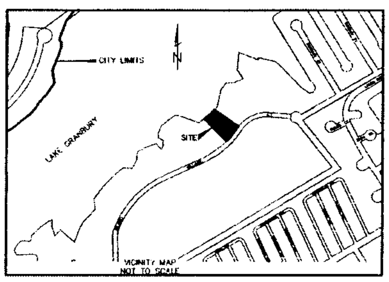
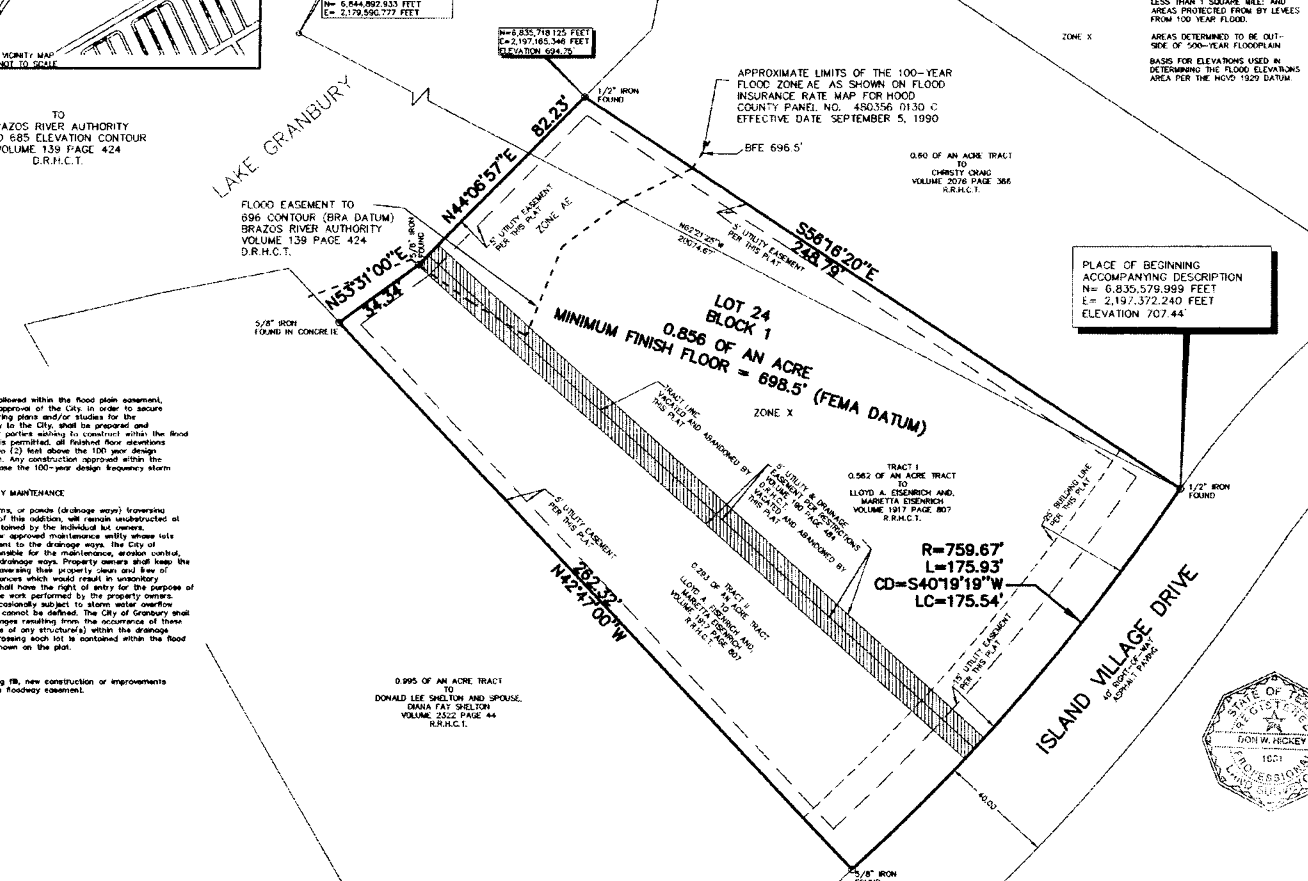


The Community Development Department may approve alternative standards of site grading provided that the applicant, subdivider or builder supplies the City Engineer with proof that i) an alternative, appropriate drainage facility (i.e., lake, river, drainage channel, etc.) exists other than the top-of-curb and that ii) such facility is constructed and in-place prior to the Community Development Department approving a building permit for the building site. Additionally, structures built below the standard set forth in Section 3.6.A.1 will be graded to appropriately accommodate storm runoff around the structure. In no instance may the site be graded or the impervious cover be such that it allows for runoff or sheet-flow into any part of the structure.

A two-percent (2%) rise from the flowline-of-curb within the gutter, measured horizontally from the top-of-curb to the proposed structure, plus an additional twelve inches (12") of vertical fill to be placed in 6" lifts at the building pad. Such fill located at the building site shall meet or exceed a minimum of a ninety-five percent (95%) compaction rate. Proof of compaction shall be provided at the expense of the applicant, subdivider or builder. Tests verifying compliance with this Section shall be conducted by a certified lab and the results forwarded to the Director of Community Development prior to permit approval.

FLOOD ZONE LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREAS OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM BY LEVEES FROM 100 YEAR FLOOD.
ZONE X	AREAS DETERMINED TO BE OUT-SIDE OF 500-YEAR FLOODPLAIN
	BASIS FOR ELEVATIONS USED IN DETERMINING THE FLOOD ELEVATIONS AREA PER THE NGVD 1929 DATUM.



FLOOD PLAIN RESTRICTION

No construction shall be allowed within the flood plain easement, without the prior written approval of the City. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the City, shall be prepared and submitted by the party or parties wishing to construct within the flood plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year design frequency storms elevation. Any construction approved within the flood plain shall not increase the 100-year design frequency storm elevation.

FLOOD PLAIN/DRAINAGEWAY MAINTENANCE

The existing creeks, streams, or ponds (drainage ways) traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners, homeowner's association or approved maintenance entity whose lots are traversed by or adjacent to the drainage ways. The City of Granbury will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work performed by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Granbury shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the flood plain easement lines as shown on the plat.

FLOODWAY RESTRICTION

No encroachment, including fill, new construction or improvements shall be allowed within the floodway easement.

I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 480356 0130C, effective date SEPTEMBER 5, 1990, and it appears that a portion of the property as generally depicted hereon lies within Zone AE, the 100-year flood plain.

FINAL PLAT
of
Lot 24, Block 1
ISLAND VILLAGE ESTATES, an addition to Hood County, Texas being part of the THOMAS PRICE SURVEY Abstract No. 439, situated in Hood County, Texas, being known as Tract 24 ,and a portion of Tract 23 of Lakeside Addition to ISLAND VILLAGE ESTATES, an unrecorded subdivision.
We marked the corners as shown hereon.
The location of the improvements relative to the tract lines is as shown hereon.
The visible conditions along the tract lines are as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone. NAD83 (1993).

C-364

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Lloyd A. Eisenrich and, Marietta Eisenrich, are the owners of a tract of land, situated in the City of Granbury's Extra-Territorial Jurisdiction and being part of the THOMAS PRICE SURVEY Abstract No. 439, situated in Hood County, Texas being known as Tract 24, and a portion of Tract 23 of Lakeside addition to ISLAND VILLAGE ESTATES, an unrecorded subdivision, and being all of Tract I, the 0-562/1000 of an acre tract and, Tract II, the 0-293/1000 of an acre tract described in the deed to Lloyd A. Eisenrich and, Marietta Eisenrich, recorded in volume 1917, page 807 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 multicly by .999893.

Beginning at a 1/2" iron found for the easterly corner of said Tract I, and the south corner of the 0-60/100 of an acre tract described in the deed to Christy Craig recorded in volume 2076, page 366 of the said Real Records, and in the northwesterly right-of-way of Island Village Drive, being in a curve to the right having a radius of 759-67/100 feet.

Thence southwesterly along said curve to the right, and the southeasterly line of said Tract I, to and along the southeasterly line of said Tract II, and the said northwesterly right-of-way of Island Village Drive, an arc length of 175-93/100 feet to a 5/8" iron found for the south corner of said Tract II and the easterly corner of the 0-995/1000 of an acre tract described in the deed to Donald Lee Shelton and spouse, Diana Fay Shelton recorded in volume 2322 page 44 of the said Real Records, the long chord of the said 175-93/100 feet arc is south 40 degrees-19 minutes-19 seconds west 175-54/100 feet.

Thence north 42 degrees-47 minutes-00 seconds west, along the southwesterly line of said Tract II, and the southwesterly line of said Tract II, 262-32/100 feet to a 5/8" iron found in concrete for the westerly corner of said Tract II.

Thence northeasterly along the northwesterly line of said Tract II, to and along the northwesterly line of said Tract I the following:

north 53 degrees-31 minutes-00 seconds east 34-34/100 feet to a 5/8" iron found.
north 44 degrees-06 minutes-57 seconds east 82-23/100 feet to a 1/2" iron found for the northerly corner of said Tract I, and the westerly corner of the said 0-60/100 of an acre tract.

Thence south 56 degrees-16 minutes-20 seconds east, along the northeasterly line of said Tract I, and the southwesterly line of the said 0-60/100 of an acre tract, 248-79/100 feet to the place of beginning and containing 0-856/1000 of an acre.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
That Lloyd A. Eisenrich, and Marietts Eisenrich, owners do hereby adopt this plat designating the herein above described property as Lot 24, Block 1, ISLAND VILLAGE ESTATES, an addition to Hood County, Texas within the City of Granbury's Extra-Territorial Jurisdiction and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. 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 Granbury. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Granbury's and/or Hood County's use thereof. The City of Granbury or Hood County, public utility and franchise 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 or Hood County, public utility and franchise 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 property is located within the City of Granbury's ETJ.

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

WITNESS, my hand, this the 24 day of March, 2011.

BY: [signature]
Lloyd A. Eisenrich, 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 Lloyd A. Eisenrich, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 24 day of March [signature] Seal
Notary Public in and for the State of Texas

CINDY GILBERT
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/19/2011

WITNESS, my hand, this the 24 day of March 2011

BY: [signature]
Marietta Eisenrich, 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 Marietta Eisenrich, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 24 day of March 2011.
[signature] Seal
Notary Public in and for the State of Texas

CINDY GILBERT
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/19/2011

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 [illegible] supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

[signature] Seal
Registered Public Surveyor

STATE OF TEXAS
REGISTERED
DON W. HICKEY
1601
PROFESSIONAL LAND SURVEYOR

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 this plat.
Given under my hand and seal of office, this 10 day of March 2011.
Mildred E. Hickey Seal
Notary Public in and for the State of Texas

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-21-2013

Approved by the Planning and Zoning Commission" Date February 23 2011.
[signature]
Chairman, Planning and Zoning Commission
[signature]
Attest, Secretary

Approved by the City Council Date 3/1/11 MARCH 2011
[signature]
Mayor, City of Granbury
[signature]
Attest, City Secretary

FILED FOR RECORD
AT 9:58 A M.
APR 0 5 2011
[signature]
County Clerk, Hood County, TX

OWNER:
LLOYD A. EISENRICH AND,
MARIETTA EISENRICH
1700 ISLAND VILLAGE COURT
GRANBURY, TEXAS 76048

SURVEYOR:
DON W. HICKEY