STATE OF TEXAS

COUNTY OF HOOD

WHEREAS Stonegate on Lake Granbury LP, is the owner of Lots 5R2 through 8R2, Block 2 AVALON ADDITION PHASE 1, an addition to the City of Granbury according to the plat thereof recorded in Slide C-180 of the Plat Records of Hood County, Texas, and being more particularly described as follows:

Commencing at a the southeast corner of said Lot 5R2, and the southwest corner of Lot 4R2 of said Block 2 AVALON ADDITION PHASE 1 from which a mark "X" recovered bears north 22 degrees-11 minutes-32 seconds west 2-00/100 feet.

Thence south 87 degrees-08 minutes-07 seconds west, along the south line said Lot 5R2, to and along the south line of said Lot 6R2, 115-78/100 feet to 5/8" capped iron set for the southeasterly corner of said Lot 7R2, and is the most southerly east line of Lot 1R, Block 1 AMERICAN RELIGIOUS TOWNHALL MEETING ADDITION, according to the plat thereof recorded in Slide B-267 of the said Plat Records.

Thence north 19 degrees-39 minutes-05 seconds west, along the west lines of said Lots 7R2, and 8R2, and the most southerly east line of said Lot 1R, Block 1 AMERICAN RELIGIOUS TOWNHALL ADDITION, 143-81/100 feet to a 5/8" capped iron set for the most southerly northwest corner of said Lot 8R2.

Thence north 07 degrees-17 minutes-57 seconds west, along the northwesterly line of said Lot 8R2, 56-49/100 feet to a 5/8" capped iron recovered for the northwesterly corner of said Lot 8R2.

Thence north 64 degrees-03 minutes-31 seconds east, along the north line of said Lot 8R2, 65-36/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 8R2.

Thence south 26 degrees-35 minutes-20 seconds east, along the east line of said Lot 8R2, 18-16/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 32-52/100 feet.

Thence southeasterly along said curve to the left, and the easterly line of said Lot 8R2, and the northeasterly line of said Lot 7R2, and the northerly lines of said Lots 6R2, and 5R2, an arc length of 115-71/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 115-71/100 arc is south 70 degrees-30 minutes-18 seconds east 63-63/100 feet.

Thence northeasterly along the said northerly line of Lot 5R2 the following:

north 54 degrees-55 minutes-18 seconds east, 28-42/100 feet to a 5/8" capped iron recovered;
north 67 degrees-20 minutes-03 seconds east 11-93/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 5R2, and the northwest corner of said Lot 4R2.

Thence south 07 degrees-40 minutes-02 seconds west, along the east line of said Lot 5R2, and the west line of said Lot 4R2, 127-45/100 feet to the place of beginning and containing 0-463/1000 of an acre.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stonegate on Lake Granbury LP, acting herein by and through its duly authorized officer managing partner Phil Hope does hereby adopt this plat designating the herein above described property as Amending Plat of Lots 5R3 through 7R3 in Block 2, AVALON ADDITION PHASE 1, an addition to the City of Granbury, Texas, and does hereby dedicate the easements and public use areas, as shown ones dedicated to the public use forever and for the purpose indicated on this plat. The streets indicated on this plat are private streets. 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's 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 addition to or removing all 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.

WITNESS, my hand, this the ____ day of _____, 2012.

BY:

_____

Stonegate on Lake Granbury LP
Phil Hope (Managing Partner)

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 Phil Hope owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2012.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Don W. Hickey, 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.

Don W. Hickey
Don W. Hickey
Registered Professional Land Surveyor No. 1961

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 Don W. Hickey, Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 14th day of March, 2012.

Mildred E. Hickey
Notary Public in and for the State of Texas

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-21-2013

Approved by the Community Development Department:

By _____ Date 3-14-2012
Scott A Saydack AICP
Director of Community Development

Attest
By _____ Date 3-15-12
Notary Public

PHYLLIS DICKERSON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-02-2013

Approved by the Public Works Department

By _____ Date 3-15-12
Alva Cox, Public Works Director

Attest
By _____ Date 3.15.12
Notary Public

SANDRA SCHOMP
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-21-2014

NOTE:
THE SOLE PURPOSE FOR THIS REPLAT IS TO ABANDON LOT 6R2 AND TO MODIFY LOT 5R2-7R2.

THIS PLAT DOES NOT ATTEMPT TO REMOVE OR AMEND ANY PRIVATE COVENANTS, OR RESTRICTIONS.

ALL FRONT LOT CORNERS ARE 5/8" CAPPED IRON SET MARKED (BROOKES BAKER SURVEYORS)
ALL SOUTH LOT CORNERS ON LOTS 5R3 AND 6R3 ARE 5/8" CAPPED IRONS SET MARKED (BROOKES BAKER SURVEYORS) ON A 2.00 FEET OFFSET OF THE CORNER UP LINE TOWARD THE FRONT LOT CORNER EXCEPT AS SHOWN OTHER WISE.

-20' -10' 0' 20' 40' 60'
GRAPHIC SCALE IN FEET

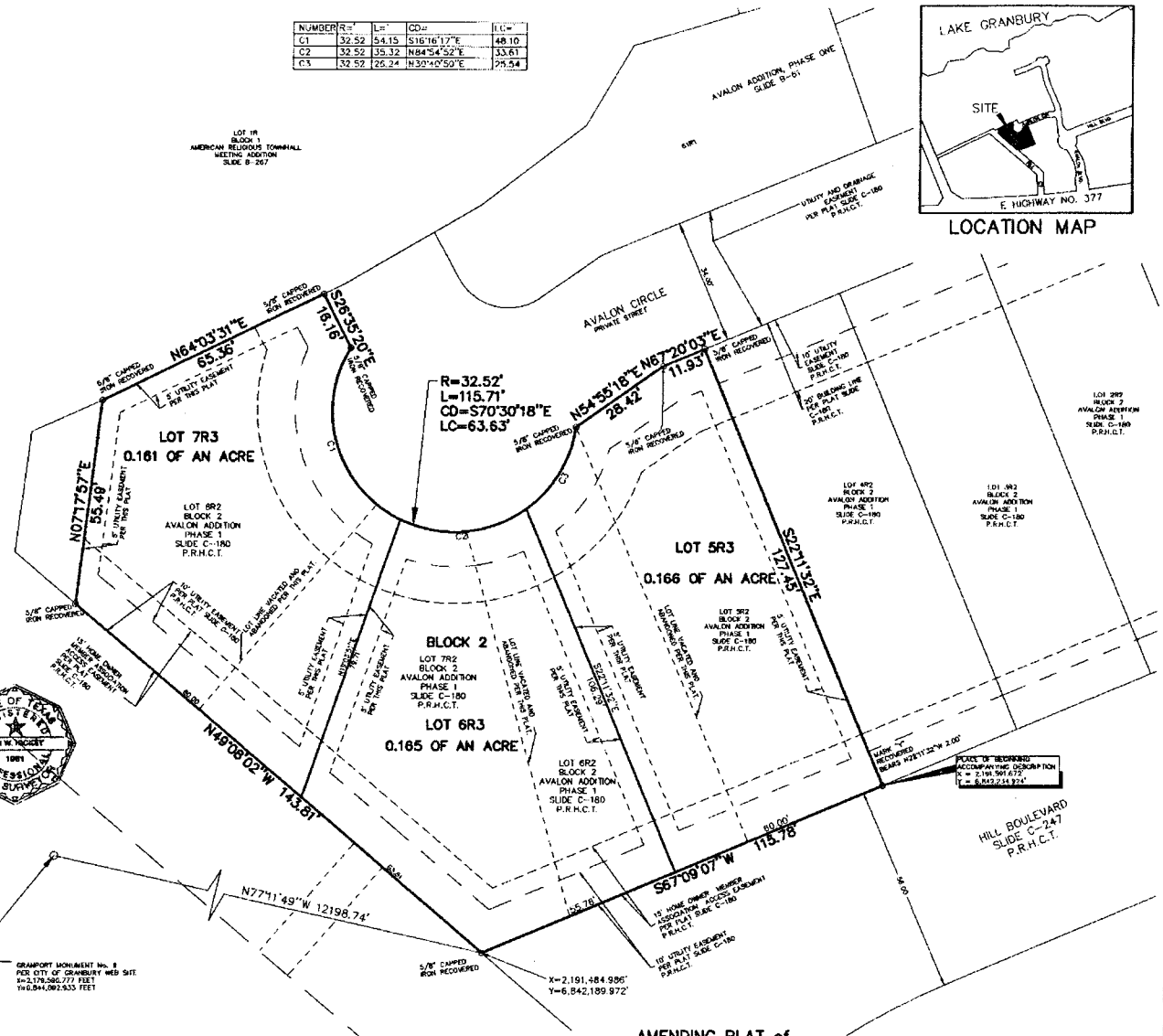
FILE NAME: C:\DON12\AVARPLT.DWG DRAWN BY: CDH

I have examined the Flood Insurance Rate Map for County, Texas and Incorporated Areas Map No. 48053C 0130C, effective date September 5, 1990, and it appears that the subject property lies within Zone X, outside of the 100-year flood plain

FILED FOR RECORD
AT 8:30 A M.
MAR 16 2012
County Clerk, Hood County, TX

FILED this the 16th day of March 2012.
SLIDE P-40 Plat Records of Hood County, Texas.

NUMBER	R=	L=	CD=	LC=
C1	32.52	54.15	S16°16'17"E	48.10
C2	32.52	35.32	N84°54'52"E	33.61
C3	32.52	26.24	N30°40'50"E	25.54



AMENDING PLAT of Lots 5R3 through 7R3 in Block 2, AVALON ADDITION PHASE 1 an addition to the City of Granbury Hood County, Texas; embracing all of Lots 5R2 through 8R2 Block 2 AVALVON ADDITION, PHASE 1 according to the plat thereof recorded in Slide C-180 of the Plat Records of Hood County, Texas

We marked the corners as shown hereon.
Surveyed on the ground January 5, 2012.
BROOKES BAKER SURVEYORS

OWNER/DEVELOPER
HOPE DEVELOPMENT PARTNERS
PHIL HOPE
1030 E. HWY 377, SUITE 110
GRANBURY TX 76048
(817) 578-1433

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