

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

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

FINAL PLAT

SARATOGA BLVD.
(80' PUBLIC ROW)

EASTWOOD VILLAGE
SLIDE A-123-B
P.R.H.C.T.

FRANCIS COURT

LOT 1
3.544 Ac
N29°54'07"W
390.17'

LOT 2
1.164 Ac
S59°56'23"W
306.63'

LOT 3
1.164 Ac
S59°56'23"W
306.63'

LOT 4
1.164 Ac
S59°56'23"W
306.63'

LOT 5
1.164 Ac
S59°56'23"W
306.63'

LOT 6
1.164 Ac
S59°56'23"W
306.63'

LOT 7
1.164 Ac
S59°56'23"W
306.63'

LOT 8
1.164 Ac
S59°56'23"W
306.63'

LOT 9
1.164 Ac
S59°56'23"W
306.63'

LOT 10
1.164 Ac
S59°56'23"W
306.63'

LOT 11
1.164 Ac
S59°56'23"W
306.63'

LOT 12
1.164 Ac
S59°56'23"W
306.63'

LOT 13
1.164 Ac
S59°56'23"W
306.63'

LOT 14
1.164 Ac
S59°56'23"W
306.63'

LOT 15
1.164 Ac
S59°56'23"W
306.63'

LOT 16
1.164 Ac
S59°56'23"W
306.63'

LOT 17
1.164 Ac
S59°56'23"W
306.63'

COMMON AREA C
BLOCK 2

COMMON AREA B
BLOCK 6

COMMON AREA A
BLOCK 8

LEGEND

CRF.....Found 5/8 inch Capped Iron Rod Marked "BIB INC"

D.F.M.E.....Decorative Fence Maintenance Easement

D.A.H.C.T.....Deed Records Hood County, Texas

IRS.....Set 5/8 inch Capped Iron Rod Marked "BIB INC"

P.A.H.C.T.....Plat Records Hood County, Texas

V.A.M.....Visibility Access & Maintenance Easement

.....Set 5/8 inch Capped Iron Rod Marked "BIB INC"

GENERAL 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 is located at the intersection of U.S. Highway 377 and U.S. Highway 190. The State Plane Grid - Texas North Central Zone (4200) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are in U.S. Survey feet displayed in feet. All elevations shown are NAVD83 Cooperative Network. All elevations shown are NAVD83.

2. Unless otherwise noted all property corners are set 5/8 inch capped iron rods.

3. The property is planned to be 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 Exceedance Flood Hazard Rate Map, Community-Panel No. 4822102500, Effective Date: August 16, 2012.

FILED FOR RECORD
AT
DEC 27 2018
County Clerk, Hood County, TX

BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4805 West Loop South, Suite 100
Granbury, TX 76049
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BIB Form #4A

**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**

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5
SARATOGA PHASE 2A
SLIDE 1-663
P.R.C.T.
PARK AREA "A" TO BE
DEDICATED TO RESERVE
2018-08-01
D.R.H.C.T.

B=B

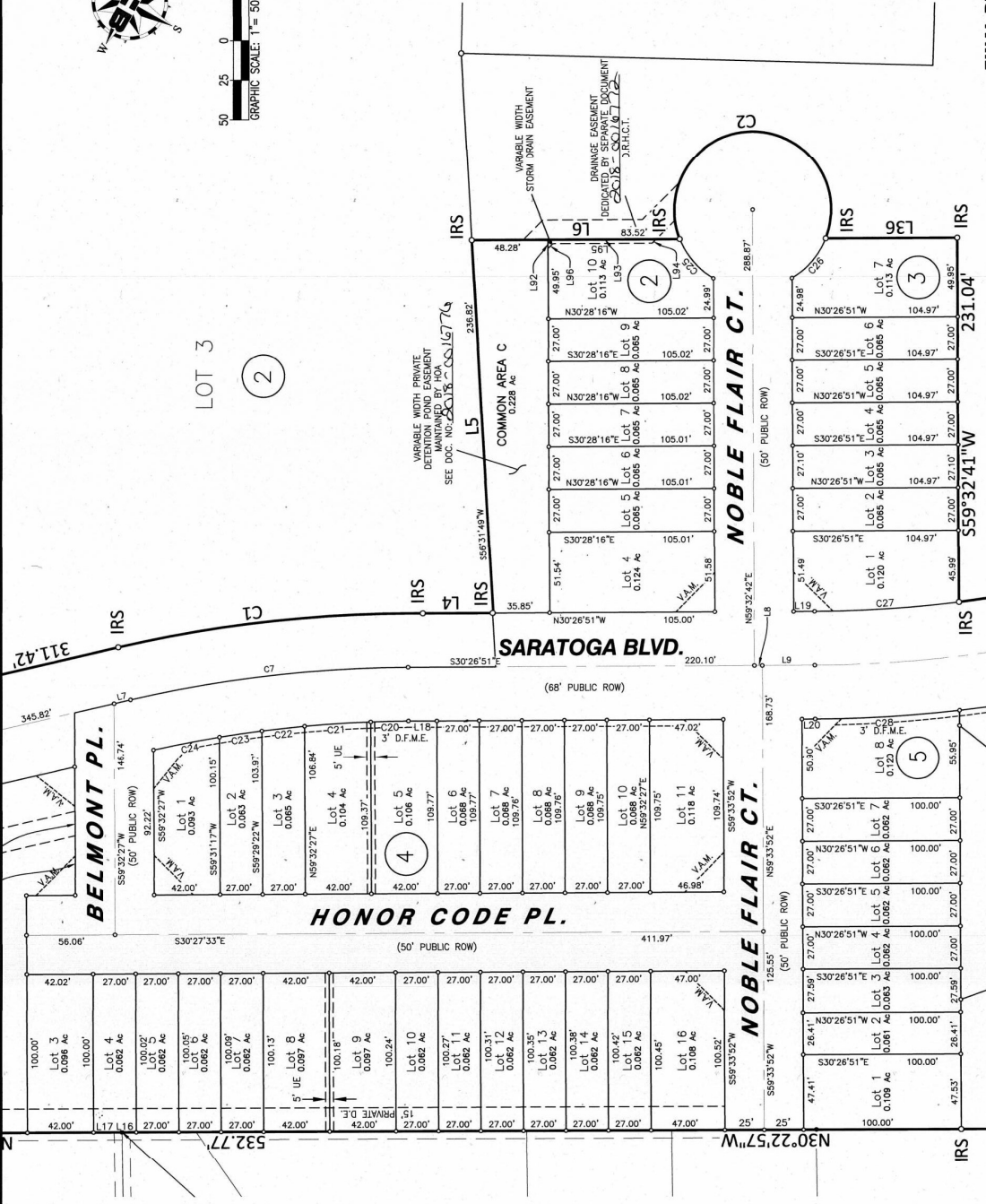
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4650 Highway 160
Greenville, TX 76051

mail@bhbinc.com 817.251.8850
bhbinc.com
100% EPM #1001025
P-1001025

DEC 27 2018

County Clerk: Hood County, TX

100



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

FILED FOR RECORD
AT 9:04 A.M.
DEC 27 2018

SLIDE A-123-B, P.R.H.C.T.
SITUATED WITHIN THE
Joshua Minnett Survey, Abstract No. 351 &
U. Martin Survey, Abstract No. 384
COUNTY OF HOOD, TEXAS

CITY OF GRANBURY, HOOD COUNTY, TEXAS
DECEMBER 2018
SHEET 2 OF 7

P. 182

LEGEND

- DRF.....Found 5/8 inch Capped Iron Rod Marked "B18 INC"
- D.E.....Drainage Easement
- D.A.H.C.T.....Deed Records Hood County, Texas
- RS.....Set 5/8 inch Capped Iron Rod Marked "B18 INC"
- P.A.H.C.T.....Plat Records Hood County, Texas
- U.E.....Utility Easement
- WM.....Warranty Access & Maintenance Easement
-Set 3/8 inch Capped Iron Rod Marked "B18 INC"

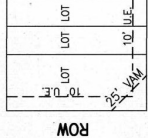
GENERAL NOTES

- Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury Monument Number 3 (Granbury) was used as the controlling monument. Basis of bearing being U.S. National Grid Zone 14N, 1800000 Northings and 650000 Eastings using the Western Data Systems RTKNet Cooperative Network. All elevations shown are NAVD83 (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 NAVD83.
- Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "B18 INC".
- Plat 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. 48221C0500. Effective Date: August 15, 2012.

**TH- TOWNHOME
DISTRICT LOT TYPICAL**



B&B
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