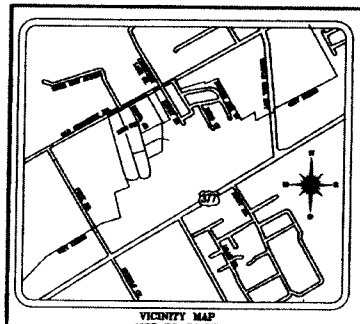


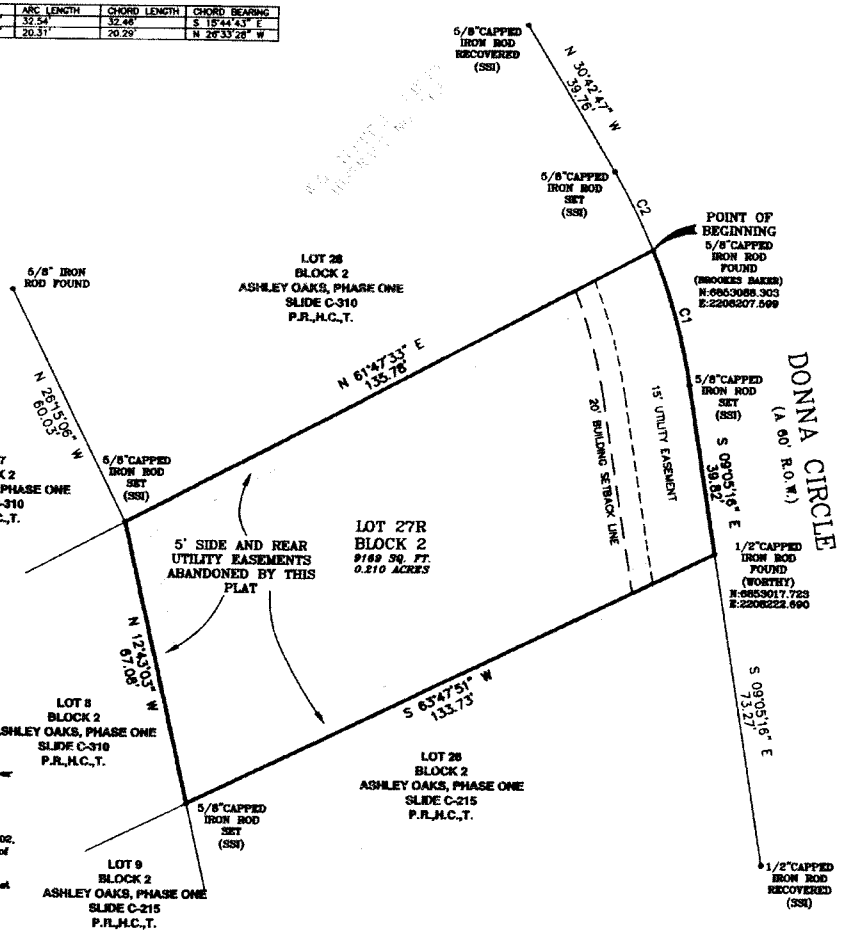
VICINITY MAP
NOT TO SCALE

LEGEND:

B.L. BUILDING LINE
D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	140.00'	32.54'	32.46'	S 15°44'43" E
C2	140.00'	20.31'	20.29'	N 26°33'28" W



GENERAL NOTES:

1. FLOOD STATEMENT: This property is located within Zone X, areas determined to be outside 500-year flood plain, according to the Flood Insurance Rate Map, Community Panel-No. 480356 0005 B, dated October 18, 1988.

2. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument No. 3 "Gemstone" was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83, (1993). Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument No. 3 "Gemstone" as the benchmark. City Monument No. 3 bears North 74 degrees 36 minutes 56 seconds East, a distance of 5,425.54 feet from the Northeast corner of said Lot 27R.

"AMENDING PLAT"

APPROVED BY THE COMMUNITY DEVELOPMENT:

BY: Director of Community Development Department DATE March 30 2011

ATTEST

BY: Angela D. McCaffety 3-30-11 DATE

APPROVED BY THE PUBLIC WORKS DEPARTMENT:

BY: Director of Public Works/City Engineer Bill Ward 3-31-11 DATE

FILED THIS THE 5th DAY OF APRIL 2011.

SLIDE C-313 PLAT RECORDS, HOOD COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

That I, Timothy G. Martin, R.P.L.S. No. 5236, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Timothy G. Martin, R.P.L.S. No. 5236

Date: March 08, 2011

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy G. Martin, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 8th day of March 2011.

Shauna K. Durdin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHAUNA K. DURDIN NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 02-25-2012

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS Gary L. Kitching is the owner of Lot 27, Block 2 Ashley Oaks Addition, Phase One, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide C-215, P.R.,H.C.,T. said lot being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod found (Brookes Baker) on the West Right-of-Way line of Donna Circle (a 60 feet wide R.O.W.) for the Northeast corner of said Lot 27 and the Southeast corner of Lot 26 of said Ashley Oaks Addition for the beginning of a curve to the right whose chord bears South 15 degrees 44 minutes 43 seconds East, a distance of 32.46 feet, a radius of 140.00 feet, from which a 5/8 inch capped iron set (SSI) bears a chord bearing of North 28 degrees 33 minutes 28 seconds West, a chord distance of 20.29 feet;

THENCE Southeasterly, along the West Right-of-Way line of said Donna Circle and the East line of said Lot 27, an arc length of 32.54 feet to a 5/8 inch capped iron rod set (SSI);

THENCE South 09 degrees 05 minutes 16 seconds East, continuing along the West Right-of-Way line of said Donna Circle and the East line of said Lot 27, a distance of 39.82 feet to a 1/2 inch capped iron rod found (Worthy) for the Southeast corner of said Lot 27 and the Northeast corner of Lot 28 of said Ashley Oaks Addition, from which a 1/2 inch capped iron rod recovered (SSI) for the Southeast corner of said Lot 26 bears South 09 degrees 05 minutes 16 seconds East, a distance of 73.27 feet;

THENCE South 63 degrees 47 minutes 51 seconds West, along the South line of said Lot 27 and the North line of said Lot 28, a distance of 133.73 feet to a 5/8 inch capped iron rod set (SSI) for the Southwest corner of said Lot 27 and the Northwest corner of said Lot 28 and being the Northeast corner of Lot 9 of said Ashley Oaks and the Southeast corner of Lot 8 of said Ashley Oaks;

THENCE North 12 degrees 43 minutes 03 seconds West, along the West line of said Lot 27 and the East line of said Lot 8, a distance of 67.06 feet to a 5/8 inch capped iron rod set (SSI) for the Northwest corner of said Lot 27 and the Southwest corner of said Lot 26 and being the Southeast corner of Lot 7 of said Ashley Oaks and the Northeast corner of said Lot 8, from which a 5/8 inch iron rod found bears North 26 degrees 15 minutes 06 seconds West, a distance of 60.03 feet;

THENCE North 61 degrees 47 minutes 33 seconds East, along the North line of said Lot 27 and the South line of said Lot 26, a distance of 135.78 feet to the POINT OF BEGINNING, containing 9.169 Square Feet or 0.210 of an Acre of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Gary L. Kitching, owner, does hereby adopt this AMENDING PLAT designating the herein above described property as "Lot 27R, Block 2, Ashley Oaks Addition, Phase One", an addition to the City of Granbury, Texas. 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 in accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Granbury 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.

Gary L. Kitching, Owner 3-23-11 Date

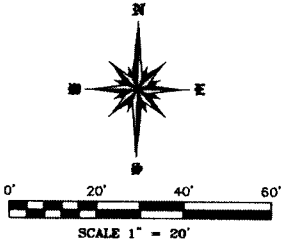
STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary L. Kitching, Owner, known to me to be the persons whose names are subscribed to this plat.

Given under my hand and seal of office, this 28rd day of March 2011.

Shauna K. Durdin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHAUNA K. DURDIN NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 02-25-2012



SCALE 1" = 20'

FILED FOR RECORD AT 9:54A M.

APR 05 2011

County Clerk, Hood County, TX

(Owner)
Gary L. Kitching
607 Donna Circle
Granbury, Texas 76049
phone: (817) 691-5726

(Surveyor)
Survey Services, Inc.
P.O. Box 1590
Granbury, Texas 76048-1590
Office: (817) 578-8954
Fax: (817) 579-5850
Website: www.surveyservicesinc.org

AMENDING PLAT
LOT 27R, BLOCK 2
ASHLEY OAKS ADDITION
PHASE ONE

BEING AN AMENDING PLAT OF LOT 27, BLOCK 2 ASHLEY OAKS ADDITION, PHASE ONE CITY OF GRANBURY, HOOD COUNTY, TEXAS RECORDED IN SLIDE C-215, PLAT RECORDS, HOOD COUNTY, TEXAS

THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE THE SIDE AND REAR UTILITY EASEMENTS ONLY ON LOT 27, BLOCK 2, ASHLEY OAKS ADDITION, PHASE ONE RECORDED IN SLIDE C-215, PLAT RECORDS, HOOD COUNTY, TEXAS. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS.

Bill Ward

JOB NO. U:/SURVEY/2010/10200 DATE: 12/21/2010 DRAWN BY: SMD