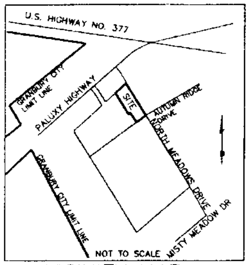


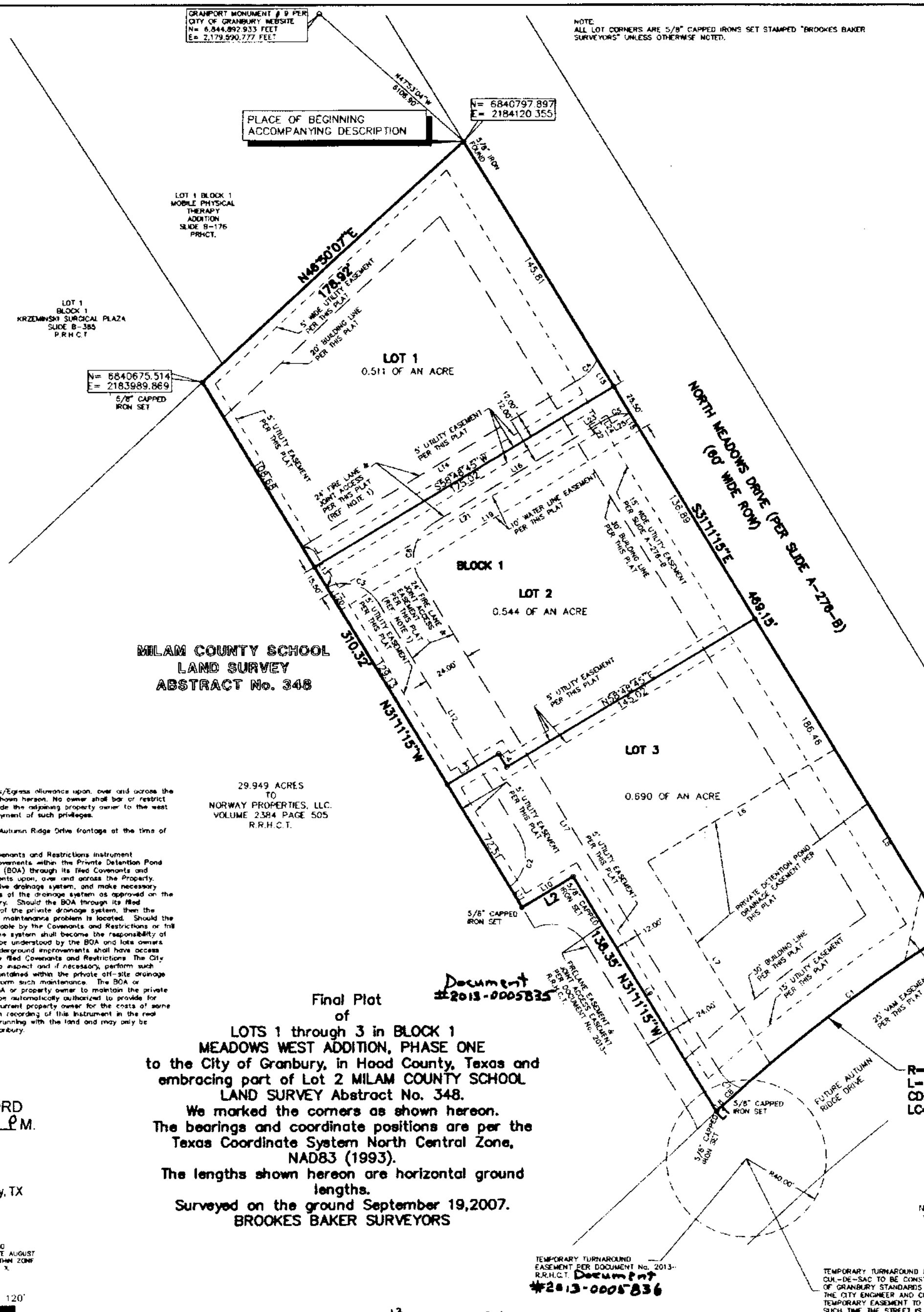
VICINITY MAP

FIRE LANES

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire line easements, as dedicated and shown hereon, a paved surface 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 line easements in the responsibility of the owner, and the owner shall post and maintain appropriate signs and / or markings in conspicuous places along such fire lines, stating "Fire Lane, No Parking / Tow-Away Zone." The police or his duty 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.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility,Access, and Maintenance) Easements(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 butnot 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.



MILAM COUNTY SCHOOL
LAND SURVEY
ABSTRACT No. 348

29.949 ACRES
TO
NORWAY PROPERTIES, LLC.
VOLUME 2384 PAGE 505
R.R.H.C.T.

NOTE:
ALL LOT CORNERS ARE 5/8" CAPPED IRONS SET STAMPED "BROOKES BAKER SURVEYORS" UNLESS OTHERWISE NOTED.

BOUNDARY - LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S46°26'09"W	0.28'
L2	S58°48'45"W	30.00'

LOT LINE - LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L3	N58°48'45"E	30.00'
L4	S31°11'15"E	7.78'

DRAINAGE - LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L5	N31°11'15"W	108.78'
L6	N58°48'45"E	109.51'
L7	S31°11'15"E	118.73'

DRAINAGE - CURVE TABLE				
NUMBER	R=	L=	CD=	LC=
C1	762.73	110.06	S53°37'18"W	109.98

FIRELANE - CURVE TABLE				
NUMBER	R=	L=	CD=	LC=
C2	20.00	29.42	N10°56'51"E	26.84
C3	20.00	29.42	N73°19'21"W	26.84
C4	20.00	12.88	S40°21'51"W	12.66
C5	20.00	12.84	N77°11'50"E	12.62
C6	20.00	31.42	S13°48'45"W	28.28
C7	20.00	14.19	S51°30'37"E	13.89
C8	762.73	16.88	S47°25'44"W	16.88

FIRELANE - LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L8	S46°26'09"W	0.28'
L9	N31°11'15"W	138.35'
L10	S58°48'45"W	30.00'
L11	N31°11'15"W	12.10'
L12	N31°11'15"W	137.73'
L13	N31°11'15"W	24.00'
L14	N58°48'45"E	163.01'
L15	S31°11'15"E	31.98'
L16	S58°48'45"W	101.05'
L17	S31°11'15"E	291.57'

WATER LINE EASEMET - LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L18	S31°11'15"E	10.00'
L19	S58°48'45"W	175.02'
L20	N31°11'15"W	10.00'
L21	N58°48'45"E	154.52'
L22	N31°11'15"W	5.00'
L23	N58°48'45"E	10.00'
L24	S31°11'15"E	5.00'
L25	N58°48'45"E	10.50'

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Norway Properties, LLC, Managing Partner, Tom Jorgenson is the Owner of a tract of land, situated in the City of Granbury, Texas and being part of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348, situated in Hood County, Texas and being a portion of the 29-949/1000 acres tract described in the deed to Norway Properties, LLC, recorded in volume 2384, page 505 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas Coordinate System North Central Zone Nad 83 (1993), the lengths in this description are horizontal ground lengths. All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at 5/8" iron found for most easterly northeast corner of the said 29-949/1000 acres tract, and the southeast corner of Lot 1 in Block 1 of MOBILE PHYSICAL THERAPHY ADDITION, an addition to the City of Granbury, according to the Plat thereof recorded in Slide B-176 of the Plat Records of Hood County, Texas, and for the west line of North Meadows Drive.

Thence south 31 degrees-11 minutes-15 seconds east, along the east line of the said 29-949/1000 acres tract, and the said west line of North Meadows Drive, 469-15/100 feet to a 5/8" capped iron set for the southeast corner of the tract being described and the beginning of a curve to the left having a radius of 762-73/100 feet.

Thence southwesterly along said curve to the left an arc length of 145-91/100 feet to a 5/8" capped iron set at its end, the long chord of the said 145-91/100 feet arc is south 52 degrees-16 minutes-30 seconds west 145-69/100 feet.

Thence south 46 degrees-26 minutes-09 seconds west 0-28/100 feet to a 5/8" capped iron set.

Thence north 31 degrees-11 minutes-15 seconds west 138-35/100 feet to a 5/8" capped iron set.

Thence south 58 degrees-48 minutes-45 seconds west 30-00/100 feet to a 5/8" capped iron set.

Thence north 31 degrees-11 minutes-15 seconds west 310-32/100 feet to a 5/8" capped iron set in the most easterly north line of the said 29-949/1000 acres tract, and the south line of Lot 1 in Block 1 of KRZEMINSKI SURGICAL PLAZA, an addition to the City of Granbury, according to the plat thereof recorded in Slide B-385 of the said Plat Records.

Thence north 46 degrees-50 minutes-07 seconds east, along the said most easterly north line of the said 29-949/1000 acres tract, and along the south line of said Lot 1 in Block 1 of KRZEMINSKI SURGICAL PLAZA, to and along the south line of said Lot 1 in Block 1 of MOBILE PHYSICAL THERAPHY ADDITION, 178-92/100 feet to the place of beginning and containing 1-746/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
That Norway Properties, LLC, acting herein by and through its Managing Partner, Tom Jorgenson does hereby adopt this plat designating the herein above described property as Lots 1 through 3 in Block 1 of MEADOWS WEST ADDITION, PHASE ONE, an addition to the City of Granbury, 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 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 Granburys and/or Hood County's use thereof. The City of Granbury or Hood County, 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 may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Granbury or Hood County, public utility and franchise 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 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 the 10 day of May 2013.

BY: [signature]
Tom Jorgenson, Managing Partner, Norway Properties, LLC.)
Owner Lots 1-3, Block 1

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 Tom Jorgenson, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 10 day of May 2013.
Nelda Francis
Notary Public in and for the State of Texas

NELDA FRANCIS
MY COMMISSION EXPIRES
December 7, 2016

KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared the 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.

Alan W. Hickey Seal
Registered Public Surveyor

STATE OF TEXAS
REGISTERED
ALAN W. HICKEY
5420
PROFESSIONAL
LAND SURVEYOR

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 Alan W. Hickey Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 10 day of May 2013.
Mildred E. Hickey Seal
Notary Public in and for the State of Texas

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-21-2013

Final Plat

Approved by the Planning and Zoning Commission" Date April 15, 2013.
[signature]
Chairman, Planning and Zoning Commission
Angela D. McCafferty
Attest, Secretary

Approved by the City Council Date 5-7 2013
[signature]
Mayor, City of Granbury MAYOR Pro Tem
Kathy Ware 5-7-13
Attest; City Secretary Deputy City Secretary

General Notes:

Note 1 - There shall exists a Common Vehicle and Pedestrian Ingress/Egress allowance upon, over and across the built parking, maneuvering and pedestrian pathway areas on all lots shown hereon. No owner shall bar or restrict vehicle or pedestrian ingress/egress or parking in a manner to preclude the adjoining property owner to the west (Norway Properties, LLC, or subsequent owners, heirs or assigns) enjoyment of such privileges.

Note 2 - A city specified residential standard will be installed along Autumn Ridge Drive frontage at the time of the extension of said facility.

Note 3 - The Building Owners Association (BOA) through its filed Covenants and Restrictions instrument #2013-0005837 agree to maintain the private drainage improvements within the Private Detention Pond Easement shown hereon. In addition, the Building Owners Association (BOA) through its filed Covenants and Restrictions, also agree to maintain all supporting drainage improvements upon, over and across the Property. The BOA agrees to mow vegetation, repair erosion, repair the respective drainage system, and make necessary repairs to ensure that the hydraulic capacity and structural soundness of the drainage system as approved on the Meadows West Addition drainage plans on file with the City of Granbury. Should the BOA through its filed Covenants and Restrictions not be held accountable for maintenance of the private drainage system, then the system shall become the responsibility of the lot owner on where the maintenance problem is located. Should the BOA through its filed Covenants and Restrictions not be held accountable by the Covenants and Restrictions or fail in its maintenance obligations of the private drainage system, then the system shall become the responsibility of the lot owner on where the maintenance problem is located. It shall be understood by the BOA and lots owners that private drainage infrastructure may be underground and such underground improvements shall have access and maintenance responsibilities as well which may be specified in the filed Covenants and Restrictions. The City of Granbury or their agents are hereby granted the right of access to inspect and if necessary, perform such maintenance to ensure the proper function of the drainage system contained within the private off-site drainage easement in the event that the BOA or property owner does not perform such maintenance. The BOA or property owner covenants and agrees that upon the failure of the BOA or property owner to maintain the private drainage improvements as outlined above, the City of Granbury shall be automatically authorized to provide for such maintenance or improvements and to charge the BOA or then current property owner for the costs of same and/or to place a lien upon the property to secure said costs. Upon recording of this instrument in the real property records of Hood County, this obligation shall be a covenant running with the land and may only be abandoned with mutual consent of the property owner and City of Granbury.

Document #2013-0005835

Final Plat of LOTS 1 through 3 in BLOCK 1 MEADOWS WEST ADDITION, PHASE ONE

to the City of Granbury, in Hood County, Texas and embracing part of Lot 2 MILAM COUNTY SCHOOL LAND SURVEY Abstract No. 348.
We marked the corners as shown hereon.
The bearings and coordinate positions are per the Texas Coordinate System North Central Zone, NAD83 (1993).
The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground September 19,2007.
BROOKES BAKER SURVEYORS

FILED FOR RECORD
AT 3:00 PM.
MAY 1 3 2013
[signature]
County Clerk, Hood County, TX

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY AND INCORPORATED AREAS COMMUNITY PANEL NO. 48221C0165D, EFFECTIVE DATE AUGUST 16, 2012 AND IT APPEARS THAT NO PART OF THE SUBJECT TRACT LIES WITHIN ZONE AE. THE 100 YEAR FLOOD PLAIN. ALL OF THIS PROPERTY LIES WITHIN ZONE X.

-40' -20' 0' 40' 80' 120'
GRAPHIC SCALE IN FEET

FILE NAME: C:\DON13\MEADWEST.dwg DRAWN BY: DWH\CDH

29.949 ACRES
TO
NORWAY PROPERTIES, LLC
VOLUME 2384 PAGE 505
R.R.H.C.T.

FILED this the 13 day of May 2013.
SLIDE P-434 Plat Records of Hood County, Texas.

OWNER:
LOTS 1-3, BLOCK 1
NORWAY PROPERTIES, LLC.
TOM JORGENSON
1612 CATALINA BAY COURT
GRANBURY, TEXAS 76048
PHONE (817)-564-5858

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
(817) 279-9694 FAX
donh@brookesbakersurveyors.com