

WEST DOYLE STREET

As GARY M. SHULTZ, I certify that I have read the Covenants and Restrictions filed in SLIDE B-117 in the Plat Records of Hood County, Texas, and this Plat does not amend or remove any covenants or restrictions thereon.

Witness my hand, this 21st day of August, 2013.

GARY M. SHULTZ

State of Texas

Before me, the undersigned authority, a Notary Public in and for said Hood County, Texas, on this day personally appeared GARY M. SHULTZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of August 2013.

MICHAEL E. WILLY

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

LOT 1, BLOCK 1, SHULTZ ADDITION, HOOD COUNTY, TEXAS

WHEREAS, Gary Shultz, is the Owner of Lot 1, Block 1, of SHULTZ ADDITION and a portion of Block 56, THRASH ADDITION, and Lot 53A, City of GRANBURY, HOOD COUNTY, TEXAS, embracing all of said land, the 0.1434/1000 of an acre tract described in the deed to Gary Shultz, recorded in Document No. 2009-000751 of the Plat Records of Hood County, Texas and described by metes and bounds as follows:

The books for bearings in the Texas Coordinate System North Central Zone NAD 83 (1983). The length shown are horizontal ground lengths. All 5/8" capped iron set for the purposes as in the description are marked (MPC0065) BROOKES BAKER SURVEYORS.

Beginning at a 5/8" capped iron found for the northeast corner of said Lot 1 and the southeast corner of the 0.1434/1000 of an acre tract described in said deed to Gary Shultz recorded in Document No. 2009-000751 of the Plat Records of Hood County, Texas:

Then north along the north line of said Lot 1, the following:
north 88 degrees-13 minutes-28 seconds east 75-07/100 feet to a 5/8" iron found;
south 89 degrees-40 minutes-48 seconds east 48-58/100 feet to a 1/2" iron found;
south 89 degrees-40 minutes-48 seconds east 48-58/100 feet to a 1/2" iron found.

Then south along the east line of said Lot 1, the following:
south 87 degrees-35 minutes-54 seconds east 11-41/100 feet to a 5/8" capped iron set;
south 18 degrees-04 minutes-10 seconds east 17-80/100 feet to a 5/8" capped iron set;
south 73 degrees-21 minutes-59 seconds east 33-08/100 feet to a 5/8" capped iron set;
south 73 degrees-11 minutes-32 seconds east 20-82/100 feet to a 1/2" iron found;
south 51 degrees-36 minutes-10 seconds east 40-93/100 feet to a 1/2" iron found;
south 51 degrees-04 minutes-10 seconds east, at 23-77/100 feet pass a 5/8" capped iron set, at 48-50/100 feet to a 5/8" capped iron set;
south 12 degrees-28 minutes-04 seconds east 83-08/100 feet to the southeast corner of said Lot 1.

Then north along the north line of said Lot 1, to and along the south line of the 0.1434/1000 of an acre tract the following:
north 88 degrees-44 minutes-08 seconds east 138-74/100 feet to the southeast corner of said Lot 1, and the southeast corner of the 0.1434/1000 of an acre tract;
north 89 degrees-12 minutes-51 seconds east 32-04/100 feet to the southeast corner of the 0.1434/1000 of an acre tract.

Then north along the west line of said Lot 1, to and along the south line of the 0.1434/1000 of an acre tract the following:
north 01 degree-24 minutes-48 seconds east 66-33/100 feet;
north 80 degrees-18 minutes-08 seconds east, at 19-08/100 feet pass a 5/8" capped iron set, at 47-13/100 feet to a 5/8" capped iron set;
north 73 degrees-51 minutes-10 seconds east 46-51/100 feet to a mark 17 feet on rock;
north 58 degrees-54 minutes-38 seconds east 27-88/100 feet to a 1/2" iron found;
north 01 degree-36 minutes-41 seconds east 98-78/100 feet to a 3/8" iron found for the most northerly-northeast corner of the 0.1434/1000 of an acre tract.

Then east along the north line of the 0.1434/1000 of an acre tract, to and along the most southerly north line of said Lot 1, the following:
north 87 degrees-38 minutes-47 seconds east 10-75/100 feet to a 5/8" capped iron found for the northeast corner of the 0.1434/1000 of an acre tract;
south 88 degrees-11 minutes-46 seconds east 12-87/100 feet to a 5/8" capped iron found for a reentrant corner of said Lot 1.

Then north 01 degree-22 minutes-00 seconds east, along the west line of Lot 1, 28-90/100 feet to the place of beginning and containing 0.831/1000 of an acre.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Gary Shultz, owner does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK 1 of the SHULTZ ADDITION, in 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 covenants and public use areas, as shown, are dedicated for the public use forever. For the purposes intended on this plat the building, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the same in accordance with the plat hereon. The City of Granbury, Texas, and/or Hood County's use thereof. The City of Granbury or Hood County, public utility and franchise utility articles shall have the right to relocate, maintain, install, or modify any of their lines over the right of way and Egress to or from their respective systems for the purpose of constructing, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all of their lines of their respective systems. This property is located within the City of Granbury. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS my hand, this 21st day of August, 2013.

GARY SHULTZ (Lot 1R)

GARY SHULTZ

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 Gary Shultz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of August 2013.

MICHAEL E. WILLY

Notary Public in and for the State of Texas

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 Alan 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 30 day of August 2013.

MILDRED E. HICKEY

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF HOOD

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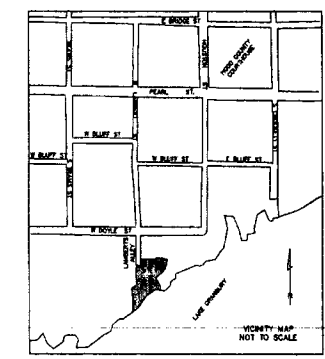
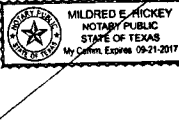
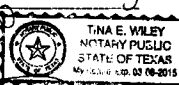
Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF HOOD

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Rows: L1 N87°58'47"E 10.72', L2 S89°11'48"E 12.97', L3 N01°12'29"W 15.17', L4 S57°58'34"E 11.41'

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION N= 8,843,746.389 FEET E= 2,187,942.934 FEET ELEVATION 725.94



NOTE: ALL CORNER CORNERS 5/8" CAPPED IRON SET UNLESS OTHERWISE NOTED.

FLOOD ZONE LEGEND: ZONE A SPECIAL FLOOD HAZARD AREAS HIGHLIGHTED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED. ZONE AE SPECIAL FLOOD HAZARD AREAS HIGHLIGHTED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED. ZONE X (SHADED) AREAS OF 500-YEAR FLOOD AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED FROM BY LEVEES FROM 100-YEAR FLOOD. ZONE X AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF GRANBURY HOOD COUNTY, TEXAS MAP NO. 48221C0185, EFFECTIVE DATE AUGUST 16, 2012 AND IT APPEARS THAT PART OF THE SUBJECT TRACT LIES WITHIN ZONE AE, THE 100 YEAR FLOOD PLAIN.

FLOOD PLAN RESTRICTION: No construction shall be allowed within the flood plain... FLOOD PLAN/STORMWATER MAINTENANCE: The existing streets, streams, or ponds (drainage ways) traversing along or across portions of this addition...

FLOODWAY RESTRICTION: No amendment, including the new construction or improvements shall be allowed within the floodway easement.

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOT 1R FROM LOT 1 AND THE 0.1434 OF AN ACRE TRACT OUT OF BLOCK 56, THRASH ADDITION AND LOT 53A. THIS PLAT DOES NOT ALTER OR REMOVE ANY RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

REPLAT Lots 1R, Block 1, SHULTZ ADDITION, an Addition to the City of Granbury, being a replat of Lot 1, Block 1 of SHULTZ ADDITION according to the Plat thereof recorded in Slide B-117 of the Plat Records of Hood County, Texas, and portion of Block 56, THRASH ADDITION, and Lot 53A, City of Granbury, Hood County, Texas. We marked the corners as shown hereon. The bearings and coordinate positions are per the Texas State Plane Coordinate System North Central Zone, NAD83 (1993). The lengths shown hereon are horizontal ground lengths. Surveyed on the ground June 18, 2013. BROOKES BAKER SURVEYORS

FILED FOR RECORD AT 3:45 P.M. JAN 31 2014. Owner: GARY SHULTZ & LINDA SHULTZ. Surveyor: ALAN W. HICKEY. BROOKES BAKER SURVEYORS.