GENERAL NOTES:

1. FLOOD STATEMENT: This property is located within Zone X, areas determined to be outside the 500-Year flood plain, according to the Flood Insurance Rate Map, Community Panel-No. 480356 0110 C, Revised September 5, 1990.

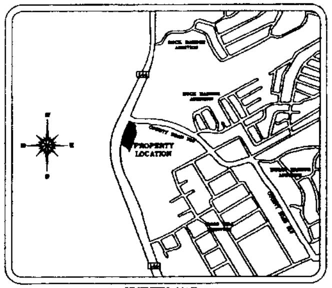
2. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument "Monument No. 6 (WILLIAMSBURG)" was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83, 1993). Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument "Monument No. 6" as the benchmark. City Monument No. 6 bears North 03 degrees 40 minutes 31 seconds West, a distance of 4,782.20 feet from the Northwest corner of Lot 1.

3. All property corners are 5/8" capped irons set (SSI) unless otherwise noted.

4. At such time when water and wastewater becomes available to the property, the property owner agrees to extend water wastewater mains across the front of the property at its sole cost and tie into the centralized main. Water and wastewater shall be deemed available when the property is located within the minimum distance required by the then current City Code for connection to the City water and wastewater supply. Required design and construction shall be in accordance with the policies of the City at that time. The property owner covenants and agrees that upon the failure of the property owner to extend water and wastewater mains as required, the City shall be authorized to provide for such extension and to charge the 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 plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

LEGEND:

B.L. BUILDING LINE
U.E. UTILITY EASEMENT



VICINITY MAP
NOT TO SCALE

FLOOD NOTES:

1. FLOOD PLAIN RESTRICTION: No construction shall be allowed within the flood plain easement, without the prior written approval of the City. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the City, shall be prepared and submitted by the party or parties wishing to construct within the flood plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year design frequency storms elevation. Any construction approved within the flood plain shall not increase the 100-year design frequency storm elevation.
The following statement shall be required when an unlined improved drainage channel, in a drainage easement, or when a flood plain easement is proposed.
2. FLOOD PLAIN/DRAINAGEWAY MAINTENANCE: The existing creeks, streams, or ponds (drainage ways) traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners, homeowner's association or approved maintenance entity whose lots are traversed by or adjacent to the drainage ways. The City of Granbury will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work performed by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Granbury shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the flood plain easement lines as shown on the plat.
If a floodway easement is required or proposed, the following full statement of restriction shall be placed in the dedication instrument of the subdivision plat.
3. FLOODWAY RESTRICTION: No encroachment, including fill, new construction or improvements shall be allowed within the floodway easement.

BUILDING SITE

A. The subdivider shall be required to fill the building pad to the most recent Building Code Standard regarding foundation elevation, or a minimum standard of the following (whichever is the most restrictive):
1. A two-percent (2%) rise from the flowline-of-curb within the gutter, measured horizontally from the top-of-curb to the proposed structure, plus an additional twelve inches (12") of vertical fill to be placed in 6" lifts at the building pad. Such fill located at the building site shall meet or exceed a minimum of a ninety-five percent (95%) compaction rate. Proof of compaction shall be provided at the expense of the applicant, subdivider or builder. Tests verifying compliance with this Section shall be conducted by a certified lab and the results forwarded to the Director of Community Development prior to permit approval.
2. The Community Development Department may approve alternative standards of site grading provided that the applicant, subdivider or builder supplies the City Engineer with proof that i) an alternative, appropriate drainage facility (i.e., lake, river, drainage channel, etc.) exists other than the top-of-curb and that ii) such facility is constructed and in-place prior to the Community Development Department approving a building permit for the building site. Additionally, structures built below the standard set forth in Section 3.6.A.1 will be graded to appropriately accommodate storm runoff around the structure. In no instance may the site be graded or the impervious cover be such that it allows for runoff or sheet-flow into any part of the structure.
3. One-hundred (100) year frequency finished floor elevations shall be a minimum of two foot (2') above the flood plain. No building permit shall be released for any structure located within the flood plain or floodway. The City may, at its discretion, require certification of building placement relative to the 100-year Flood Plain, floodway or any flood hazard areas delineated on the FIRM map. Such certification must be performed by a licensed, Professional Engineer or Registered Professional Land Surveyor, whichever is required by the City Engineer, and shall be provided at the applicant, subdivider or builder's expense.

FIRE LANES

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete "HMAC" or concrete) 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 lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police, sheriff, fire marshall or his duly 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 (VAM) 25' X 25'

The area or areas shown on this 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 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 (24) inches to a height of (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.

Bearings are based on the Texas State Plane Coordinate System; N.A.D. 83 (Geoid 03) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network.

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to Survey Services, Inc. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities may be encountered. No excavations were made during the progress of this survey to locate buried utilities. Call 1-800-344-8377.

"Final Plat"

APPROVED BY THE PLANNING AND ZONING COMMISSION: DATE: 11-21-11

[signature]
BY: CHAIRMAN, Planning and Zoning Commission

ATTEST: Angela D. McCafferty 12-6-12
BY: ADMINISTRATIVE ASSISTANT DATE

APPROVED BY THE GRANBURY CITY COUNCIL: DATE: 12-6-11

[signature]
BY: MAYOR, CITY COUNCIL

ATTEST: [signature]
BY: CITY SECRETARY DATE

FILED THIS THE 6th DAY OF Dec, 2012.
SLIDE P-422 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.

[signature]
Timothy G. Martin, R.P.L.S. NO. 5236

Date: June 11, 2012

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 11th day of June 2012.

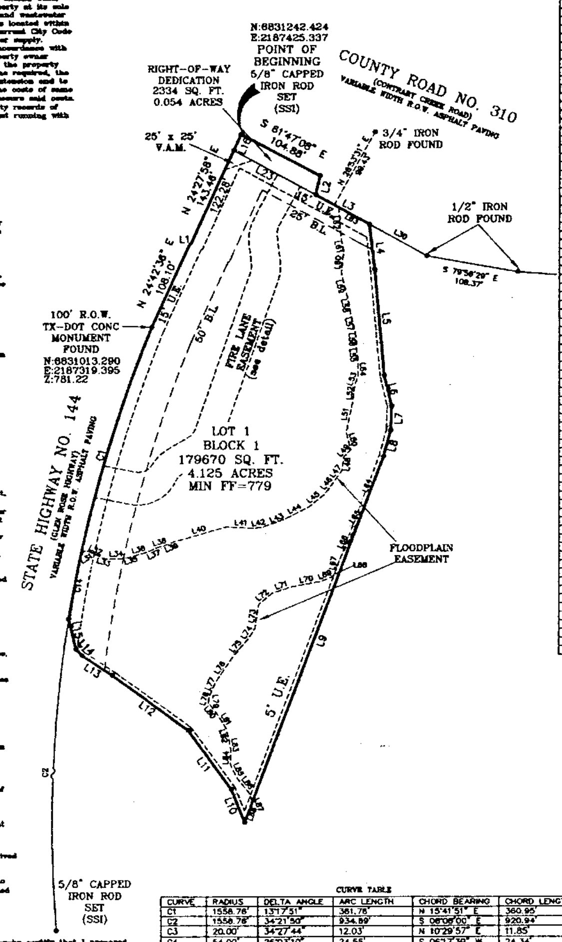
[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEVEN MATTHEW BLACK
Notary Public, State of Texas
My Commission Expires
June 30, 2015

STATE OF TEXAS
REGISTERED
TIMOTHY G. MARTIN
5236
PROFESSIONAL
LAND SURVEYOR

(Owners)
STEPHEN P. BUMPAS and
JERILYN W. BUMPAS
221 EASTRIDGE ROAD
GRANBURY, TEXAS 76049
PHONE #: 817-994-4287

Survey Services, Inc.
P.O. BOX 1590
GRANBURY, TEXAS 76048-1590
OFFICE: 817-579-6654
FAX: 817-579-6650
www.surveyservicesinc.org



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1558.78'	13°17'51"	361.78'	N 15°41'51" E	360.95'
C2	1558.78'	34°21'50"	934.89'	S 08°08'00" E	920.94'
C3	20.00'	34°27'44"	12.03'	N 10°29'57" E	11.85'
C4	54.00'	26°03'10"	24.55'	S 06°17'39" W	24.34'
C5	54.00'	40°40'46"	38.34'	S 39°39'37" W	37.54'
C6	20.00'	34°41'38"	12.11'	N 42°39'11" E	11.93'
C7	50.00'	75°35'37"	66.26'	S 83°18'11" W	61.52'
C8	20.00'	69°24'45"	24.23'	S 66°31'37" W	22.77'
C9	54.00'	28°10'46"	26.56'	N 45°54'37" E	26.29'
C10	20.00'	40°40'46"	14.20'	S 39°39'37" W	13.90'
C11	20.00'	26°03'10"	9.09'	S 06°17'39" W	9.02'
C12	54.00'	34°27'44"	32.48'	N 10°29'57" E	31.99'
C13	1558.78'	01°26'14"	39.10'	N 15°14'31" E	39.10'
C14	1558.78'	02°57'23"	80.43'	N 10°31'37" E	80.42'

N
E
S

0' 100' 200' 300'
SCALE 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°05'32" E	1.34'
L2	S 13°02'32" W	23.25'
L3	N 81°08'29" W	38.67'
L4	S 06°38'23" E	53.81'
L5	S 05°08'28" E	125.74'
L6	S 13°35'18" E	37.08'
L7	S 20°19'40" W	28.08'
L8	S 15°13'40" W	32.20'
L9	S 20°29'08" W	465.63'
L10	N 81°59'31" W	42.55'
L11	N 38°10'23" W	86.53'
L12	N 33°59'17" W	111.44'
L13	N 56°19'25" W	42.89'
L14	N 42°15'54" W	10.07'
L15	N 13°22'03" W	38.93'
L16	N 24°27'58" E	21.19'
L17	S 61°09'25" E	30.01'
L18	S 27°43'48" W	52.43'
L19	S 08°43'56" E	30.77'
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]
L22	[illegible]	42.08'
L23	[illegible]	[illegible]
L24	S 76°46'01" E	37.97'
L25	N 60°00'00" E	26.85'
L26	N 19°49'14" W	186.30'
L27	N 08°43'56" W	23.20'
L28	N 27°43'46" E	38.08'
L29	N 61°09'25" W	72.55'
L30	S 61°09'28" E	77.57'
L31	N 37°49'13" E	6.88'
L32	S 64°59'40" E	20.47'
L33	N 72°30'40" W	8.97'
L34	N 87°19'22" E	21.36'
L35	N 73°00'08" E	6.44'
L36	N 75°01'22" E	15.86'
L37	N 66°30'04" E	14.70'
L38	N 75°25'17" E	7.79'
L39	N 88°02'43" E	13.58'
L40	N 76°11'21" E	63.26'
L41	N 87°24'31" W	33.99'
L42	N 81°02'28" E	10.77'
L43	N 66°01'23" E	28.63'
L44	N 63°00'08" E	30.82'
L45	N 50°29'31" E	23.31'
L46	N 38°31'53" E	25.45'
L47	N 39°47'28" E	10.72'
L48	N 08°12'36" E	13.05'
L49	N 41°17'52" E	12.77'
L50	N 14°10'01" W	21.28'
L51	N 11°46'45" E	40.57'
L52	N 08°46'36" E	17.15'
L53	N 21°56'01" E	8.97'
L54	N 00°21'41" W	10.66'
L55	N 06°28'34" W	18.97'
L56	N 02°21'02" W	14.93'
L57	N 13°37'38" W	28.10'
L58	N 09°02'08" W	12.90'
L59	N 14°14'11" W	33.36'
L60	N 06°36'09" E	23.96'
L61	N 10°38'30" W	16.08'
L62	N 04°29'15" W	37.86'
L63	S 81°08'29" E	41.28'
L64	S 20°29'08" W	78.00'
L65	S 33°16'30" W	4.88'
L66	S 25°06'13" W	80.51'
L67	S 10°10'32" W	8.31'
L68	S 41°56'13" W	5.64'
L69	S 67°06'18" W	13.02'
L70	S 79°29'02" W	34.31'
L71	S 71°51'42" W	25.66'
L72	S 49°18'03" W	18.86'
L73	S 09°35'35" W	30.28'
L74	S 34°52'30" W	18.91'
L75	S 39°46'18" W	26.27'
L76	S 33°56'31" W	30.63'
L77	S 23°10'10" W	13.54'
L78	S 18°27'17" W	8.73'
L79	S 01°56'32" E	3.76'
L80	S 38°05'46" E	16.28'
L81	S 31°28'28" E	20.87'
L82	S 14°21'18" E	14.84'
L83	S 07°53'35" E	12.05'
L84	S 01°13'39" W	15.84'
L85	S 28°34'30" E	20.38'
L86	S 36°38'07" E	18.85'
L87	S 19°43'10" E	11.89'
L88	S 20°20'05" W	25.78'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS, Stephen P. Bumpas and Jerilyn W. Bumpas are the owners of a tract of land situated in the Thomas Price Survey, Abstract No. 439, Hood County, Texas and described in Volume 1477, Page 486 Deed Records, Hood County, Texas and Volume 1777, Page 487 Real Records, Hood County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod set (SSI) at the intersection of the East Right-of-Way line of State Highway No. 144 (Glen Rose Highway) and the South Right-of-Way line of County Road No. 310 (Contrary Creek Road) and being the Northwest corner of said Bumpas tract;

THENCE along the South Right-of-Way line of said County Road and the North line of said Bumpas tract the following bearings and distances.

South 61 degrees 47 minutes 08 seconds East, a distance of 104.88 feet to a 5/8 inch capped iron rod set (SSI).
South 13 degrees 02 minutes 32 seconds West, a distance of 23.25 feet to a 5/8 inch capped iron rod set (SSI).
South 81 degrees 08 minutes 29 seconds East, a distance of 58.87 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract.

THENCE into said Bumpas tract and along the East line of the herein described tract the following bearings and distances.

South 06 degrees 38 minutes 23 seconds East, a distance of 53.81 feet to a 5/8 inch capped iron rod set (SSI).
South 05 degrees 08 minutes 28 seconds East, a distance of 125.74 feet to a 5/8 inch capped iron rod set (SSI).
South 13 degrees 35 minutes 18 seconds East, a distance of 37.08 feet to a 5/8 inch capped iron rod set (SSI).
South 20 degrees 19 minutes 40 seconds West, a distance of 28.08 feet to a 5/8 inch capped iron rod set (SSI).
South 15 degrees 13 minutes 40 seconds West, a distance of 32.20 feet to a 5/8 inch capped iron rod set (SSI).
South 20 degrees 29 minutes 08 seconds West, a distance of 465.63 feet to a 5/8 inch capped iron rod set (SSI).
North 81 degrees 59 minutes 31 seconds West, a distance of 42.55 feet to a 5/8 inch capped iron rod set (SSI).
North 38 degrees 10 minutes 23 seconds West, a distance of 86.53 feet to a 5/8 inch capped iron rod set (SSI).
North 33 degrees 59 minutes 17 seconds West, a distance of 111.44 feet to a 5/8 inch capped iron rod set (SSI).
North 56 degrees 19 minutes 25 seconds West, a distance of 42.89 feet to a 5/8 inch capped iron rod set (SSI).
North 42 degrees 15 minutes 54 seconds West, a distance of 10.07 feet to a 5/8 inch capped iron rod set (SSI).
North 13 degrees 22 minutes 03 seconds West, a distance of 38.93 feet to a 5/8 inch capped iron rod set (SSI) on the East Right-of-Way line of said State Highway No. 144 and in a curve to the right whose chord bears North 15 degrees 41 minutes 51 seconds East, a distance of 360.95 feet and having a radius of 1,558.78 feet;

THENCE Northeasterly along the East Right-of-Way line of said State Highway No. 144 and the West line of said Bumpas tract and along said curve to the right, through a central delta of 13 degrees 17 minutes 51 seconds, an arc length of 361.78 feet to a Tx-Dot concrete monument found;

THENCE North 24 degrees 42 minutes 36 seconds East, continuing along the East Right-of-Way line of said State Highway No. 144 and the West line of said Bumpas tract, a distance of 108.10 feet to a 5/8 inch capped iron rod set (SSI);

THENCE North 89 degrees 05 minutes 32 seconds East, continuing along the East Right-of-Way line of said State Highway No. 144 and the West line of said Bumpas tract, a distance of 1.34 feet to a 5/8 inch capped iron rod set (SSI);

THENCE North 24 degrees 27 minutes 58 seconds East, continuing along the East Right-of-Way line of said State Highway No. 144 and the West line of said Bumpas tract, a distance of 143.46 feet to the POINT OF BEGINNING, containing 179,670 Square Feet or 4.125 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Stephen P. Bumpas and Jerilyn W. Bumpas, do hereby adopt this plat designating the herein above described property as "Lots 1, Block 1, Peak Plaza Addition", an addition to Hood County, Texas, within the City of Granbury's Extra-Territorial Jurisdiction and does hereby dedicate the easements and public use areas, as shown, 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 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 property is located within the City of Granbury's extraterritorial jurisdiction.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRANBURY, TEXAS.

[signature] 8/2/12
Stephen P. Bumpas, Owner Date

[signature] 8/2/12
Jerilyn W. Bumpas, Owner 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 Stephen P. Bumpas, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2 day of August 2012.

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY KAY SAGER
Notary Public, State of Texas
My Commission Expires
December 08, 2015

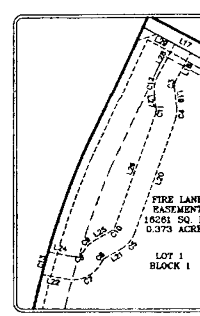
STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jerilyn W. Bumpas, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2 day of August 2012.

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY KAY SAGER
Notary Public, State of Texas
My Commission Expires
December 08, 2015



FIRE LANE EASEMENT
(detail)

FILED FOR RECORD
AT 3:34 P M.
DEC 06 2012
[signature]
County Clerk, Hood County, TX

FINAL PLAT
LOT 1, BLOCK 1
PEAK PLAZA ADDITION
BEING A 4.125 ACRE TRACT OF LAND
SITUATED IN THE
THOMAS PRICE SURVEY, ABSTRACT NO .439
HOOD COUNTY, TEXAS

JOB NO. U:/SURVEY/2011/11006FINALPLAT DATE: 02/23/2011 DRAWN BY: SMB

2