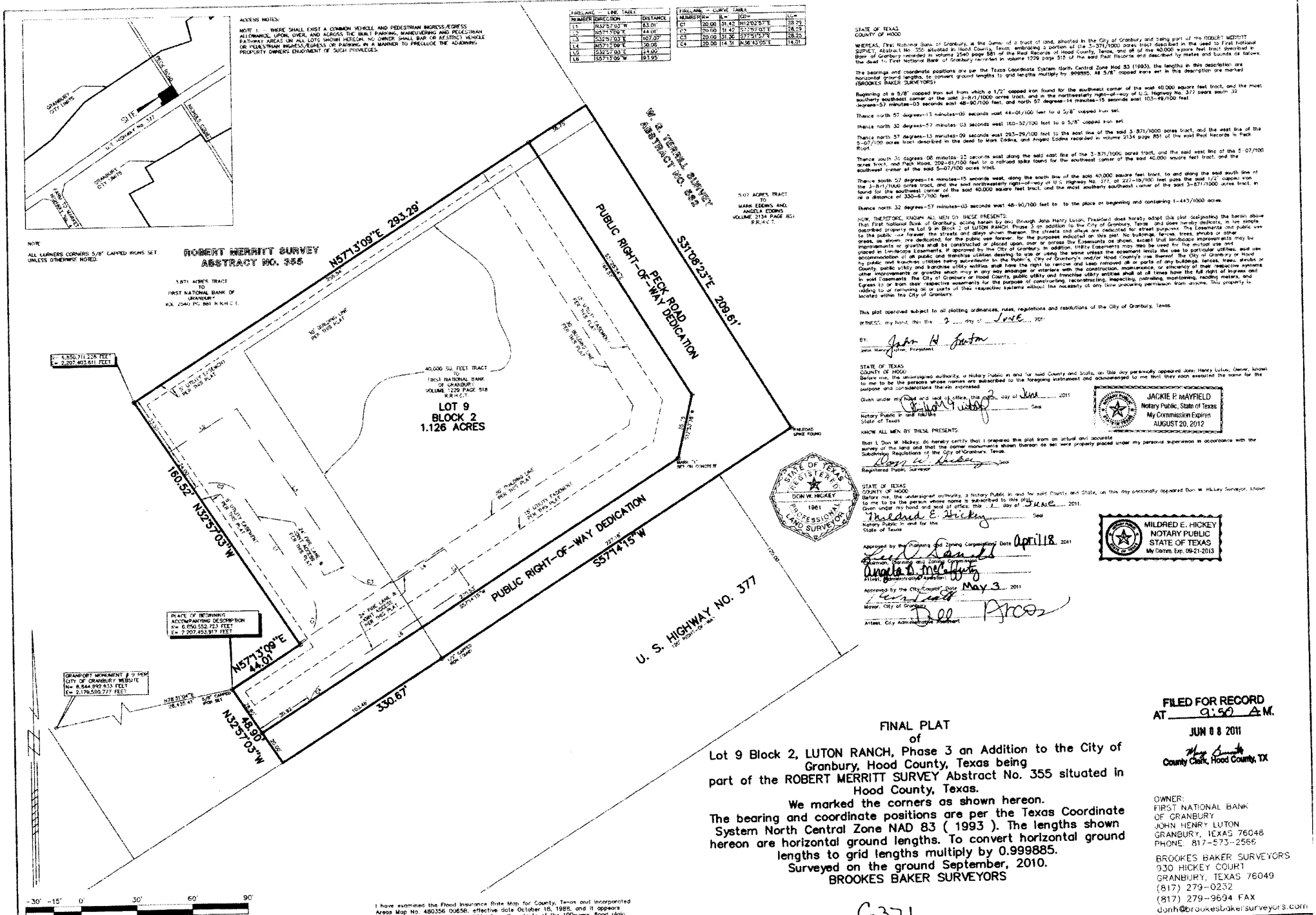

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N32°57'03"W	83.01'
L2	N57°13'09"E	44.01'
L3	S32°57'03"E	107.07'
L4	N57°13'09"E	30.08'
L5	S32°57'03"E	64.99'
L6	S57°13'09"W	193.95'

CURVE TABLE				
NUMBER	R=	L=	CD=	L='
C1	20.00	31.42	N12°02'57"E	28.29'
C2	20.00	31.42	S77°57'03"E	28.29'
C3	20.00	31.36	S77°51'57"E	28.25'
C4	20.00	14.31	N36°43'05"E	14.01'

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, First National Bank of Granbury, is the Owner of a tract of land, situated in the City of Granbury and being part of the ROBERT MERRITT SURVEY, Abstract No. 355 situated in Hood County, Texas, embracing a portion of the 3-871/1000 acres tract described in the deed to First National Bank of Granbury recorded in volume 2540 page 861 of the Real Records of Hood County, Texas, and all of the 40,000 square feet tract described in Bank of Granbury recorded in volume 2540 page 861 of the Real Records of Hood County, Texas, and all of the 40,000 square feet tract described in the deed to First National Bank of Granbury recorded in volume 1229 page 518 of the said Real Records and described by metes and bounds as follows, the deed to First National Bank of Granbury recorded in volume 1229 page 518 of the said Real Records 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 .999885. All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS)

Beginning at a 5/8" capped iron set from which a 1/2" capped iron found for the southwest corner of the said 40,000 square feet tract, and the most southerly southeast corner of the said 3-871/1000 acres tract, and in the northeasterly right-of-way of U.S. Highway No. 377 bears south 32 degrees-57 minutes-03 seconds east 48-90/100 feet, and north 57 degrees-14 minutes-15 seconds east 103-49/100 feet.

Thence north 57 degrees-13 minutes-09 seconds east 44-01/100 feet to a 5/8" capped iron set.

Thence north 32 degrees-57 minutes-03 seconds west 160-52/100 feet to a 5/8" capped iron set.

Thence north 57 degrees-13 minutes-09 seconds east 293-29/100 feet to the east line of the said 3-871/1000 acres tract, and the west line of the 5-07/100 acres tract described in the deed to Mark Eddins, and Angela Eddins recorded in volume 2134 page 851 of the said Real Records in Peck Road.

Thence south 31 degrees 08 minutes 22 seconds east along the said east line of the 3-871/1000 acres tract, and the said west line of the 5-07/100 acres tract, and Peck Road, 209-61/100 feet to a railroad spike found for the southeast corner of the said 40,000 square feet tract, and the southwest corner of the said 5-07/100 acres tract.

Thence south 57 degrees-14 minutes-15 seconds west, along the south line of the said 40,000 square feet tract, to and along the said south line of the 3-871/1000 acres tract, and the said northwesterly right-of-way of U.S. Highway No. 377, at 227-18/100 feet pass the said 1/2" capped iron found for the southwest corner of the said 40,000 square feet tract, and the most southerly southeast corner of the said 3-871/1000 acres tract, in all a distance of 330-67/100 feet.

Thence north 32 degrees-57 minutes-03 seconds west 48-90/100 feet to to the place or beginning and containing 1-443/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
That First National Bank of Granbury, acting herein by and through John Henry Luton, President does hereby adopt this plat designating the herein above described property as Lot 9 in Block 2 of LUTON RANCH Phase 3 an addition to the City of Granbury, Texas 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.

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

WITNESS, my hand, this the 2 day of June, 20[illegible]

BY: John H Luton
John Henry Luton, President

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 John Henry Luton, 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 2 day of June, 2011
Seal
Notary Public in and for the State of Texas

JACKIE P MAYFIELD
Notary Public, State of Texas
My Commission Expires
AUGUST 20, 2012

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.
Registered Public 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 1 day of June, 2011.
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 April 18, 2011
Chairman, Planning and Zoning Commission
Attest: Administrative Assistant

Approved by the City Council: Date May 3, 2011
Mayor, City of Granbury
Attest: City Administrative Assistant

STATE OF TEXAS REGISTERED DON W. HICKEY 1961 PROFESSIONAL LAND SURVEYOR

I have examined the Flood Insurance Rate Map for County, Texas and Incorporated Areas Map No. 480356 0065B, effective date October 16, 1985, and it appears that the subject property lies within Zone X, outside of the 100-year flood plain.

C-371

FINAL PLAT
of
Lot 9 Block 2, LUTON RANCH, Phase 3 an Addition to the City of Granbury, Hood County, Texas being part of the ROBERT MERRITT SURVEY Abstract No. 355 situated in Hood County, Texas.
We marked the corners as shown hereon.
The bearing and coordinate positions are per 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 0.999885.
Surveyed on the ground September, 2010.
BROOKES BAKER SURVEYORS

FILED FOR RECORD
AT 9:50 A.M.
JUN 08 2011
County Clerk, Hood County, TX

OWNER:
FIRST NATIONAL BANK
OF GRANBURY
JOHN HENRY LUTON
GRANBURY, TEXAS 76048
PHONE: 817-573-2566

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