FLOYDDOWN STATEMENT

The developer projects a peak student population in Monet Zone 6. Areas determined to be outside 0.25" annual chance floodplain per FEMA. Flood Insurance Rate Map, Community-Focal No. 6621120364. Effective Date: August 15, 2011.

BUILDING SITE:

1. The subdivisions shall be constructed in accordance with the building code standard regarding foundation elevation, at least as high as the height of the highest existing structure in the subdivision.

2. A two-percent (2%) fee from the floor area of each lot within the subdivision, measured horizontally from the top of the roof to the finished floor area of the proposed structure, plus an additional two percent (2%) of the net floor space to be built on at "9%" of the building lot.

3. No building shall be erected on any lot unless the building inspector of the City of Granbury, Texas, has issued a building permit for the proposed structure.

4. The Community Development Department may impose alternative standards for grading provided that the applicant, submitter, or builder agrees to the City's requirements prior to the issuance of a building permit.

5. Fire Lanes: The undersigned does hereby covenant and agree that he/she shall construct upon the fire lanes and emergency areas, a 40-foot-wide concrete fire lane, as determined by the City of Granbury, and that the owner shall maintain the same in a state of good repair at all times and keep the same free of any and all obstructions, litter, trash, or other impediments to the access of the same. The maintenance of the fire lane is the responsibility of the owner, and the owner shall maintain the same in a state of good repair at all times.

6. All utilities: The undersigned does hereby covenant and agree that he/she shall construct upon the fire lanes and emergency areas, a 40-foot-wide concrete fire lane, as determined by the City of Granbury, and that the owner shall maintain the same in a state of good repair at all times.

7. The undersigned does hereby covenant and agree that he/she shall provide, as a minimum requirement, a storm drain system that will provide adequate drainage for the property. The storm drain system shall be designed by a qualified engineer and shall be approved by the City of Granbury.

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SURVEYOR'S CERTIFICATE

I, [Surveyor's Name], a registered Professional Land Surveyor within the State of Texas herein state that the plan is an accurate representation of the property lines of the property enclosed, and all information herein is true and correct.

Certified: [Surveyor's Name]
[Surveyor's Signature]
[Surveyor's License Number]
[Surveyor's Address]
[Surveyor's Phone Number]

STATE OF TEXAS
COUNTY OF GRANBURY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared (insert name), and acknowledged to me that he/she executed the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Notary Public
[Notary's Signature]
[Notary's License Number]
[Notary's Address]

Final Plat

LUTON RANCH WEST ADDITION
LOT 2, BLOCK 1
PHASE 2A

BEING A 0.86 ACRO TRACT OF LAND IN THE ROBERT MERRITT SURVEY
ABSTRACT NO. 355

CITY OF GRANBURY, HOOD COUNTY, TEXAS
MARCH 2013

Page 1 of 2