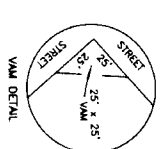
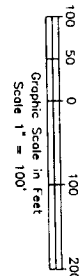


Number	Date	Radius	Arc Length	Chord Bearing	Chord Length
C16	12/20/24	200.00	57.29	N 88.10°11' E	57.10
C15	16/24/48	300.00	80.13	N 18.70°11' W	117.84
C14	4/20/11	50.00	39.32	S 32.45°50' W	38.31
C13	5/7/46	50.00	50.57	S 84.15°49' W	48.44
C12	5/7/46	50.00	50.57	S 37.53°47' W	48.20
C11	2/8/47	50.00	25.06	N 05.19°46' E	24.80
C10	07/31/16	225.00	10.10	N 61.14°54' E	10.10
C9	1/3/50	225.00	54.36	N 69.27°19' E	54.23
C8	01/40/53	325.00	8.54	S 08.27°16' E	9.34
C7	12/00/07	325.00	68.08	N 24.02°10' W	67.95
C6	16/15/44	325.00	49.27	N 24.54°16' W	49.20
C5	12/14/37	325.00	58.75	N 13.30°04' W	58.64

CHLC LTD VOL
2286 PG. 498
O.P.R.H.C.T.



LEGEND
 U... UTILITY EASEMENT
 D... DRAINAGE EASEMENT
 P... PRIVATE DRAINAGE LINE
 R.O.W... RIGHT-OF-WAY

Number	Bearing	Distance
L1	N 68.31°41' E	44.22
L2	S 30.02°13' E	26.77
L3	S 84.45°25' W	50.04
L4	N 07.31°49' W	4.75
L5	N 76.22°36' E	18.83
L6	S 76.22°36' W	18.83
L7	N 76.27°36' E	40.87

CHLC, LTD VOL
2286, PG. 498,
O.P.R.H.C.T.

FINAL PLAT
 ABE'S LANDING
 PHASE 5A-1
 BEING LOTS 33 THRU 37, BLOCK 6
 & LOTS 1 THRU 14, BLOCK 7,
 & LOTS 1 THRU 10, BLOCK 8,
 BEING A 9.89 ACRE TRACT WITHIN
 THE JOHN CHEROKEE SURVEY, A-118
 HOOD COUNTY, TEXAS
 APRIL, 2013

OWNER/DEVELOPER:
 TX Lakes Inc., DBA ABE's Landing
 2715 Action Highway
 Chesapeake, Texas 75844

SURVEYORS & ENGINEERS:
Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 6308 Highway 100, Suite 702, Fort Worth, TX 76116 (817)338-8777

OWNER/DEVELOPER:
 TX Lakes, Inc., DBA Ake's Landing
 2713 Acorn Highway
 Conroy, Texas 75844

SURVEYORS & ENGINEERS:
Build Hampton & Brown, Inc.
 Engineering & Surveying
 1000 County Road 218
 Hood County, Texas 76112

STATE OF TEXAS
COUNTY OF HOOD
KNOW ALL PERSONS BY THESE PRESENTS,

Beginning at a point of land situated in the City of Conroy, Hood County, Texas, said tract being located in the John Chenoweth Survey, Block 18 and being all of a tract as recorded in Tax Deeds, Inc., DBA Ake's Landing as recorded in Document No. 2013-00047258 of the Deed Records of Hood County, Texas, said tract being more particularly described by metes and bounds as follows:

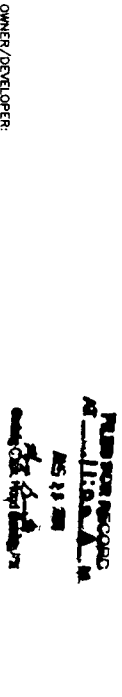
- THENCE South 30 degrees 46 minutes 38 seconds East, along said westerly right-of-way line of Farm 11, Section 51, a distance of 330.29 feet to a set 5/8 inch capped iron rod stamped "38B";
- THENCE South 59 degrees 57 minutes 47 seconds West, along said westerly right-of-way line, a distance of 230.55 feet to a set 5/8 inch capped iron rod stamped "38B";
- THENCE South 30 degrees 57 minutes 47 seconds East, a distance of 263.77 feet to a set 5/8 inch capped iron rod stamped "38B";
- THENCE South 59 degrees 57 minutes 47 seconds West, a distance of 760.82 feet to a set 5/8 inch capped iron rod stamped "38B";
- THENCE South 82 degrees 28 minutes 11 seconds West, a distance of 200.00 feet to a set 5/8 inch capped iron rod stamped "38B";
- THENCE North 07 degrees 31 minutes 49 seconds West, along the said westerly line, a distance of 4.75 feet to a found 5/8 inch capped iron rod stamped "38B";
- THENCE North 30 degrees 02 minutes 13 seconds West, continuing along said westerly line, a distance of 2735.10 feet to a found 5/8 inch capped iron rod stamped "38B";
- THENCE North 59 degrees 57 minutes 47 seconds East, along said south right-of-way line of Ake's Boulevard, a distance of 8232.36 feet to a found 5/8 inch capped iron rod stamped "38B";
- THENCE North 88 degrees 51 minutes 41 seconds East, continuing along said south right-of-way line of Ake's Boulevard, a distance of 44.72 feet to a found 5/8 inch capped iron rod stamped "38B";
- THENCE North 59 degrees 57 minutes 47 seconds East, continuing along said south right-of-way line of Ake's Boulevard, a distance of 342.23 feet to the POINT OF BEGINNING, and containing along said right-of-way line of 8.89 acres of land.

WITNESS, my hand, this 16 day of August, 2013.

[Signature]
 John Ferrite, President
 TX Lakes, Inc., DBA Ake's Landing

Before me, the undersigned authority, a notary public in and for said County and State, on this day personally appeared John G. Margolis, a registered Professional Land Surveyor within the State of Texas, who acknowledged to me that he executed the same for the purpose and consideration therein expressly appearing, and that said document is the true and correct copy of the original as the same were presented to me, and that he is the person who caused the same to be recorded in the public records of the State of Texas.

[Signature]
 Notary Public in and for the State of Texas



OWNER/DEVELOPER:
 TX Lakes, Inc., DBA Ake's Landing
 2713 Acorn Highway
 Conroy, Texas 75844

SURVEYORS & ENGINEERS:
Build Hampton & Brown, Inc.
 Engineering & Surveying
 1000 County Road 218
 Hood County, Texas 76112

NOTES:

1. The property shown on this plat is 5/8 inch capped iron rods (38B) set within otherwise noted.
2. All well mentioned all private ports, easements, appurtenances, liens, and mortgages in accordance with restrictions recorded in Document No. 2013-00047258, D.R.H.C.T.
3. There is a 20' Utility Easement (UE) along all boundaries otherwise noted.
4. There is a 5' Utility Easement (UE) along all side lot lines.
5. There is a 5' Utility Easement (UE) along all side lot lines.
6. All residential lots shown hereon shall be prohibited from access on Ake's Blvd.
7. All 77'± American Forest tract section.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance easement (VAM) is required on corner lots at the intersection of two streets. A twenty-five (25) foot by twenty-five (25) foot triangular visibility, access and maintenance easement (VAM) is required on lots at the intersection of an alley and a street.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance Easement(s)) are hereby granted and granted to the City, its successors and assigns, and the City shall have the right but not the obligation to maintain any and all land within the VAM. The City shall have the right but not the obligation to maintain any and all land within the VAM. The City shall have the right but not the obligation to maintain any and all land within the VAM. The City shall have the right but not the obligation to maintain any and all land within the VAM.

A two-percent (2%) rise from the finished-of-curb within the gutter, measured horizontally from the top-of-curb to the proposed structure, shall be provided at the building site. The structure shall be provided a minimum of a ninety-percent (90%) competition ratio. Final of competition shall be provided at the expense of the applicant, subdivider or builder. Tests verifying compliance with the above shall be performed by a registered Professional Land Surveyor and the results forwarded to the Director of Community Development prior to permit approval.

The Community Development Department may approve alternative standards of site grading provided the proposed alternative meets the following criteria: (1) the proposed alternative shall be approved by the registered Professional Land Surveyor; (2) the proposed alternative shall be approved by the registered Professional Land Surveyor; (3) the proposed alternative shall be approved by the registered Professional Land Surveyor; (4) the proposed alternative shall be approved by the registered Professional Land Surveyor; (5) the proposed alternative shall be approved by the registered Professional Land Surveyor.

ENGINEER'S CERTIFICATION

Final floor elevations as shown on this plat as determine per flood study performed by me or under my supervision.

[Signature]
 Troy E. Strawey III, P.E.
 Texas Registration No. 85487

SURVEYOR'S CERTIFICATION

I, John G. Margolis, a registered Professional Land Surveyor within the State of Texas, hereby certify that the foregoing instrument and accompanying plat were prepared by me or under my supervision in accordance with City of Conroy regulations.

[Signature]
 John G. Margolis
 R.P.L.S. No. 5958

STATE OF TEXAS
COUNTY OF HOOD
BEFORE me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John G. Margolis, Surveyor to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressly appearing, and that he is the person who caused the same to be recorded in the public records of the State of Texas.

Given under my hand and seal of office this 2 day of July, 2013.

[Signature]
 Notary Public

FINAL PLAT
ABE'S LANDING
PHASE 5A-1
 BEING LOTS 33 THRU 37, BLOCK 6
 & LOTS 1 THRU 14, BLOCK 7,
 & LOTS 1 THRU 10, BLOCK 8,
 BEING A 9.89 ACRE TRACT WITHIN
 THE JOHN CHENOWETH SURVEY, A-118
 HOOD COUNTY, TEXAS
 APRIL, 2013

APPROVED BY THE HOOD COUNTY PLANNING & ZONING COMMISSION:

By: *[Signature]* 5-20-2013
 Planning & Zoning Chairman

By: *[Signature]* 5-23-2013
 Administrative Assistant

By: *[Signature]* 5-23-2013
 Agent

Approved by the Conroy City Council:
 By: *[Signature]* 5-14-2013
 Mayor, City Council

By: *[Signature]* 6-4-13
 City Secretary

Filed this 21st day of August, 2013
 In the office of the County Clerk, Hood County, Texas.

SHEET 1 of 2