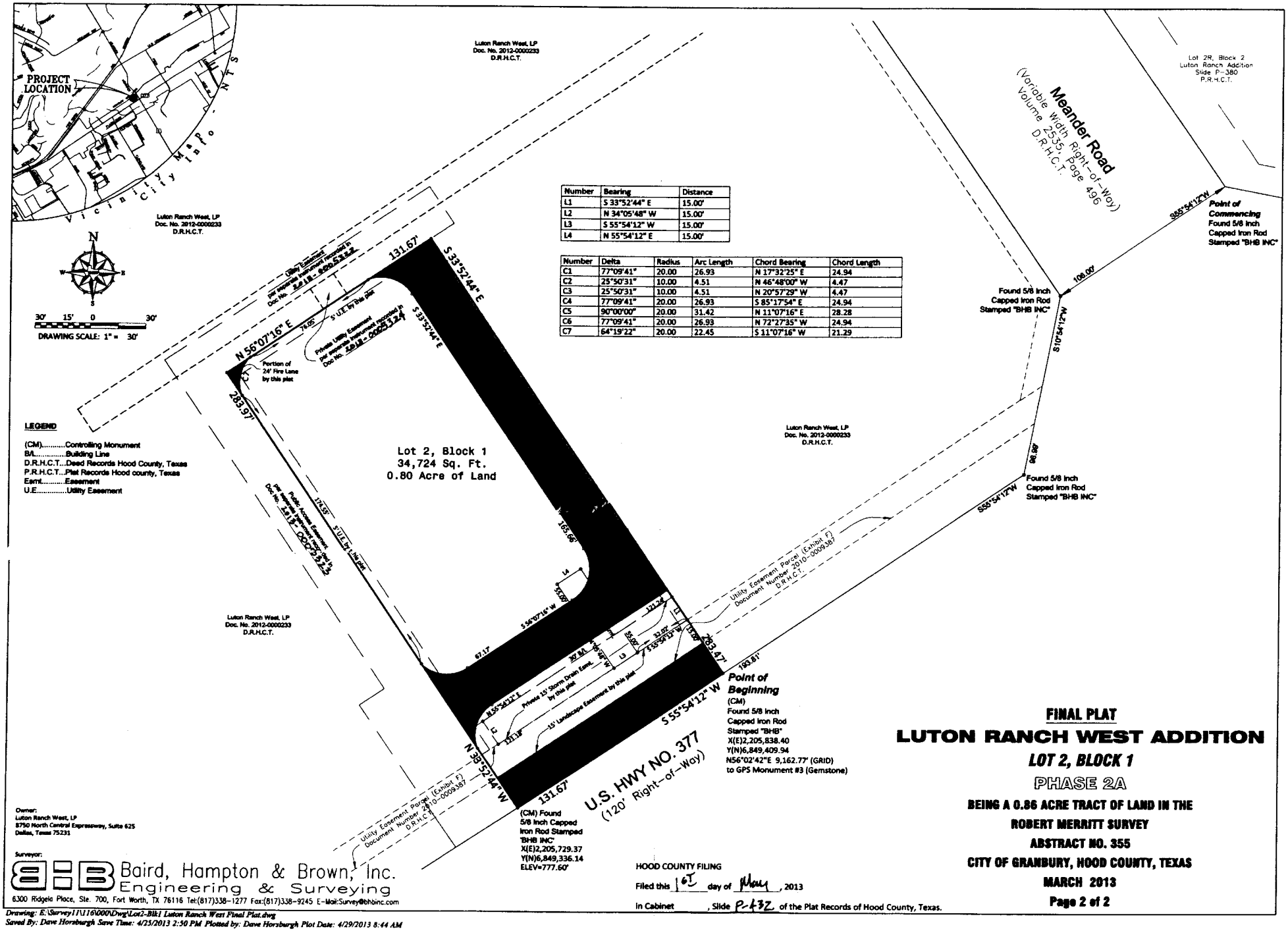


Number	Bearing	Distance
L1	S 33°52'44" E	15.00'
L2	N 34°05'48" W	15.00'
L3	S 55°54'12" W	15.00'
L4	N 55°54'12" E	15.00'

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	77°09'41"	20.00	26.93	N 17°32'25" E	24.94
C2	25°50'31"	10.00	4.51	N 46°48'00" W	4.47
C3	25°50'31"	10.00	4.51	N 20°57'29" W	4.47
C4	77°09'41"	20.00	26.93	S 85°17'54" E	24.94
C5	90°00'00"	20.00	31.42	N 11°07'16" E	28.28
C6	77°09'41"	20.00	26.93	N 72°27'35" W	24.94
C7	64°19'22"	20.00	22.45	S 11°07'16" W	21.29

LEGEND

(CM).....Controlling Monument
B/L.....Building Line
D.R.H.C.T...Deed Records Hood County, Texas
P.R.H.C.T...Plat Records Hood county, Texas
Eamt.....Easement
U.E.....Utility Easement

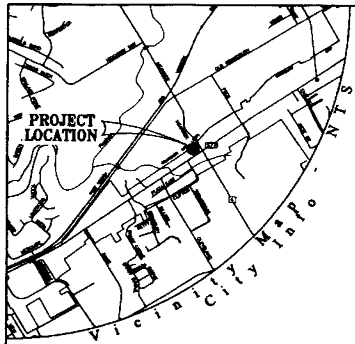
FINAL PLAT
LUTON RANCH WEST ADDITION
LOT 2, BLOCK 1
PHASE 2A
BEING A 0.86 ACRE TRACT OF LAND IN THE
ROBERT MERRITT SURVEY
ABSTRACT NO. 355
CITY OF GRANBURY, HOOD COUNTY, TEXAS
MARCH 2013
Page 2 of 2

HOOD COUNTY FILING
Filed this 16th day of May, 2013
In Cabinet , Slide P-432 of the Plat Records of Hood County, Texas.

Owner:
Luton Ranch West, LP
8750 North Central Expressway, Suite 625
Dallas, Texas 75231

Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgelea Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:Survey@bhbinc.com

Drawing: E:\Survey11\116000\Dwg\Lot2-Blk1 Luton Ranch West Final Plat.dwg
Saved By: Dave Horsburgh Save Time: 4/25/2013 2:50 PM Plotted by: Dave Horsburgh Plot Date: 4/29/2013 8:44 AM



FLOODWAY STATEMENT
The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48221C0250D, Effective Date: August 16, 2012.

BUILDING SITE:

A. The subdivider shall be required to fill the building pad to the most recent Building Code Standard regarding foundation elevation, or a minimum standard of the follow (whichever is the most restrictive):

1. 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 shall be conducted by a certified lab and the results forwarded to the Director of Community Development prior to permit approval.

2. 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.

3. FIRE LANES: That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete "HMAC" or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow Away Zone". The police or its duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
4. 15 feet wide utility easement adjacent all right of ways.

5. 5 feet wide utility easement along all side and rear block lines.

6. [illegible] ments have been dedicat[illegible] throughout [illegible] as shown herein. Th[illegible] an established business [illegible] ation agrees to maintain the private drainage easements [illegible] drainage infrastructure within said easement by mowing vegetation, repairing improvements, addressing erosion problems and maintaining the design hydraulic capacity and function of the existing drainage improvements as shown on the approved engineering plans designed by Owners engineer and which were filed at the time of engineering review with the City of Granbury. In no event shall the property owner or BOA allow construction or modification within the private drainage easements including, but not limited to a permanent building or other vertical structure. This would include, but not be limited to any construction or alterations such as monument signs, brick or masonry fences or walls or other structures that require a permit, any topographic alteration to the detention pond or drainage infrastructure, or any structure not requiring a permit which may threaten the structural integrity or hydraulic capacity of the private drainage, utility and slope easement and its appurtenances. The City of Granbury or their agents are hereby granted the right of access to inspect, and if necessary, perform such maintenance to ensure the proper function of the drainage way contained within the private drainage easements in the event the property owners or BOA does not perform such maintenance. The property owners or BOA agree that upon failure to maintain the private drainage easements and drainage infrastructure contained within said easements as delineated herein, the City of Granbury shall be authorized to provide for such maintenance or improvements and to charge the then current property owner for the costs of same and/or to place a lien upon the property to secure and recover said costs. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

There shall exist a common vehicle and pedestrian ingress/egress and parking allowance, upon, over and across the built parking, maneuvering and pedestrian pathway areas on all lots shown hereon. No owner shall bar or restrict vehicle or pedestrian ingress/egress or parking in a manner to preclude the adjoining property owners enjoyment of such privileges.

7. All corners are 5/8 inch capped iron rods stamped "BHB" unless otherwise noted.

8. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury Monument Number 3 (Gemstone) was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83 (1993). The distances shown are horizontal ground distances.

Owner:
Luton Ranch West, LP
8750 North Central Expressway, Suite 625
Dallas, Texas 75231

Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridglea Place, Ste. 700, Fort Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:Survey@bhbinc.com

SURVEYOR'S CERTIFICATE

I, Daniel H. Joslin, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with the City of Granbury regulations.

Daniel H. Joslin
R.P.L.S. No. 4749

STATE OF TEXAS:
COUNTY OF HOOD:
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Daniel H. Joslin, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 11th day of March, 2013.

Michelle A. Soules
Notary Public

My Commission expires: 2/19/2016

MICHELLE A. SOULES Notary Public, State of Texas My Commission Expires February 19, 2016

FILED FOR RECORD
AT 8:21 A M.
MAY 01 2013
County Clerk, Hood County, TX

HOOD COUNTY FILING
Filed this 1st day of May, 2013
In Cabinet ____, Slide P-432 of the Plat Records of Hood County, Texas.

Approved by the Granbury Planning & Zoning Commission:
By: ____ 2/11/13
Planning & Zoning Commission Date
Attest: Angela D. McAffee 2/11/13
Administrative Assistant Date

Approved by the Granbury City Council:
By: ____ 3-5-13
Mayor, City Council Date
Attest: ____ 3-5-13
City Secretary Date

OWNER'S CERTIFICATE:
STATE OF TEXAS:
COUNTY OF HOOD:

WHEREAS, Luton Ranch West, LP being the owner of the hereon described property to wit:

BEING a tract of land situated in the Robert Merritt Survey, Abstract No. 355, City of Granbury, Hood County, Texas. Said tract being a portion of a 10.086 acre tract as described in Special Warranty Deed with Vendor's Lien to Luton Ranch West, L.P. as recorded in Document number 2012-0000233 of the Deed Records of Hood County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch capped iron rod stamped "BHB INC" being the most westerly southwest corner of Lot 2R, Block 2, Luton Ranch Addition as recorded in Slide P-380 of the Plat Records of Hood County, Texas; THENCE South 55 degrees 54 minutes 12 seconds West, a distance of 106.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" at the northern end of a corner clip on the westerly right of way line of Meander Road as described in the Warranty Deed to Hood County as recorded in Volume 2535, Page 496 of said Deed Records; THENCE South 10 degrees 54 minutes 12 seconds West, along said corner clip, a distance of 98.99 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being on the northerly right of way line of U. S. Highway No. 377 (a 120' right of way); THENCE South 55 degrees 54 minutes 12 seconds West, along said northerly right of way line, a distance of 193.81 feet to a found 5/8 inch capped iron rod stamped "BHB" for the POINT OF BEGINNING of said tract hereon described;

THENCE South 55 degrees 54 minutes 12 seconds West, along said northerly right of way line, a distance of 131.67 feet to a found 5/8 inch capped iron rod stamped "BHB";

THENCE North 33 degrees 52 minutes 44 seconds West, leaving said northerly right of way line, a distance of 283.97 feet to a found 5/8 inch capped iron rod stamped "BHB";

THENCE North 56 degrees 07 minutes 16 seconds East, a distance of 131.67 feet;

THENCE South 33 degrees 52 minutes 44 seconds East, a distance of 283.47 feet to the POINT OF BEGINNING and containing 37,357 Square Feet or 0.86 acre of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Luton Ranch West, LP, acting herein, by and through its authorized agent does hereby adopt this plat designating the hereinabove described property as Lot 2, Block 1, Luton Ranch West Addition, Phase 2A, an addition to the City of Granbury, Hood County, 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 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 Granbury's use thereof. The City of Granbury 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 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 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 Granbury, Texas.

Executed this the 10 day of April, 2013.

Jon Andrus
Authorized Agent - Luton Ranch West, LP

STATE OF TEXAS:
COUNTY OF Travis:
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jon Andrus, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10 day of April, 2013.

Brooke Browning
Notary Public

My Commission expires: 7-1-14

FINAL PLAT
LUTON RANCH WEST ADDITION
LOT 2, BLOCK 1
PHASE 2A
BEING A 0.86 ACRE TRACT OF LAND IN THE ROBERT MERRITT SURVEY
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Page 1 of 2

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