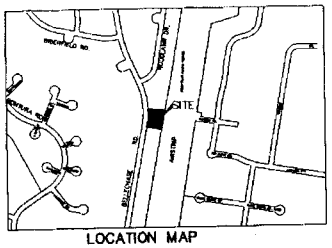


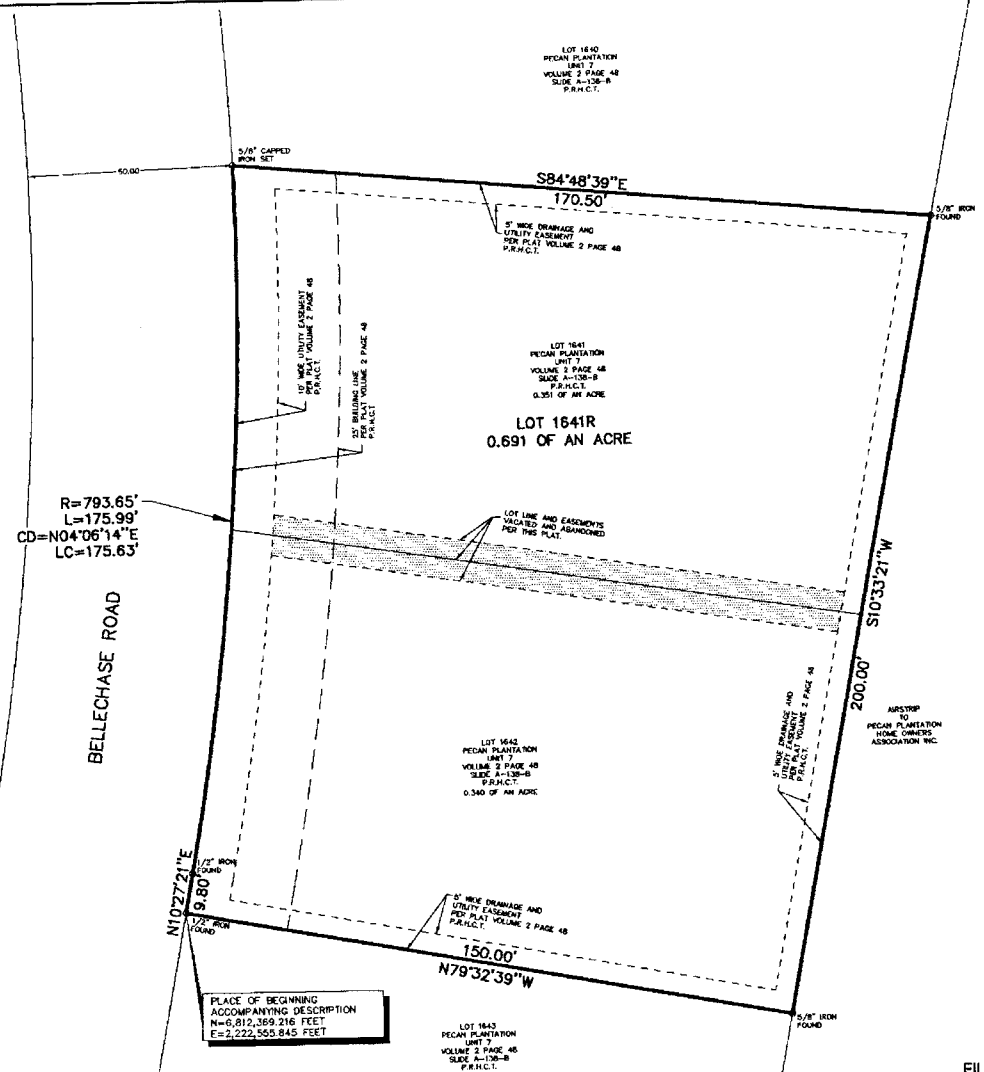
LOCATION MAP

NOTE:

THE SOLE PURPOSE OF THIS PLAT IS TO MAKE LOTS 1641, AND 1642 INTO ONE (1) LOT.

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

I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 480356 01458, effective date October 16, 1988, and it appears that the subject property lies within Zone X, outside of the 100-year flood plain.



STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Lyn Dee Sidener Baugh, is the Owner of Lots 1641, and 1642, PECAN PLANTATION, UNIT SEVEN a subdivision in Hood County, Texas according to the plat thereof recorded in volume 2, page 48 (Slide A-138-B) 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 .9999135. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 1/2" iron found for the southwest corner of said Lot 1642, and the northwest corner of Lot 1643 of said PECAN PLANTATION, UNIT SEVEN, and in the east line of Bellechase Road.

Thence north 10 degrees-27 minutes-21 seconds east, along the west line of said Lot 1642, and the said east line of Bellechase Road, 9-80/100 feet to a 1/2" iron found for the beginning of a curve to the left having a radius of 793-65/100 feet.

Thence northeasterly along the west line of said Lot 1642, to and along the west line of said Lot 1641, and along the said east line of Bellechase Road, and along said curve to the left an arc length of 175-99/100 feet to a 5/8" capped iron set for the northwest corner of said Lot 1641, and the southwest corner of Lot 1640 of said PECAN PLANTATION UNIT SEVEN, the long chord of the said 175-99/100 feet are to north 04 degrees-06 minutes-14 seconds east 175-63/100 feet.

Thence south 84 degrees-48 minutes-39 seconds east, along the north line of said Lot 1641, and the south line of said Lot 1640, 170-50/100 feet to a 5/8" iron found for the northeast corner of said Lot 1641, and the southeast corner of said Lot 1640.

Thence south 10 degrees-33 minutes-21 seconds west, along the east line of said Lot 1641, to and along the east line of said Lot 1642, 200-00/100 feet to 5/8" iron found for the southeast corner of said Lot 1642, and the northeast corner of said Lot 1643.

Thence north 79 degrees-32 minutes-39 seconds west, along the south line of said Lot 1642, and the north line of said Lot 1643, 150-00/100 feet to the place of beginning and containing 0-691/1000 of an acre.

Now therefore know all men by these presents:

That, Lyn Dee Sidener Baugh, owner does hereby adopt this plat designating the herein above property as Lot 1641R, PECAN PLANTATION, UNIT SEVEN, an addition to 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, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. This plat is not located within any extra territorial jurisdiction of a City.

Witness my hand, this the 15th day of March 2012.

By: Lyn Dee Sidener Baugh
Lyn Dee Sidener Baugh

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 Lyn Dee Sidener Baugh, 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 15th day of March 2012.

Notary Public in and for the State of Texas

Commission expires 07-21-2015

LILLIAN L. GALLOWAY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 07-21-2015

Surveyor's Certificate:

I, Don 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 the Hood County regulations.

Don W. Hickey, RPLS 1961

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

I hereby certify this plat was approved this 13th day of March 2012, by the Hood County Commissioners Court, and may be filed for record in the Plat Records of Hood County, Texas by the County Clerk.

County Judge

Replat of
Lot 1641R, PECAN PLANTATION UNIT SEVEN
being all of
Lots 1641 and 1642 in PECAN PLANTATION UNIT SEVEN, a subdivision in Hood County, Texas according to the plat thereof recorded in volume 2 page 48,(Slide A-138-B) of the Plat Records 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 0.9999135.
Surveyed on the ground 2012.
BROOKES BAKER SURVEYORS

FILED FOR RECORD
AT 12:39 P M.
MAR 16 2012
County Clerk, Hood County, TX

FILED this the 16th day of March 2012.
SLIDE P-403 Plat Records of Hood County, Texas.

-20' -10' 0' 20' 40' 60'
GRAPHIC SCALE IN FEET

FILE NAME: C:\DON12\FP1641R.dwg DRAWN BY: CDH

OWNER:
LYN DEE SIDENER BAUGH
9019 BELLECHASE ROAD
GRANBURY, TEXAS 76049

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