

2. The Community Development Deportment may apprive afferrables standards or site grading produced that the applicant, subtrible or so budder supplies the Dity Engineer with proof that 1) on offerrable, appropriate drincing tooking (i.e., love, i.e., distribuge above, etc.) exists other that has of carb and hast iii) such locking a construction one in page, prior to the Community Development Department approving a budding parm? If the budding state hardwisely, structures build have the some account side for the Scalant SiAL that while department opportunity accommodate statem munitification of the structure. In no sections that the side is explosed on the proposal of the standards of the first property of the standards.

SURMEYOR'S CERTIFICATE

Don'el H. Jedh, o Rejaleed Polisianoid, onc Sureyor while the State of feas herely state that this plat is an occurred edimention of the sureys and office computations performed by the or under my supervision in accordance where the Computation of the Comput

1. All corres de 5/8 iech capatif kin rats simple: "BiB NC" index otherwise noted.
2. Reference benefit beis is zer GS technolog und the "GI of Grantyn GS Master Control
Network manuments. Gily of Grantyn monument member 3 (Geneticer) was used as the
Controlling monument. The bearings above are thosis State Princ Gird, Martin Centrol Cone 4202,
MSDS ("SSS). The deformers stream on Annomatic ground discourses.

At lots contain a 15' Utility Easement along all frontage, and 5' Utility Easements along all side and rear lot lines.

JILITY EASEMENTS:

COOPMY STATEMENT

Pre-stablest property lies within Zone X - Areas determined to be outside 550 year floodplain per [FRM], Flood insurance Rate Map, Community Panel No. 481336 0085 8, Effective Date: October 18, 1988.

STATL OF TEXAS.

COUNTY OF 1400:

County public in and for the State of learn, on this day personally appeared public in the same person most name is subscribed to the foregoing instrument and achieved-edged to me that they secured the same for the purpose and consideration therein expressed.

Own under my hand and sed of office this 6th day of April.

1. April Q. Souths.

Note: Public 2011

My Commission expires: 2/19/2012

Triple B Development Company, LP Bruce B. Boirc, Manager 1,709 Palusy Highway Granbury, Texas 76048

Filed this HOOD COUNTY FLANC

5 of the Plot Records of Hood County, Texas.

PLES PHIS RECORD I WALL 東に乗

Approved by the Complexis City Council: Mest and a merallation 3/21/11 J& Paper 4-6-1 ing a Zoning Commission sion Date Date

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

BBMF a rad of lond silvolled in the Jahn A. McCreany Sureny, A-286 Hood County, Taxas, Sed total being a proline of toward ceeded to Insple B. Development Comproy, I.P. of toward Institute of the more profit of the person of the Mode County, Texas, seed toact of land being more particularly described by melts and towards as

**ECUNNIC** at a found 1 inch iron rod in concrete on the northerly right of may line of U. S. Highway No. 377 being the Southeest corner of Lot 6, Block 1. Grandway Conners Addition as recorded in Side A.-383-B of the Ptot Rocards of Hood

Courty, Teach 29 segrees CD minutes 33 seconds West, bening soid mortherly right of way and along the easterly line of said to 1,5, a distance of 231.41 feet to a set 5/8 inch coapea (not not stamped 1946 MC).

HENCE to this 37 degrees 34 minutes 54 seconds Cost, learning said easterly line of Lot 5, a distance of 272.56 feet to a HENCE to this 37 degrees 34 minutes 54 seconds Cost, learning said easterly line of Lot 5, a distance of 272.56 feet to a ed 5/9 inch cappet from rod stomped 1948 MC". MHANZ South 35 degrees 38 minutes 25 seconds Epst, a dictance of 80.93 feet to a set 5/8 inch capped from rod stomped 1948 MC.

THENICE North 55 degrees 54 minutes 54 seconds East, a distance of 305.90 feet to a set 5/8 inch capped iron rod stamped 19:48 INC\* on the westery line of Lat 17821, Block 1, Granbury Corners Addition as recorded in Sidia 8-42 at said **THENCS** South 78 degrees 43 minutes 02 seconds East, a distance of 35.13 feet to a set 5/8 inch capped iron rad stamped 19-18 INCT. THENCE South 33 degrees 20 minutes 59 seconds East, a distance of 104.61 feet to a set 5/8 inch capped iron rad stamped thirld INC".

Paid Revolds. 29 Hoggess, 36 minutes 53 seconds East, along the westerly line of soid tot 772%, Shock 1, a distance of TRINCE South 32 Hoggess, 36 minutes 53 seconds East, along the westerly line of soid northerly right of way 70 fb, leaf to a faunt 57% both casped flow ros stamped (Brookes Baiver Surveyors) being on soid northerly right of way.

I the of U.S. Felhary No. 177.

HENCE South 55 degrees 54 minutes 14 seconds Rest, along said westerly right of way line of U.S. Highway No. 377. a distance of 1524.35 leet to the POINT OF EXCREMENT and containing 172,419.4 Square Feet or 1,662 acro of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Infall B Development Comptony, LP, acting herein, by and invoking his authorized agent does hereby adopt this pint designating the hereinabove cestabled progety as lot it. Black 2. Infalled B Addition, an addition to the City of Orabory, Hood Commy, Leans, the Version and deleticated the stress purposes.

The Economies and public use ments as shown, are definited, for the public statements, in public public public and a stress of the control programs for a promise state or posted point proposers to applicate the City of Combury, in addition, Utility Economists, and public purposers to a promise statements, in appoint by the City of Grounday in addition, Utility Economists, and public publ

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

Executed this the 6th day of April

Buse B Boird, Manager.

Triple B Development Company, LP 2011.

SIAIE OF TEAS.

COUNTY OF HOUSE

BECORE II. The undersigned author's, a inclusy public in and for the State of Hass, on this day personally appeared fluce 3.

Beck, learn to me, to be the same person whose name is subscalar, to the foreigning instrument and acknowledged to me.

Beck, learn to me, to be the same person whose name is subscalar, to the foreigning instrument and acknowledged to me.

Into they executed the same for the purpose and consideration therein expressed.

araile D. meraffet Given under my hand and seal of office this Leth day of Laxil 2011.

My Cummission expires: 10/5/2011

Lot 1, Block 2 Final Plat

riple B Addition

John A. McCreary Survey, Abstract No. 386 being a 1.662 acre tract of land in the City of Granbury, Hood County, Texas

SUN Region Park, St. 708, For Word, It Trillio Re(1975)28-727 For(1975)28-728 (-1485)28-728.