, a distance of 280.41 feet to an IRS;

North 11°18'38" East, a distance of 164.62 feet to an IRS;

North 59°14'14" East, a distance of 376.99 feet to an IRS for an ell corner of the said CJB Development tract, same being the most northerly northwest corner of 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 said Britt & Luker Land Holdings tract the following courses and distances:

South 31°01'01" East, a distance of 123.33 feet to an IRS

North 58°58'59" East, a distance of 37.43 feet to an IRS;

South 31°01'01" East, a distance of 49.50 feet to an IRS;

North 58°58'59" East, a distance of 109.64 feet to an IRS;

South 33°52'23" East, a distance of 103.45 feet to an IRS;

Along a curve to the right having a central angle of 39°31'23", a radius of 354.00 feet, an arc length of 244.19 feet, and a chord which bears South 14°06'42" East, a distance of 239.38 feet to the an IRS;

South 05°39'00" West, a distance of 644.32 feet to an IRS in the aforementioned east right-of-way line, same being an ell corner for the said CJB Development tract and the said Britt & Luker Land Holdings tract;

THENCE with the said east right-of-way the following courses and distances:

North 84°21'00" West, a distance of 877.36 feet to an IRS;

Along a curve to the right having a central angle of 44°45'53", a radius of 766.00 feet, an arc length of 598.47 feet, and a chord which bears North 61°58'04" West, a distance of 583.36 feet to the POINT OF BEGINNING and containing 866,084 Square Feet or 19.883 Acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

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

LOTS 1-8, BLOCK 9; LOTS 1-21 & COMMON AREA D, BLOCK 10; LOTS 1-15, BLOCK 13; LOTS 1-38, BLOCK 14, SARATOGA - PHASE 2A, 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 1<sup>st</sup> day of December, 2018

BY:

Owner

LOTS 1-8, BLOCK 9; LOTS 1-21 & COMMON AREA D, BLOCK 10; LOTS 1-15, BLOCK 13; LOTS 1-38, BLOCK 14, SARATOGA - PHASE 2A

Jason Britt

CJB Development

STATE OF TEXAS:

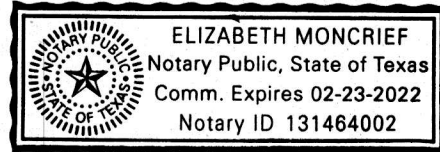
COUNTY OF Hood:

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 1<sup>st</sup> day of December, 2018.

Elizabeth Moncrief  
Notary Public

My Commission expires: 02-23-2022



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



STATE OF TEXAS:

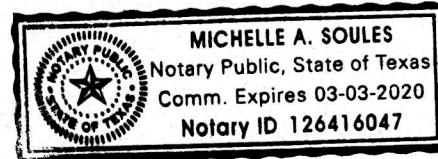
COUNTY OF TARRANT:

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 5<sup>th</sup> day of December, 2018.

Michelle A. Soules  
Notary Public

My Commission expires: 03-03-2020



Approved by the Granbury Planning & Zoning Commission:

By: Roda Kay 6-18-18  
Planning & Zoning Chairman Date

Attest: Angela Durant 6-18-18  
Administrative Assistant Date

Approved by the Granbury City Council :

By: Tim Hudt 7-3-18  
Mayor, City Council Date

Attest: Carla Walker 7/3/2018  
City Secretary Date

FILED FOR RECORD  
AT 9:04 A.M.

DEC 27 2018

Ally  
County Clerk, Hood County, TX

HOOD COUNTY FILING

Filed this 27 day of Dec, 2018 in Slide P-1683 of the Plat Records of Hood County, Texas.

**BHB**

BAIRD, HAMPTON & BROWN  
ENGINEERING & SURVEYING  
4550 State Hwy 360, Suite 180  
Grapevine, TX 76051

mail@bhbinco.com 817.251.8550 bhbinco.com  
TBPE Firm #44 TBPLS FIRM #10011302

OWNER:

CJB Development  
3501 Old Granbury Road  
Granbury, Texas 76049

FINAL PLAT

**SARATOGA - PHASE 2A**

LOTS 1-8, BLOCK 9; LOTS 1-21 & COMMON AREA D, BLOCK 10;

LOTS 1-15, BLOCK 13; LOTS 1-38, BLOCK 14

BEING 19.883 ACRES SITUATED WITHIN THE  
JOSHUA MINETT SURVEY, ABSTRACT NUMBER. 351

CITY OF GRANBURY, HOOD COUNTY, TEXAS

DECEMBER 2018

SHEET 3 OF 3