



200 100 0 200 400
GRAPHIC SCALE: 1" = 200 Feet

John E. Westhoff, Trustee of the Durant Grantor
Trust A
John E. Westhoff, Trustee of the Durant Grantor
Trust B (50%)
Volume 2358, Page 908
Jerrel Bolton (50%)
Volume 1828, Page 830
D.R.H.C.T.

LEGENDS LAND DEVELOPMENT, LLC
DOC. NO. 2022-0003542
D.R.H.C.T.

DAVID KUBAN & JEFFREY A. TOUT
DOC. NO. 2021-0020241 D.R.H.C.T.
TRACT ONE

KHURSHID, LLC, A TEXAS LTD LIABILITY CO.
DOC. 2018-0003210
D.R.H.C.T.

HURRICANE FLY DR
DOC. NO. 2022-0003542
D.R.H.C.T.

CRB ASSET MANAGEMENT, INC.
DOC. NO. 2022-0014150
D.R.H.C.T.

STACY G. CAMERON AND SPOUSE
VIRGINIA M. CAMERON
DOC. NO. 2012-0015365
D.R.H.C.T.

ROBERT C. McDONALD AND
SPOUSE TAMMY K. McDONALD
VOL. 1962, PG. 379
D.R.H.C.T.

WAYNE C. PRICKETT
VOL. 1668 PG. 597
D.R.H.C.T.

MAVIS JONES DRURY AND
JILL WILDER BUSCH - CO-TRUSTEES
DOC. 2013-0010684
D.R.H.C.T.

COMANCHE INVESTMENTS, INC.
VOL. 2340 PG. 0157
D.R.H.C.T.

KHURSHID, LLC, A TEXAS
LTD LIABILITY CO.
DOC. 2018-0003210
D.R.H.C.T.

LOT 2, BLOCK 1
WOLF CROSSING ADDITION
SLIDE C-194
P.R.H.C.T.

FALL CREEK
HIGHWAY

JOSHUA MINNETT SURVEY
ABSTRACT No. 351

DEGROTE LANE
DOC. NO. 2022-0003542
D.R.H.C.T.

BENJAMIN GREEN SURVEY
ABSTRACT No. 196

HURRICANE FLY DR
DOC. NO. 2022-0003542
D.R.H.C.T.

LOT 3
LOT 4
LOT 5
LOT 11
LOT 12
LOT 13
LOT 22
LOT 23
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51

MATCH LINE 1

MATCH LINE 2

GENERAL 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 Allterra 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 Allterra 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 utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.

FILED

NOV 08 2023

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

P-957

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

OWNER:
CJB Development
5310 E. Hwy. 377, Suite 10
Granbury, Texas 76049

FINAL PLAT

SARATOGA - PHASE 2B

LOTS 22-25 & COMMON AREA E, BLOCK 10; LOTS 1-51 & COMMON AREA F,
BLOCK 11; LOTS 1-6, BLOCK 12, LOTS 16-32, BLOCK 13, COMMON AREA G, BLOCK 20
BEING 24.929 ACRES SITUATED WITHIN THE JOSHUA MINNETT SURVEY,
ABSTRACT NUMBER 351 & THE B.W. PERKINS SURVEY. ABSTRACT NUMBER 445
CITY OF GRANBURY, HOOD COUNTY, TEXAS
OCTOBER 2023 SHEET 3 OF 5
CASE NUMBER PL-2021-17

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	35°32'00"	630.00'	390.71'	N12°54'11"W	384.48'
C2	35°31'24"	570.00'	353.40'	S12°53'53"E	347.77'
C3	24°51'33"	1034.00'	448.63'	N47°06'01"W	445.11'
C4	3°42'00"	464.00'	29.96'	S30°24'12"W	29.96'
C5	31°34'45"	364.00'	200.62'	S44°20'31"W	198.09'
C6	21°56'57"	300.00'	114.93'	N49°09'25"E	114.22'
C7	20°14'15"	966.00'	341.20'	N74°13'53"W	339.43'
C8	39°31'23"	354.00'	244.19'	N14°06'42"W	239.38'
C9	39°31'23"	504.00'	347.66'	N14°06'42"W	340.81'
C10	3°12'13"	630.00'	35.22'	S32°16'17"E	35.22'
C11	3°12'48"	570.00'	31.97'	N32°15'59"W	31.96'
C12	9°07'33"	250.00'	39.82'	S63°32'45"W	39.78'
C13	8°56'19"	250.00'	39.00'	S72°34'41"W	38.96'
C14	53°22'31"	50.00'	46.58'	S45°47'49"W	44.91'
C15	17°45'15"	50.00'	15.49'	S81°21'42"W	15.43'
C16	45°11'47"	50.00'	39.44'	N67°09'47"W	38.43'
C17	56°45'52"	50.00'	49.54'	N16°10'58"W	47.54'
C18	53°18'25"	50.00'	46.52'	N38°51'11"E	44.86'
C19	73°33'02"	50.00'	64.19'	S77°43'06"E	59.87'
C20	5°10'21"	200.00'	18.06'	N73°57'07"E	18.05'
C21	12°22'57"	200.00'	43.22'	N65°10'28"E	43.14'
C22	3°33'25"	529.00'	32.84'	N32°06'41"W	32.83'
C23	11°44'18"	529.00'	108.38'	N24°32'08"W	108.19'
C24	8°58'20"	50.00'	7.83'	S18°27'06"W	7.82'
C25	67°19'47"	50.00'	58.76'	S56°36'10"W	55.43'
C26	50°17'47"	50.00'	43.89'	N64°35'04"W	42.50'
C27	48°33'01"	50.00'	42.37'	N15°09'40"W	41.11'
C28	48°39'47"	50.00'	42.47'	N33°26'44"E	41.20'
C29	67°14'59"	50.00'	58.69'	S88°35'53"E	55.38'
C30	8°56'19"	50.00'	7.80'	S50°30'14"E	7.79'
C31	12°20'28"	534.00'	115.02'	N7°11'04"W	114.80'
C32	6°39'49"	534.00'	62.11'	N2°19'05"E	62.07'
C33	7°55'06"	275.00'	38.01'	N88°18'33"W	37.98'
C34	12°55'59"	275.00'	62.07'	S81°15'54"W	61.94'
C35	12°35'44"	275.00'	60.45'	S68°30'03"W	60.33'
C36	28°27'18"	50.00'	24.83'	S20°32'16"W	24.58'
C37	61°23'45"	50.00'	53.58'	S65°27'48"W	51.05'
C38	59°05'56"	50.00'	51.57'	N54°17'21"W	49.32'
C39	49°06'38"	50.00'	42.86'	N0°11'04"W	41.56'
C40	49°06'38"	50.00'	42.86'	N48°55'35"E	41.56'
C41	52°41'22"	50.00'	45.98'	S80°10'25"E	44.38'
C42	3°36'37"	325.00'	20.48'	N64°37'49"E	20.48'
C43	11°41'09"	325.00'	66.29'	N72°16'42"E	66.17'
C44	10°50'05"	325.00'	61.46'	N83°32'19"E	61.37'
C45	6°41'39"	325.00'	37.97'	S87°41'50"E	37.95'
C46	3°16'45"	474.00'	27.13'	S32°14'01"E	27.12'
C47	3°16'45"	354.00'	20.26'	N32°14'01"W	20.26'
C48	8°12'39"	354.00'	50.73'	N26°29'18"W	50.69'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C49	8°12'39"	474.00'	67.93'	S26°29'18"E	67.87'
C50	8°12'39"	474.00'	67.93'	S18°16'39"E	67.87'
C51	8°12'39"	354.00'	50.73'	N18°16'39"W	50.69'
C52	8°12'39"	354.00'	50.73'	N10°04'00"W	50.69'
C53	8°12'39"	474.00'	67.93'	S10°04'00"E	67.87'
C54	8°12'39"	474.00'	67.93'	S1°51'21"E	67.87'
C55	8°12'39"	354.00'	50.73'	N1°51'21"W	50.69'
C56	3°24'01"	354.00'	21.01'	N3°56'59"E	21.00'
C57	3°24'01"	474.00'	28.13'	S3°56'59"W	28.12'
C58	2°20'12"	1034.00'	42.17'	N83°10'54"W	42.17'
C59	6°31'20"	1068.00'	121.57'	N75°18'48"W	121.51'
C60	2°24'27"	1068.00'	44.88'	N70°41'59"W	44.88'
C61	6°10'14"	1068.00'	115.02'	N66°16'04"W	114.96'
C62	14°12'55"	439.00'	108.92'	S40°41'23"W	108.64'
C63	4°50'46"	250.00'	21.15'	S36°47'30"E	21.14'
C64	12°43'57"	250.00'	55.56'	S28°00'08"E	55.44'
C65	7°32'53"	250.00'	32.94'	S17°51'43"E	32.91'
C66	8°38'16"	150.00'	22.61'	S9°46'08"E	22.59'
C67	20°05'45"	150.00'	52.61'	S4°35'52"W	52.34'
C68	20°30'09"	150.00'	53.68'	S24°53'49"W	53.39'
C69	19°58'38"	150.00'	52.30'	S45°08'12"W	52.04'
C70	4°27'23"	150.00'	11.67'	S57°21'13"W	11.66'
C71	22°53'38"	50.00'	19.98'	S11°01'43"W	19.85'
C72	60°41'26"	50.00'	52.96'	S52°49'15"W	50.52'
C73	53°10'53"	50.00'	46.41'	N70°14'35"W	44.76'
C74	60°47'32"	50.00'	53.05'	N13°15'22"W	50.60'
C75	12°25'49"	50.00'	10.85'	N23°21'18"E	10.83'
C76	5°19'26"	439.00'	40.79'	S56°59'19"W	40.78'
C77	7°48'44"	200.00'	27.27'	N35°18'30"W	27.25'
C78	17°18'52"	200.00'	60.44'	N22°44'42"W	60.21'
C79	65°37'49"	100.00'	114.55'	N18°43'38"E	108.39'
C80	8°02'22"	100.00'	14.03'	N55°33'44"E	14.02'
C81	26°04'06"	375.00'	170.62'	N46°36'59"E	169.15'
C82	1°19'44"	464.00'	10.76'	N32°55'04"E	10.76'
C83	8°34'02"	407.00'	60.86'	S55°22'01"W	60.80'
C84	25°07'36"	225.00'	98.67'	N26°39'05"W	97.88'
C85	73°40'11"	125.00'	160.72'	N22°44'49"E	149.88'
C86	38°44'12"	600.00'	405.65'	S14°30'17"E	397.97'
C87	17°30'04"	407.00'	124.32'	S42°19'58"W	123.84'
C88	18°03'51"	225.00'	70.94'	N68°00'55"E	70.64'
C89	17°50'05"	504.00'	156.88'	S24°57'21"E	156.25'
C90	21°41'18"	504.00'	190.78'	S5°11'39"E	189.64'
C91	33°06'36"	300.00'	173.36'	N79°05'42"E	170.96'
C92	4°08'17"	1000.00'	72.22'	N82°16'52"W	72.21'
C93	18°51'26"	1000.00'	329.12'	N70°47'01"W	327.64'
C94	5°01'44"	496.00'	43.53'	S31°04'04"W	43.52'
C95	0°36'02"	332.00'	3.48'	S28°51'10"W	3.48'
C96	30°58'43"	332.00'	179.51'	N44°38'32"E	177.33'

Line Table		
Line #	Direction	Length
L1	N4°51'49"E	15.77
L2	N59°34'13"E	73.51
L3	S4°51'49"W	58.25
L4	N59°14'14"E	110.18
L5	S73°19'31"E	136.47
L6	N67°58'29"E	116.94
L7	N31°03'17"W	64.01
L8	N12°57'54"W	15.58
L9	N84°21'00"W	163.65
L10	N5°39'00"E	68.00
L11	S84°21'00"E	85.81
L12	N33°52'23"W	103.45
L13	S58°58'59"W	109.64
L14	N31°01'01"W	50.00
L15	S58°58'59"W	37.43
L16	N31°01'01"W	123.33
L17	S4°56'34"W	51.22
L18	N4°56'34"E	44.49
L19	S73°19'31"E	15.32
L20	N39°12'53"W	42.54
L21	S39°12'53"E	42.30
L22	N30°25'37"W	67.47
L23	N58°58'59"E	25.84
L24	S32°42'07"W	16.23
L25	N79°07'52"E	42.40
L26	N66°14'06"E	43.27
L27	N39°12'53"W	73.71
L28	N59°14'14"E	20.00
L29	S58°58'59"W	258.58
L30	N59°34'55"E	17.48
L31	S58°58'59"W	28.34
L32	S58°58'59"W	20.00
L33	S4°51'49"W	37.01
L34	S15°14'30"E	1.93
L35	S61°11'11"W	67.33
L36	S23°08'29"E	5.25

PLAT NOTES

- 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 Allterra 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 GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
- Unless otherwise noted all property corners are set 5/8 inch capped iron rods marked "BHB INC".
- The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affect said property as recorded in the Hood County Clerk's Office.
- The above subdivision lies within the City of Granbury.
- 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: 2023-0014624)
- Utility easements will be provided on all lots in accordance with subdivision ordinance standards which include a 15' Front Utility Easement, 5' Rear Utility Easement and a 5' side Utility Easement on all lots, except corner lots which shall have a 15' Utility Easement/Building Line on the side yard on the street side.
- Sidewalks will be required per Subdivision Ordinance, Section 3.6.A.4. The developer shall provide sidewalk along Saratoga Blvd, Hurricane Fly Drive, the Preakness Drive extension north of Seabiscuit Drive and in all common areas. Developer is responsible for sidewalk construction along all double frontage lots along the rear property frontage. 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.
- No direct residential access onto Saratoga Blvd and Hurricane Fly Drive.
- Park areas 2B and C, Hurricane Fly Drive and Degrote Drive will be developed as part of the Saratoga 2B Development.
- 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: 2023-0014624)
- 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.
- Private drainage easements, other open space maintenance area obligations, as well as private sewer/water lines have been dedicated on the property as shown herein. The property owner(s) or an established Home Owner's Association (HOA) (if properly established and duly recorded) agrees to maintain the private drainage easements and respective drainage infrastructure including private water and sewer lines. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

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. The areas designated on the plat as "VAM" 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 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.



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbcinc.com • 817.338.1277 • bhbcinc.com
TBPELS Firm #44, #10011300

OWNER:
CJB Development
5310 E. Hwy. 377, Suite 10
Granbury, Texas 76049

FILED

NOV 08 2023

Handwritten signature
County Clerk, Hood County, TX

Handwritten number
P-957

FINAL PLAT
SARATOGA - PHASE 2B
LOTS 22-25 & COMMON AREA E, BLOCK 10; LOTS 1-51 & COMMON AREA F,
BLOCK 11; LOTS 1-6, BLOCK 12, LOTS 16-32, BLOCK 13, COMMON AREA G, BLOCK 20
BEING 24.929 ACRES SITUATED WITHIN THE JOSHUA MINETT SURVEY,
ABSTRACT NUMBER 351 & THE B.W. PERKINS SURVEY. ABSTRACT NUMBER 445
CITY OF GRANBURY, HOOD COUNTY, TEXAS
OCTOBER 2023 SHEET 4 OF 5
CASE NUMBER PL-2021-17

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

WHEREAS, CJB Development, LLC are the Owners of a tract of land situated in the Joshua Minett Survey, Abstract Number 351 and the B.W. Perkins Survey, Abstract Number 445, City of Granbury, Hood County, Texas, same being all of a tract of land as described by deed as Tract II to CJB Development, LLC, as recorded in Document Number 2022-0010009, Deed Records, Hood County, Texas, D.R.H.C.T., and being more particularly described as follows:

BEING a tract of land situated in the Joshua Minett Survey, Abstract Number 351 and the B.W. Perkins Survey, Abstract Number 445, City of Granbury, Hood County, Texas, same being all of a tract of land as described by deed as Tract II to CJB Development, LLC, as recorded in Document Number 2022-0010009, Deed Records, 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 Allterra 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 capped iron rod marked "BHB INC" (CIRF) for the northernmost corner of Lot 21, Block 10, Saratoga - Phase 2A, an addition to the City of Granbury, Hood County, Texas as shown on the plat recorded in Slide P-683, Plat Records, Hood County, Texas (P.R.H.C.T.), same being the easternmost corner of a tract of land as described by deed to the City of Granbury as recorded in Document Number 2018-0016768, D.R.H.C.T., same being a re-entrant corner in the remainder of a tract of land as described by deed to CJB Development as recorded in Document Number 2018-0003247, D.R.H.C.T. and being the northwest corner of said Tract II;

THENCE North 59°14'14" East, with the common line between the said CJB Development remainder tract and said Tract II, a distance of 259.61 feet to and a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

THENCE departing the said common line and continuing with said tract II the following courses and distances:

along a curve to the right having a central angle of 35°32'00", a radius of 630.00 feet, an arc length of 390.71 feet, and a chord which bears North 12°54'11" West, a distance of 384.48 feet to an IRS;

North 04°51'49" East, a distance of 15.77 feet to an IRS in the common line between said Tract II and a tract of land as described deed to John E. Westhoff, Trustee of the Durant Grantor Trusts A and B, as recorded in Volume 2358, Page 908, Deed Records, Hood County, Texas (D.R.H.C.T.), and having a 50% ownership as described by deed to Jerrel Bolton as recorded in Volume 1828, Page 830, D.R.H.C.T.;

THENCE North 59°34'13" East, with the said common line, a distance of 73.51 feet to an IRS;

THENCE departing the said common line and with Tract II the following courses and distances:

South 04°51'49" West, a distance of 58.25 feet to and an IRS;

along a curve to the left having a central angle of 35°31'24", a radius of 570.00 feet, an arc length of 353.40 feet, and a chord which bears South 12°53'53" East, a distance of 347.77 feet to an IRS in the common line between the aforementioned CJB development remainder tract and the aforesaid Tract II;

THENCE with the said common line the following courses and distances:

North 59°14'14" East, a distance of 110.18 feet to an IRS;

South 73°19'31" East, a distance of 136.47 feet to an IRS;

North 67°58'29" East, a distance of 116.94 feet to an IRS for the southeast corner of the said CJB Development remainder tract, same being the northeast corner of said Tract II, and being in the west line of a tract of land as described by deed to Legends Land Development, LLC as recorded in Document Number 2022-0003542, D.R.H.C.T.;

THENCE South 30°25'47" East, with the common line between said Tract II and the said Legends Land Development tract, a distance of 1247.44 feet to a point for ell corner of the said Legends Land Development tract same being the southeast corner of said Tract II, and being in the north line of a tract of land as described by deed as Tract I to CJB Development, LLC as recorded in Document Number 2022-0010009, D.R.H.C.T. from said point a found 5/8" capped iron rod marked "Brookes Baker Surveyors" CIRF(BB) bears North 55°31'08" West, a distance of 0.26 feet;

THENCE departing the said common line and with the common line between said Tracts I and II the following courses and distances:

South 59°39'02" West, a distance of 289.82 feet to an IRS;

South 30°25'41" East, a distance of 469.00 feet to an IRS;

South 59°34'19" West, a distance of 155.03 feet to an IRS;

along a curve to the left having a central angle of 24°51'33", a radius of 1034.00 feet, an arc length of 448.63 feet, and a chord which bears North 47°06'01" West, a distance of 445.11 feet to an IRS;

along a curve to the left having a central angle of 03°42'00", a radius of 464.00 feet, an arc length of 29.96 feet, and a chord which bears South 30°24'12" West, a distance of 29.96 feet to an IRS;

along a curve to the right having a central angle of 31°34'45", a radius of 364.00 feet, an arc length of 200.62 feet, and a chord which bears South 44°20'31" West, a distance of 198.09 feet to an IRS;

South 60°07'53" West, a distance of 331.02 feet to an IRS for an ell corner of said Tract II, same being the northwest corner of said Tract I, and being in the east line of Lot 1, Block 2, Acton Middle School, an addition to the City of Granbury, Hood County, Texas as shown on the plat recorded in Slide B-194, P.R.H.C.T.;

THENCE North 31°03'17" West, with the common line between said Lot 1 and said Tract II, a distance of 64.01 feet to a CIRF for the northeast corner of said Lot 1, same being an ell corner in said Tract II, and being in the south line of Common Area A, Block 8, Saratoga - Phase 1A, an addition to the City of Granbury, Hood County, Texas as shown on plat recorded in Slide P-682, P.R.H.C.T. from which a found 1/2-inch iron rod bears South 62°45'04" East, a distance of 0.60 feet;

THENCE with the common line between said Tract II and the said Saratoga-Phase 1A the following courses and distances:

North 60°07'53" East, a distance of 332.34 feet to a CIRF;

along a curve to the left having a 21°56'57", a radius of 300.00 feet, an arc length of 114.93 feet, and a chord which bears North 49°09'25" East, a distance of 114.22 feet to a CIRF;

North 12°57'54" West, a distance of 15.58 feet to a CIRF;

along a curve to the left 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 North 74°13'53" West, a distance of 339.43 feet to a CIRF;

North 84°21'00" West, a distance of 163.65 feet to a CIRF for the southwest corner of Saratoga Boulevard (a 68-foot public right-of-way), same being an ell corner of the said Saratoga - Phase 1A;

THENCE North 05°39'00" East, continuing with the said common line, a distance of 68.00 feet to a CIRF in the common line between Tract II and the aforementioned Saratoga - Phase 2A;

THENCE continuing with the said common line following courses and distances:

South 84°21'00" East, a distance of 85.81 feet to a CIRF;

North 05°39'00" East, a distance of 644.32 feet to a CIRF;

along a curve to the left 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 North 14°06'42" West, a distance of 239.38 feet to a CIRF;

North 33°52'23" West, a distance of 103.45 feet to a CIRF;

South 58°58'59" West, a distance of 109.64 feet to a CIRF;

North 31°01'01" West, a distance of 50.00 feet to a CIRF;

South 58°58'59" West, a distance of 37.43 feet to a CIRF for the southeast corner of the aforementioned Lot 21;

North 31°01'01" West, a distance of 123.33 feet to the POINT OF BEGINNING and containing 1,085,906 Square Feet or 24.929 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS §

That CJB Development, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOTS 22-25 & COMMON AREA E, BLOCK 10; LOTS 1-51, & COMMON AREA F, BLOCK 11; LOTS 1-6, BLOCK 12, LOTS 16-32, BLOCK 13, COMMON AREA G, BLOCK 20, SARATOGA - PHASE 2B**, an addition to the City of Granbury, Hood County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and canals shown thereon. The streets and alleys are dedicated for street purposes, and canals are dedicated generally for watercraft ingress/egress purposes as shown hereon. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings or other improvements shall be constructed or placed upon, over or across the Easements as shown, except as exempted under Section 3.3.G contained herein. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Granbury's, the Brazos River Authority's (BRA) and/or Hood County's use thereof. The City of Granbury, Hood County, BRA, public utility and franchise 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 are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association. Additionally, the City of Granbury, Hood County, or franchise utility may request from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated area. The City of Granbury, Hood County, BRA, public utility and franchise utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association 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 property is located within the City of Granbury.

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

WITNESS, my hand, this 27 day of October 2023

BY:

Owner

Charles Jason Britt
CJB Development, LLC

STATE OF TEXAS §
COUNTY OF Hood §

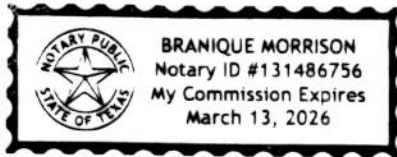
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Charles Jason Britt, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 27 day of October, 2023.

Notary Public

My Commission expires:

WITNESS, my hand, this 27 day of October 2023



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: October 25, 2023



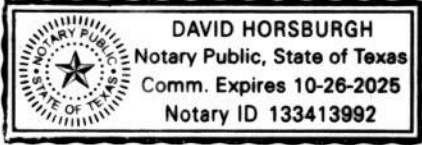
STATE OF TEXAS §
COUNTY OF TARRANT §

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 25th day of October, 2023.

Notary Public

My Commission expires:



Certificate of Approval: 4/10/2023

By: Reda Kay 10/31/2023
Chair, Planning & Zoning Date

Attest: Linda W. Man 10/31/2023
Administrative Assistant Date

Approved by the Granbury City Council: 5/12/2023

By: Jim Smith 10/31/2023
Mayor, City Council Date

Attest: Carl Walker 10/31/2023
City Secretary Date

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

OWNER:
CJB Development
5310 E. Hwy. 377, Suite 10
Granbury, Texas 76049

HOOD COUNTY FILING

Filed this _____ day of _____, 2023 in Slide P-957 of the Plat Records of Hood County, Texas.

FILED
NOV 08 2023

County Clerk, Hood County, TX

FINAL PLAT
SARATOGA - PHASE 2B
LOTS 22-25 & COMMON AREA E, BLOCK 10; LOTS 1-51 & COMMON AREA F, BLOCK 11; LOTS 1-6, BLOCK 12, LOTS 16-32, BLOCK 13, COMMON AREA G, BLOCK 20
BEING 24.929 ACRES SITUATED WITHIN THE JOSHUA MINETT SURVEY, ABSTRACT NUMBER 351 & THE B.W. PERKINS SURVEY. ABSTRACT NUMBER 445
CITY OF GRANBURY, HOOD COUNTY, TEXAS
OCTOBER 2023 SHEET 5 OF 5
CASE NUMBER PL-2021-17