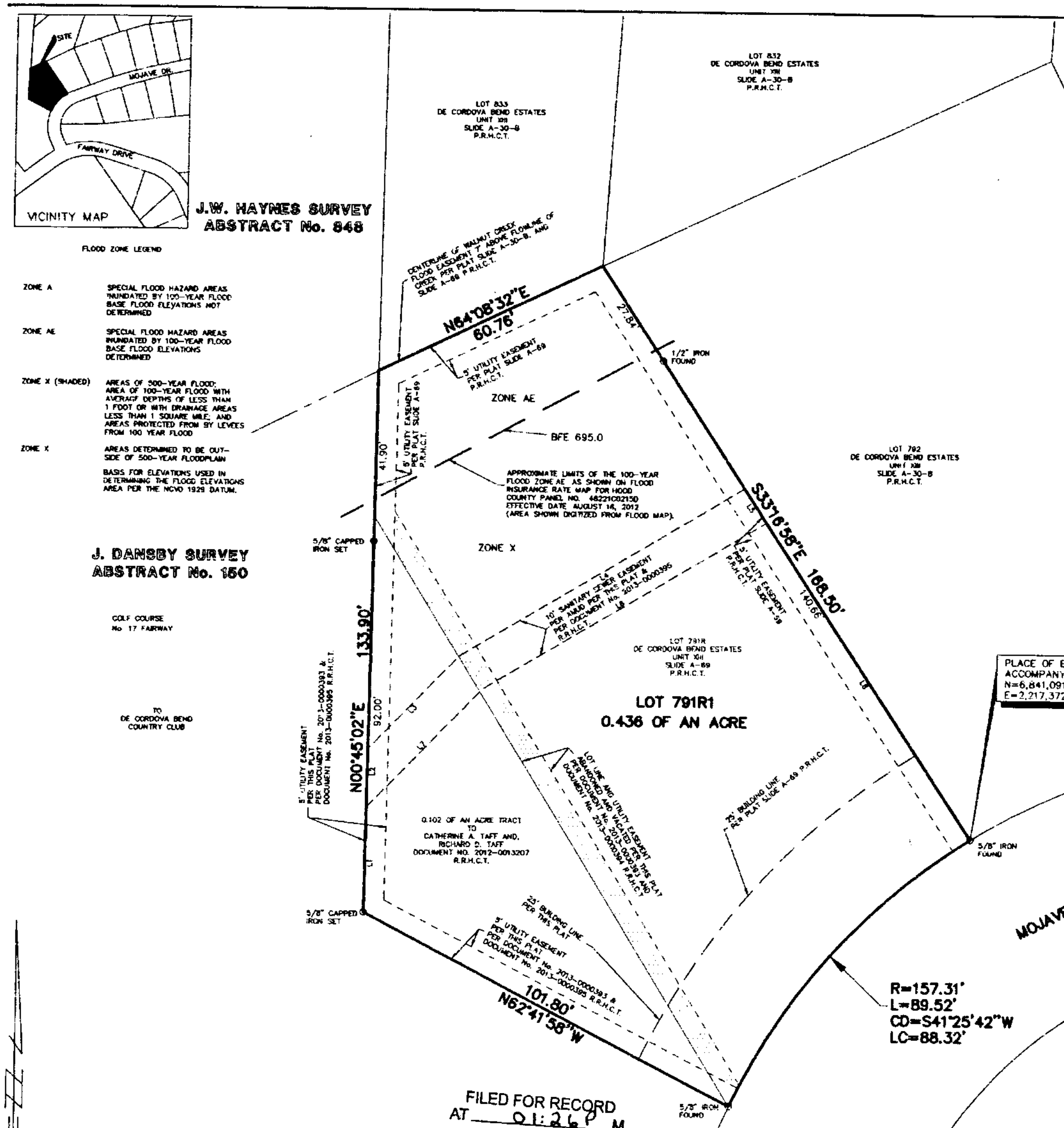


| SEWER EASEMENT – LINE TABLE | | |
|---|---|---|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N00°45'02"E | 26.01' |
| L2 | N00°45'02"E | 14.49' |
| L3 | N43°34'48"E | 32.15' |
| L4 | N58°46'27"E | 81.28' |
| L5 | S33°16'58"E | 10.01' |
| L6 | S58°46'27"W | 80.97' |
| L7 | S43°32'37"W | 40.80' |
| L8 | S33°16'58"E | 83.34' |

WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

1) IN CONSIDERATION FOR THE SIGNING AND RECORDING OF THIS REPLAT, THE SIGNING PARTIES, ENTITIES, AND/OR THEIR SUCCESSORS RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE BROOKES BAKER SURVEYORS, INC., THEIR OFFICERS, AGENTS, OR EMPLOYEES (HEREIN REFERRED TO AS RELEASEES) FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS AND CAUSES OF ACTIONS WHATSOEVER ARISING OUT OF OR RELATED TO ANY LOSS, DAMAGE.

2) THE SIGNING PARTIES ARE FULLY AWARE OF THE LOCATION OF THE SANITARY SEWER LINE, AND THE LOCATION OF ITS EASEMENT AND ASSUME FULL RESPONSIBILITY FOR ANY RISK OF LOSS, PROPERTY DAMAGE AS A RESULT TO THE LOCATION OF THIS EASEMENT, AND EXISTING SANITARY SEWER LINE.

3) THE SIGNING PARTIES FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS THE RELEASEES FROM ANY LOSS, LIABILITY, DAMAGE OR COSTS, INCLUDING COURT COST AND ATTORNEY FEES, THAT MAY INCUR.

Witness my hand, this the 28 day of FEB 2013.

By: [signature]
Richard English (AMUD)

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 Richard English, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 28th day of February 2013.

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

Commission expires May 31, 2014

CYNTHIA A. NEAL
Notary Public
STATE OF TEXAS
My Comm. Exp. 05/31/2014

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Catherine A. Taff, and Richard O. Taff, are the Owners of Lot 791-R, DE CORDOVA BEND ESTATES, UNIT XIII, a subdivision in Hood County, Texas according to the plat thereof recorded in Slide A-69, and part of the J. DANSBY SURVEY, Abstract No. 150 situated in the southeast part of Hood County, Texas, and all of the 0-102/1000 of an acre tract described in the deed to Catherine A. Taff, and Richard O. Taff recorded in Document No. 2012-0013207 of the Real Records of Hood County, Texas, and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas Coordinate System North Central Zone NAD 83 (1993), the lengths in this description are horizontal ground lengths, to convert ground lengths to grid lengths multiply by .9998969. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 5/8" iron found for the southeast corner of said Lot 791-R, and the southwest corner of Lot 792 of DE CORDOVA BEND ESTATES, UNIT XIII, a subdivision in Hood County, Texas according to the plat thereof recorded in Slide A-30-B of the said Plat Records, and in the north line of Mojave Drive, and being in a curve to the left having a radius of 157-31/100 feet.

Thence southwesterly along said curve to the left an arc length of 89-52/100 feet to a 5/8" iron found for the southwest corner of said Lot 791-R, and the southeasterly corner of the said 0-102/1000 of an acre tract; the long chord of the said 89-52/100 feet arc is south 41 degrees-25 minutes-42 seconds west 88-32/100 feet.

Thence north 62 degrees-41 minutes-58 seconds west, along the southwesterly line of the said 0-102/1000 of an acre tract, 101-80/100 feet to a 5/8" capped iron set for the westerly corner of the said 0-102/1000 of an acre tract.

Thence north 00 degrees-45 minutes-02 seconds east, along the northwesterly line of the said 0-102/1000 of an acre tract, to and along the northwesterly line of said Lot 791-R, at 92-00/100 feet pass a 5/8" capped iron set, in all 133-90/100 feet to the most northerly northwest corner of said Lot 791-R, and the southwest corner of Lot 833 of said DE CORDOVA BEND ESTATES, UNIT XIII, according to said plat thereof recorded in Slide A-30-B of the said Plat Records.

Thence north 64 degrees-08 minutes-32 seconds east, along the north line of said Lot 791-R, and the south line of said Lot 833, 60-76/100 feet to the northeast corner of said Lot 791-R, and the southeast corner of said Lot 833, and the northwest corner of said Lot 792, and the southwest corner of Lot 832 of said DE CORDOVA BEND ESTATES, UNIT XIII, according to said plat thereof recorded in Slide A-30-B of the said Plat Records.

Thence south 33 degrees-16 minutes-58 seconds west, along the east line of said Lot 791-R, and the west line of said Lot 792, at 27-84/100 feet pass a 1/2" iron found, in all 169-50/100 feet to the place beginning and containing 0-436/1000 of an acre.

Now therefore know all men by these presents:

That, Catherine A. Taff, and Richard O. Taff, owners do hereby adopt this plat designating the herein above property as Lot 791R1, DE CORDOVA BEND ESTATES, UNIT XIII, an addition to the City of De Cordova Bend, Hood County, Texas, and does hereby dedicate to the public use forever the streets and the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone. This plat is located within the City of De Cordova Bend.

Witness my hand, this the 7 day of March 2013.

By: [signature]
Catherine A. Taff

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 Catherine A. Taff, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 7 day of March 2013.

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

Commission expires 7-29-2016

THERESA TAYLOR
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 07-29-2016

Witness my hand, this the 7 day of March 2013.

By: [signature]
Richard O. Taff

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 Richard O. Taff, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 7 day of March 2013.

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

Commission expires 7-29-2016

THERESA TAYLOR
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 07-29-2016

Surveyor's Certificate:

I, Alan W. Hickey, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision in accordance with Hood County regulations.

[signature]
Alan W. Hickey, RPLS 5420

STATE OF TEXAS
REGISTERED
ALAN W. HICKEY
5420
PROFESSIONAL
LAND SURVEYOR

I hereby certify this plat was approved this 7 day of March 2013, by the city council of De Cordova Bend, Texas, and may be filed for record in the Plat Records of Hood County, Texas by the County Clerk.

[signature]
MAYOR Pro Tem

FILED FOR RECORD
AT 01:26 P M.
MAR 11 2013
[signature]
County Clerk, Hood County, TX

# Replat of
# Lot 791R1, DE CORDOVA BEND ESTATES, UNIT XIII
being all of
Lot 791-R, DE CORDOVA BEND ESTATES, UNIT XIII, a subdivision in Hood County, Texas according to the plat thereof recorded in Slide A-69 of the Plat Records of Hood County, Texas, and a part of the J. DANSBY SURVEY, Abstract No. 150, situated in the southeast part of Hood County, Texas.

We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 ( 1993 ). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.9998969.
Surveyed on the ground July 2012.
BROOKES BAKER SURVEYORS

I have examined the Flood Insurance Rate Map for County, Texas and Incorporated Areas Map No. 48221C0215D, effective date August 16, 2012, and it appears that a part of the subject property lies within Zone AE, the 100-year flood plain.

NOTE:

THE SOLE PURPOSE OF THIS PLAT IS TO MAKE LOT 791R1.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

20' -10' 0' 20' 40' 60'
GRAPHIC SCALE IN FEET
FILE NAME: C:\DON12\DC791R.dwg
DRAWN BY: CDH

FILED this the 11th day of March 2013.
SLIDE P-425 Plat Records of Hood County, Texas.


OWNER:
CATHERINE A. TAFF AND,
RICHARD O. TAFF
4232 MOJAVE DRIVE
GRANBURY, TEXAS 76049

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