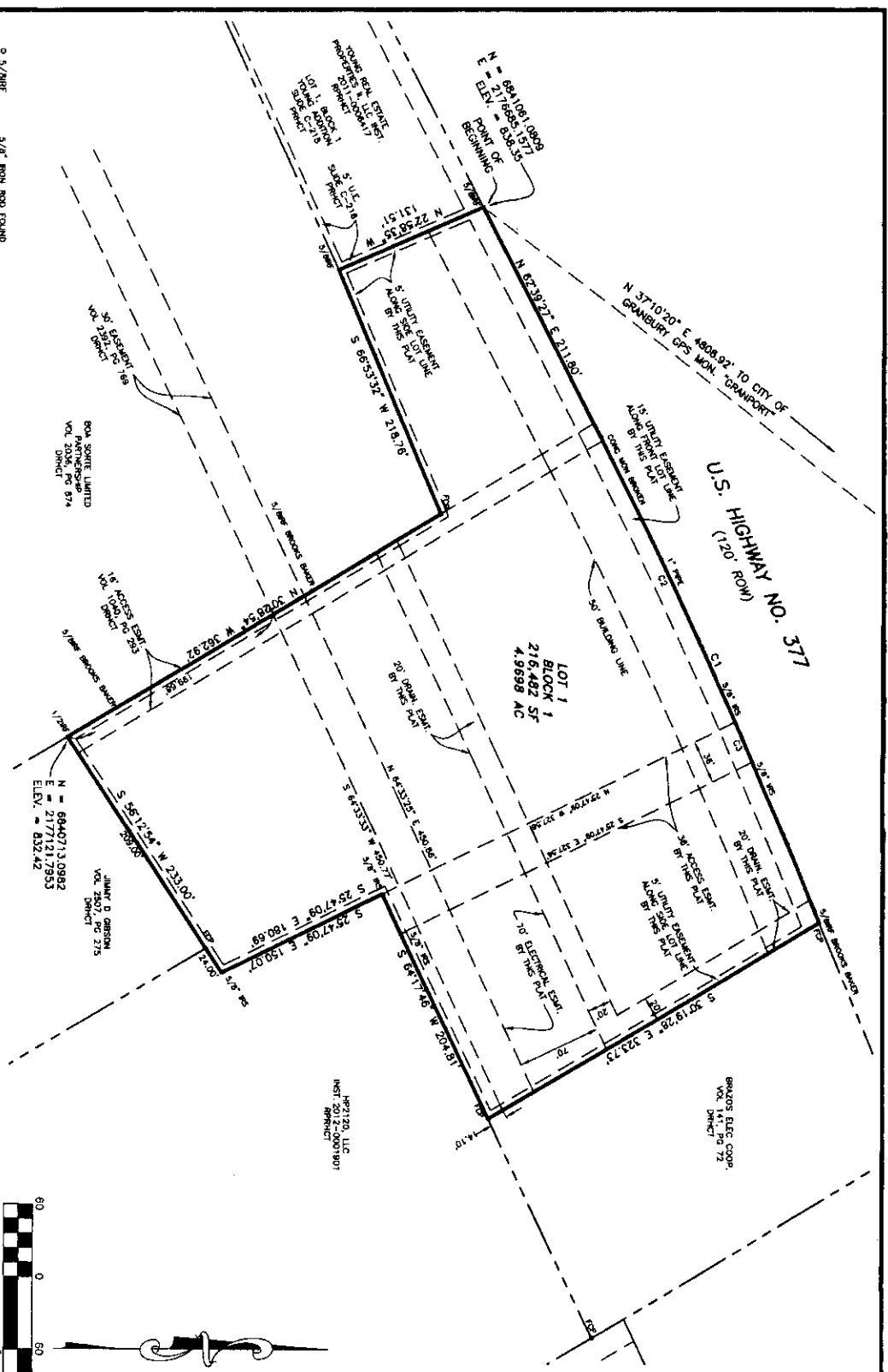
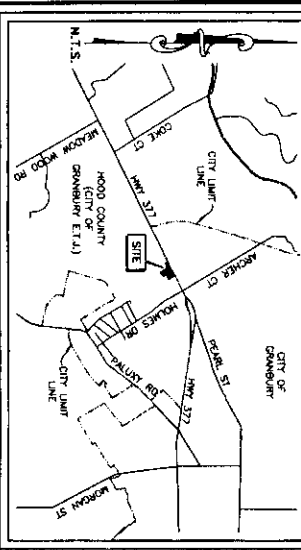


LOT	SQUARE FEET	ACRES
LOT 1	216,482	4.9698



**VICINITY MAP**



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	04°28'52"	5669.58	1201.17	440.11	440.00	N 64°45'00" E
C2	03°17'54"	4538.44	130.45	280.83	280.79	N 64°00'01" E
C3	04°45'57"	432.92	18.02	36.01	36.00	N 64°17'51" E

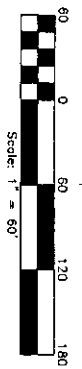
**FINAL PLAT**  
 LOT 1, BLOCK 1  
 YOUNG ADDITION

**OWNER:** PRICE MAROLD  
 1030 E Highway 377  
 Granbury, TX 76048  
 Phone: (817) 219-1735

Maple St  
 Cedar St  
 Highway 371



**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**PRICE-YOUNG ADDITION**  
 4.9698 ACRES OUT OF THE  
 MILAM COUNTY SCHOOL LAND SURVEY,  
 ABSTRACT NO. 348, HOOD COUNTY, TEXAS.  
 DATE: 8/3/12 SHEET 1 OF 2



BASIS OF BEARINGS: GRID BEARINGS (TEXAS NORTH CENTRAL - NAD83) BASED ON GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY.  
 BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE 'X' AREAS OUTSIDE OF A 100 YR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 480358 0110 C, DATED SEPTEMBER 5, 1990. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

HP120, LLC  
 NS1 2012-0001801  
 REPRICHT

JANAY D. GIBSON  
 VOL. 2807, PG. 275  
 DNRCT

BOA SOURCE LIMITED  
 VOL. 2036, PG. 874  
 DNRCT

U.S. HIGHWAY NO. 371  
 (120' ROW)

LOT 1  
 BLOCK 1  
 216,482 SF  
 4.9698 AC

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF HOOD

WHEREAS HP2120, LLC is the owner of that certain tract of land situated in the Milam County School Land Survey, Abstract No. 348, Hood County, Texas, and a portion of that certain tract of land conveyed to HP2120, LLC and a portion of that certain tract of land conveyed to the north-south line of said HP2120, LLC tract, some being the northeast corner of that certain tract of land conveyed to Brazos Electric Coop. by Volume 141, Page 72, Deed Records, Hood County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the most westerly northwest corner of said HP2120, LLC tract, a distance of 211.80 feet to a corner of the property of Lot 1, Block 1, Young Addition, an addition to the southeast quarter of Section 24, Township 35 North, Range 24 East, Hood County, Texas, recorded in Instrument No. 2012-0001001, Hood County, Texas, and being more particularly described by metes and bounds as follows:

THENCE along the south right-of-way line of U.S. Highway No. 377 the following two (2) courses:  
1. North 82 degrees 39 minutes 27 seconds East, a distance of 211.80 feet to a broken concrete monument found for the point of curvature of a non-tangent curve to the right;

2. Along said curve to the right having a radius of 5899.98 feet, an arc distance of 440.11 feet, the central angle of 54 degrees 28 minutes 00 seconds East, a distance of 440.00 feet to a concrete monument found for the northeast corner of said HP2120, LLC tract, some being the northeast corner of that certain tract of land conveyed to Brazos Electric Coop. by Volume 141, Page 72, Deed Records, Hood County, Texas; .

THENCE along the easterly line of said HP2120, LLC tract, South 30 degrees 19 minutes 28 seconds East, a distance of 323.73 feet to a corner of tract, some being the southwest corner of said Brazos Electric Coop. tract; THENCE through the interior of said HP2120, LLC tract the following three (3) courses:

South 84 degrees 17 minutes 48 seconds West, a distance of 204.81 feet to a 5/8" iron rod set with cap marked "MEB88-4125";  
South 23 degrees 47 minutes 09 seconds East, a distance of 150.07 feet to a 5/8" iron rod set with cap marked "MEB88-4125";

South 58 degrees 13 minutes 54 seconds West, passing of a distance of 24.00 feet, a corner fence post for the northeast corner of said HP2120, LLC tract, some being the northeast corner of that certain tract of land conveyed to Jimmy D. Gibson by Volume 2807, Page 273, Deed Records, Hood County, Texas, and contributing for a total distance of 233.00 feet to a 1/2" iron rod found for the northwest corner of said Jimmy D. Gibson tract, some being on the east line of that certain tract of land conveyed to the State Limited Partnership by Volume 2036, Page 974, Deed Records, Hood County, Texas; .

THENCE along the westerly line of said HP2120, LLC tract the following five (5) courses:  
1. North 30 degrees 28 minutes 54 seconds West, a distance of 382.92 feet to a corner fence post, some being the northeast corner of said BOA Serts Limited Partnership tract;  
2. South 86 degrees 53 minutes 32 seconds West, a distance of 218.78 feet to a 5/8" iron rod found for the southeast corner of said Lot 1, Block 1, Young Addition;

3. North 22 degrees 38 minutes 33 seconds West, a distance of 131.51 feet to the POINT OF BEGINNING hereof and containing 4,989.89 acres or 218,482 square feet of land, more or less.

PRIVATE DRAINAGE EASEMENT NOTE:

The owner of Lot 1, Block 1 of the Price-Young Addition, their successors and assigns, agrees to maintain drainage improvements within the Private Drainage Easements. The owner agrees to mow vegetation, maintain roads, repair erosion, repair drainage structures and make other necessary repairs to the drainage system on the hydraulic capacity and structural soundness of the drainage structure. This would include, but not be limited to any construction or modification within the Private Drainage Easement, a permanent building or structure. In no event shall the drainage easement be used to acquire a permit or other approval from any governmental agency or authority or for any other purpose. This would include, but not be limited to any construction or modification within the Private Drainage Easement, a permanent building or structure. The City of Granbury or third party drainage agent one hereby granted the right of access to inspect, and if necessary, perform such maintenance to ensure the proper function of the drainage structure. The City of Granbury and its successors, assigns, agents, attorneys, and agents shall be authorized to provide for such maintenance or repairs and to place a lien upon the property to secure said costs. Upon recording of this instrument, the obligations of Hood County, Texas, shall be discharged with mutual consent of the property owner and City of Granbury.

THENCE along the north right-of-way line of U.S. Highway No. 377 the following two (2) courses:  
1. North 82 degrees 39 minutes 27 seconds East, a distance of 211.80 feet to a broken concrete monument found for the point of curvature of a non-tangent curve to the right;

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That HP2120, LLC, acting herein by and through its duly authorized agent, Harold Price, President, HP2120, LLC, does hereby adopt this plat and the hereinafter described property as PRICE-YOUNG ADDITION, in addition to Hood County, Texas, and does hereby dedicate in fee simple to Hood County, Texas, the streets, alleys and easements shown thereon. The street public use, streets, alleys and easements shown thereon are dedicated to the public use for road, ingress/egress purposes as shown hereon. The Easements and public use areas, as shown, are dedicated for the public use, for the purposes shown hereon. The streets shall be constructed or paved upon, over or across the Easements, and shall be maintained 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 such areas. This easement includes the use of particular address, said use by public utility, and subject to the Public's, City of Granbury's, the State's, and the County's of Hood County's use thereof. The City of Granbury, Hood County, Texas, and the State of Texas shall have the right to remove and to remove all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way impede or interfere with the use of such easements, maintenance, or efficiency of their respective systems in accordance with the laws of the State of Texas. This easement shall be maintained by the property owner or Home/Business Owner's Association. The City of Granbury, Hood County, Texas, and the State of Texas shall have the right to remove and to remove all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way impede or interfere with the use of such easements, maintenance, or efficiency of their respective systems in accordance with the laws of the State of Texas.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Granbury, Texas, September 20 2012, my hand, this the 20 day of September.

Harold Price  
President  
HP2120, LLC

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 Harold Price, 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 purposes and considerations therein expressed.

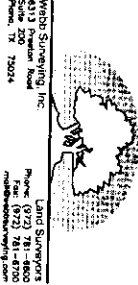
September 20 2012  
Notary Public in and for State of Texas

GENERIC LAND RECORDS  
STATE OF TEXAS  
COUNTY OF HOOD

SIDEWALK NOTE:

At such time when the City of Granbury approves a Capital Improvements Program (CIP) or TDOOT begins construction to improve US Hwy 377 fronting the property to be constructed, or if requested by the City, erect the funds to the City of Granbury, Texas, to be used for the construction of the sidewalk. In accordance with the current policies of the City of Granbury, the property owner consents and agrees that upon the failure of the property owner to request approval to the cost of constructing the sidewalk within six (6) months from the date of Council approval of the CIP or TDOOT, the City shall be authorized to provide for same and to charge the then current property owner for the costs of same and/or for the recording of this instrument to secure said costs. Upon recording of this plat in the public property records of Hood County, this obligation shall be a covenant running with the land.

OWNER:  
HAROLD PRICE  
1030 E Highway 377  
Granbury, TX 76048  
Phone: (817) 219-1735



SURVEYOR'S CERTIFICATE

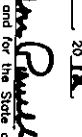
KNOW ALL MEN BY THESE PRESENTS: That I, Curtis R. Webb, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Registered Professional Surveyor



Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Curtis R. Webb, known to me to be the person whose name is subscribed to this plat.  
Gave under my hand and seal of office, this 11 day of September, 2012.

C. R. Webb  
Notary Public in and for the State of Texas



FINAL PLAT  
APPROVED BY THE GRANBURY PLANNING AND ZONING COMMISSION

DATE: 7-16-12  
Bryan D. Schmitt  
Chairman, Planning & Zoning Commission

Amelia A. McCreedy  
Attest, Administrative Assistant

APPROVED BY THE GRANBURY CITY COUNCIL  
DATE: 8-1-12

Mayor of Granbury  
Notary City Secretary

WATER/SEWER EXTENSION NOTE:

At such time when water or wastewater becomes available to the property, the property owner agrees to extend water or wastewater mains across the front of the property and into the certificated main. Water or wastewater shall be deposited into the certificated main within the minimum distance required by the then current City Code for connection to the City water or wastewater supply. Required design and construction shall be in accordance with the policies of this City at that time. The property owner consents and agrees that upon the failure of the property owner to request approval to the cost of extending the water or sewer main to the property, the City shall be authorized to provide for same and to charge the then current property owner for the costs of same and/or for the recording of this instrument to secure said costs. Upon recording of this plat in the public property records of Hood County, this obligation shall be a covenant running with the land.

ACCESS EASEMENT NOTE:

The 36' access easement shall provide open and exclusive access through Lot 1, Block 1 to the balance of the property located to the south. It shall remain open and unencumbered at all times and shall contain a minimum width of 36' and a minimum depth of 1' to the south. The easement shall not be used for any other purpose and shall be maintained in a good, shvable condition.

FINAL PLAT  
LOT 1, BLOCK 1  
PRICE-YOUNG ADDITION  
4.9898 ACRES OUT OF THE  
MILAM COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NO. 348, HOOD COUNTY, TEXAS.  
DATE: 8/3/12 SHEET 2 OF 2