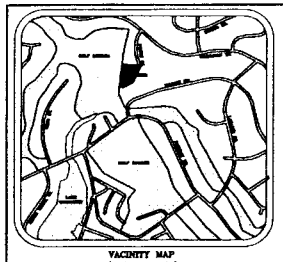


VACINITY MAP
(not to scale)

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to Survey Services. 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 811.

This tract is subject to easements, restrictive covenants, subdivision restrictions and planning & zoning regulations of record, if any. This survey was conducted from information provided by others and is not intended to reflect a complete title search by Survey Services.

Bearings are based on the Texas State Plane Coordinate System: N.A.D. 83 (Geoid 09) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network.

FLOOD STATEMENT: All of Lot 833R and a portion of Lot 832R is located within Zone-X areas determined to be outside the 0.2% annual chance floodplain, and a portion of Lot 832R is located within Zone-AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, according to the Flood Insurance Rate Map, Community-Panel No. 480358 0215 D, dated August 16, 2012.

LEGEND:

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
CM	CONTROL MONUMENT
PPC	POINT FOR CORNER

SURVEYOR'S CERTIFICATION:
Drawing showing to the best of my knowledge, information, and belief an accurate delineation of a field survey performed on the ground, and office computations performed by me or under my supervision. There are no observed visible encroachments or protrusions other than shown hereon.

Timothy G. Martin, R.P.L.S. No. 5236

March 04, 2013
Date

This document is to be considered a copy unless signed in red ink.

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

"APPROVED BY THE DE CORDOVA BEND ESTATES OWNERS ASSOCIATION"

Dan Kelley
HOA PRESIDENT

ATTEST, HOA SECRETARY

"RE-PLAT"

"APPROVED BY THE CITY OF DE CORDOVA UNDER THE JURISDICTION OF ITS MAYOR AND CITY COUNCIL"

Pat Revill
MAYOR PRO TEM OF DE CORDOVA, PAT REVILL

ATTEST: CITY SECRETARY

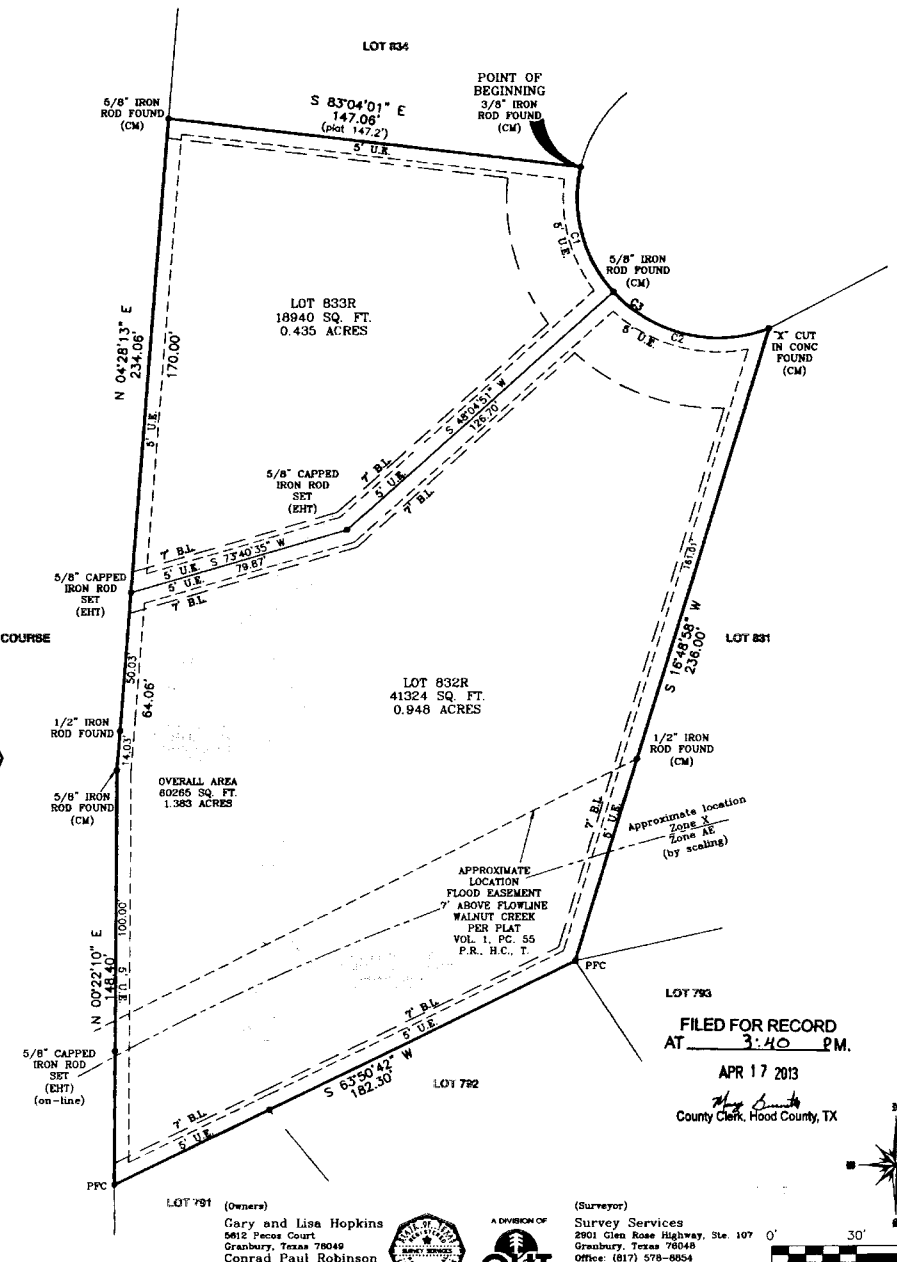
MEMBERS OF THE CITY COUNCIL:

PAT REVILL, MAYOR PRO TEM
LAWRENCE WHITE
BILL LOONEY
STEVE DUNCAN
RICHARD REED

FILED THIS 17th DAY OF April 2013.
SLIDE P-431 PLAT RECORDS OF HOOD COUNTY, TEXAS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	47.98' (48.0')	46.15'	S 14°41'10" E	54°57'44"
C2	50.00'	60.12'	56.57'	S 78°36'56" E	68°53'48"
C3	50.00'	108.09'	88.24'	S 49°08'04" E	123°51'32"



FILED FOR RECORD
AT 3:40 P.M.
APR 17 2013
County Clerk, Hood County, TX

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Gary Hopkins and Lisa Hopkins, are the owners of Lot 832 and a portion of Lot 833, De Cordova Bend Estates, Unit XIII, as recorded in Volume 1, Page 55 (Slide A-30-B), Plat Records, Hood County, Texas, as described in the deed recorded in Volume 2378, Page 567, Real Records, Hood County, Texas, and Conrad Robinson, a married person is the owner of the remainder of Lot 833 of said De Cordova Bend Estates as described in the deed recorded in Document No. 2012-0012490 of said real records, all of which is being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the West Right-of-Way line of Pecos Court (a 50' radial cul-de-sac) for the Northeast corner of said Lot 833 and the Southeast corner of Lot 834 of said De Cordova Bend Estates and being in a curve to the left whose chord bears South 49 degrees 08 minutes 04 seconds East, a distance of 88.24 feet and having a radius of 50.00 feet;

THENCE Southeasterly, along the West Right-of-Way line of said Pecos Court and the East line of said Lot 833, through a delta angle of 123 degrees 51 minutes 32 seconds, passing through a 5/8 inch iron rod found for the Southeast corner of said Lot 833 and the Northwest corner of said Lot 832 at arc length of 47.98 feet, in all, a total arc length of 108.09 feet to an "X" cut in concrete for the Northeast corner of said Lot 832 and the Northwest corner of Lot 831 of said De Cordova Bend Estates;

THENCE South 16 degrees 48 minutes 58 seconds West, along the East line of said Lot 832 and the West line of said Lot 831, passing through a 1/2 inch iron rod found (on line), at a distance of 161.01 feet, in all, a total distance of 236.00 feet to a point for corner for the Southeast corner of said Lot 832, the Southwest corner of said Lot 831, the Northwest corner of Lot 792, and the Northeast corner of Lot 792 of said De Cordova Bend Estates;

THENCE South 63 degree 50 minutes 42 seconds West, along the South line of said Lots 832 and 833, along the North line of said Lot 792 and Lot 791 of said De Cordova Bend Estates, a distance of 182.30 feet to a point for corner for the Southwest corner of said Lot 833 and the Northwest corner of said Lot 791, and being on the East line of the Golf Course;

THENCE along the West line of said Lot 833 and the East line of said Golf Course, along the following bearings and distances:

North 00 degrees 22 minutes 10 seconds East, passing through a 5/8 inch capped iron rod (EHT) set on line at a distance of 48.40 feet, a total distance of 148.40 feet to a 5/8 inch iron rod found for an angle point in said common line;
North 04 degrees 28 minutes 13 seconds East, passing through a 1/2 inch iron rod found on line at a distance of 14.01 feet, a total distance of 234.06 feet to a 5/8 inch iron rod found for the Northwest corner of said Lot 833 and the Southwest corner of said Lot 834;

THENCE South 83 degrees 04 minutes 01 seconds East, along the North line of said Lot 833 and the South line of said Lot 834, a distance of 147.06 feet (original plat call 147.2') to the POINT OF BEGINNING, containing 60,265 Square Feet or 1.383 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Gary Hopkins, Lisa Hopkins, and Conrad Robinson, a married person owners, do hereby adopt this plat designating the herein above described property as Lots 832R and 833R, De Cordova Bend Estates, Unit XIII, a subdivision to the City of De Cordova, Hood County, Texas. 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 De Cordova. In addition, utility easements may also be used for the mutual use in 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 De Cordova use thereof. The City of De Cordova 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 that may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of De Cordova 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 PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DE CORDOVA AND HOOD COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 18th DAY OF March 2013.

Gary Hopkins, Owner

Lisa Hopkins, Owner

Conrad Robinson, Owner

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 Gary Hopkins, in the capacity stated herein, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 18th day of March 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JACKIE MAYFIELD NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. Aug. 29, 2016

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 Lisa Hopkins, in the capacity stated herein, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 18th day of March 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JACKIE MAYFIELD NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. Aug. 29, 2016

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 Conrad Robinson, in the capacity stated herein, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 18th day of March 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JACKIE MAYFIELD NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. Aug. 29, 2016

(Owners)
Gary and Lisa Hopkins
5612 Pecos Court
Granbury, Texas 76049
Conrad Paul Robinson
5610 Pecos Court
Granbury, Texas 76049

A DIVISION OF eHT

(Surveyor)
Survey Services
2901 Glen Rose Highway, Ste. 107
Granbury, Texas 76048
Office: (817) 578-8854
Fax: (817) 579-5850
Website: www.surveyservicesinc.org

N W E S

0' 30' 60' 90'
SCALE 1" = 30'

RE-PLAT
LOT 832R & 833R
DE CORDOVA BEND ESTATES
UNIT XIII

BEING A REPLAT OF LOT 832 & 833, DE CORDOVA BEND ESTATES, UNIT XIII, RECORDED IN VOL. 1, PG. 55, PLAT RECORDS, HOOD COUNTY, TEXAS.

JOB NO. U:/SURVEY/2012/12308 DATE: 12/17/2012 DRAWN BY: SMB