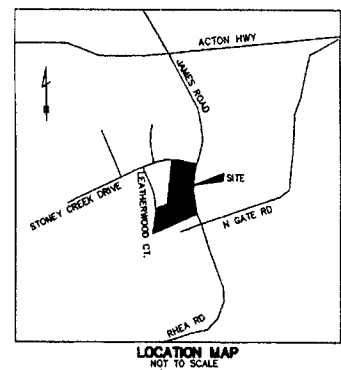
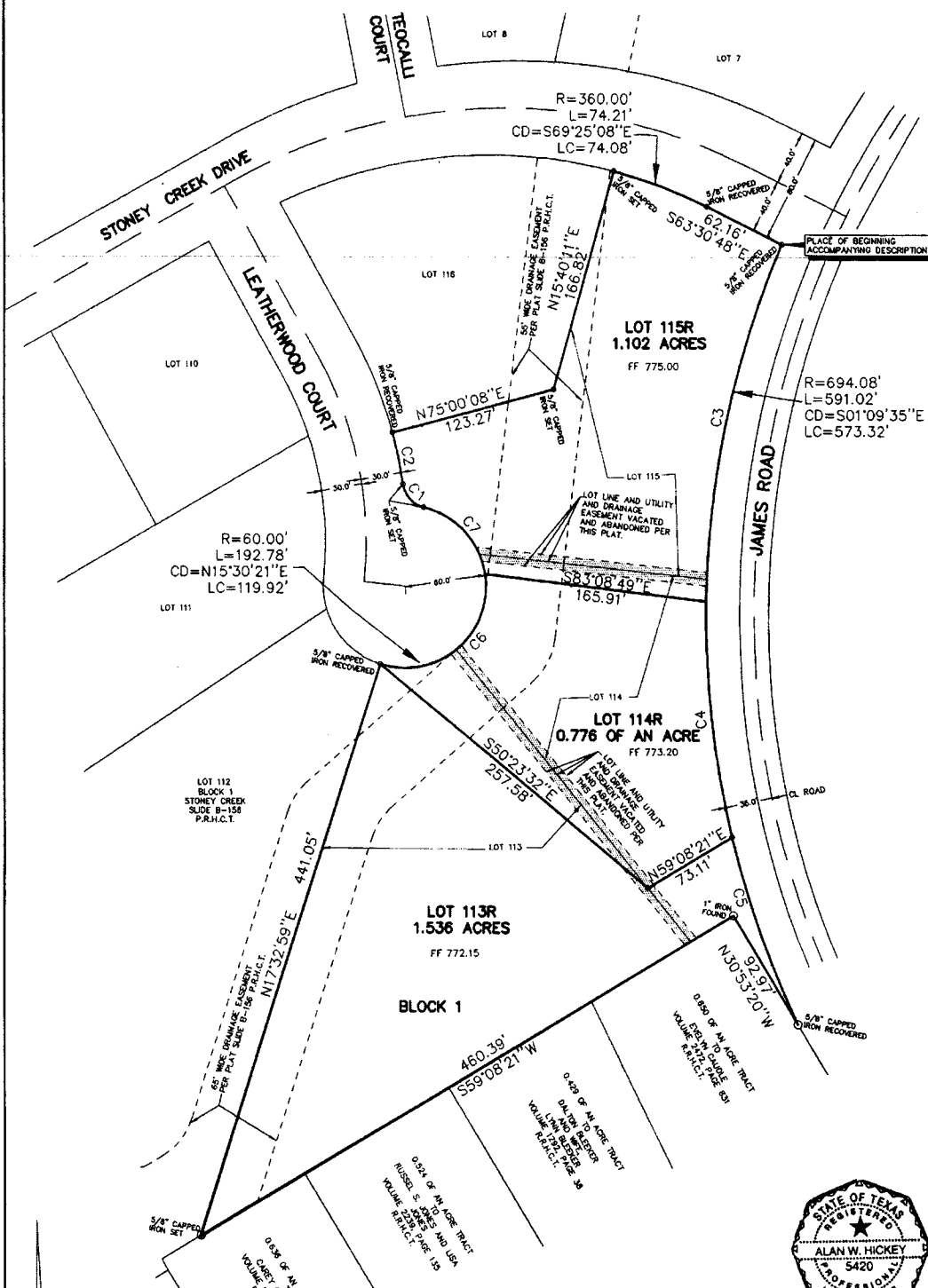


NUMBER	R=	L=	CD=	LC=
C1	20.00	23.98	N42°11'27"W	22.67
C2	310.80	38.82	N11°25'14"W	36.80
C3	694.08	270.33	S12°04'36"W	268.62
C4	694.08	174.61	S25°17'17"E	174.18
C5	694.08	148.08	S19°31'28"E	143.81
C6	60.00	121.64	N48°28'22"E	101.85
C7	60.00	71.14	N42°34'16"W	67.05



STATE OF TEXAS
COUNTY OF HOOD

WHEREAS Marley Investments, LLP, are the owners of all of Lots 113, 114 and 115 Block 1 of STONEY CREEK, an addition to Hood County, Texas, according to the Corrected Plat recorded in Slide B-106 of the Plat Records of Hood County, Texas and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas Coordinate System North Central Zone Grid 83 (1993); the bearings in this description are horizontal ground lengths. All 5/8" capped iron set or recovered in this description are marked (UNLESS OTHERWISE SPECIFIED).

Beginning of a 5/8" capped iron recovered for the northeast corner of said Lot 115 at the intersection of the south right-of-way of Stoney Creek Drive and the west line of James Road at the beginning of a curve to the left having a radius of 684-00/100 feet.

Thence southeasterly along said curve to the left an arc length of 381-02/100 feet to a 5/8" capped iron recovered at its end at the southeast corner of said Block 1, the long chord of said 381-02/100 feet arc is south 01 degree-09 minutes-35 seconds east 373-50/100 feet.

Thence north 30 degree-53 minutes-20 seconds east 52-07/100 feet to a 1" iron found for a re-entrant corner of said Block 1.

Thence south 58 degree-08 minutes-21 seconds east, along the south line of said Block 1, 460-39/100 feet to a 5/8" capped iron set for the southwest corner of said Lot 113 and the southwest corner of Lot 112 of said Block 1.

Thence north 17 degree-32 minutes-59 seconds east, along the common line of said Lots 112 and 113, 123-27/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 113 in the south right-of-way of Leatherwood Court in a curve to the left having a radius of 60 feet.

Thence northeasterly along the southeasterly right-of-way of said Leatherwood Court along said curve to the left an arc length of 192-75/100 feet to a 5/8" capped iron set at its end and the beginning of a curve to the left having a radius of 310-82/100 feet, the long chord of said 192-75/100 feet arc is north 15 degree-30 minutes-21 seconds east 119-92/100 feet.

Thence northeasterly along said curve to the right an arc length of 23-89/100 feet to a 5/8" capped iron set at its end and the beginning of a curve to the left having a radius of 310-82/100 feet, the long chord of said 23-89/100 feet arc is north 42 degree-31 minutes-21 seconds east 22-57/100 feet.

Thence northeasterly along said curve to the left an arc length of 381-02/100 feet to a 5/8" capped iron recovered for the most westerly northeast corner of said Lot 115 and the southwest corner of Lot 116 of said Block 1 in the southerly right-of-way of said Leatherwood Court, the long chord of said 381-02/100 feet arc is north 11 degree-25 minutes-14 seconds east 38-80/100 feet.

Thence north 75 degree-00 minutes-08 seconds east, along the common line of said Lots 115 and 116, 123-27/100 feet to a 5/8" capped iron set for the northeast corner of said Lot 115 and the southwest corner of Lot 116.

Thence north 15 degree-40 minutes-11 seconds east, continuing along the common line of said Lots 115 and 116, 166-82/100 feet to a 5/8" capped iron set for the northeast corner of said Lot 115 in the south right-of-way of said Stoney Creek Drive in a curve to the right having a radius of 360 feet.

Thence southeasterly, along the north line of said Lot 115 and the south right-of-way of said Stoney Creek Drive, the following:

along said curve to the right an arc length of 76-21/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 76-21/100 feet arc is south 89 degree-25 minutes-08 seconds east 74-06/100 feet;

south 63 degree-30 minutes-48 seconds east 82-18/100 feet to the place of beginning and containing 3-415/1000 acres.

Now therefore know all men by these presents:

That, we Marley Investments, LLP, Bob Spencer (President of Marley Investments, LLP), do hereby accept this plat designating the herein above property as Lots 113R, 114R and 115R, Block 1, STONEY CREEK, an addition to Hood County, Texas, and do hereby dedicate to the public use forever the streets and the easements in this plat for the multiple 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 or part of any building, fence, trees, shrubs or other improvements or growths which in any way encroach 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, reconstructing, inspecting, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity of any line of proceeding the permission of anyone. This plat is located within the extra territorial jurisdiction of De Cordova Band Estates.

Witness my hand, this the 3 day of FEB 2014.

By: Bob Spencer
Bob Spencer (President of Marley Investments, LLP.)

State of Texas
County of Hood

Before me the undersigned authority, a notary public, in and for said county and state on the day personally appeared Bob Spencer, 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 consideration therein expressed.

Given under my hand and seal of office, this the 3 day of FEB 2014.

Alan W. Hickey
Notary Public in and for County of Hood, Texas
Commission expires 4-22-14



Surveyor's Certificate:
I, Alan W. Hickey, do hereby certify that I am a duly licensed and qualified land surveyor of the State of Texas, and that the corner monuments shown herein were properly placed, under my personal supervision, in accordance with Hood County regulations.

Alan W. Hickey
Alan W. Hickey, RPLS 5420

I hereby certify this plat was approved this 14th day of January 2014, by the Hood County Commissioners Court, and may be filed for record in the Plat Records of Hood County, Texas by the County Clerk.

Paula C. Guseinberg
County Judge

GENERAL NOTES:
1.) A 2" BUILDING LINE ADJACENT TO ALL ROADWAYS. A 20 FOOT UTILITY SLOPE EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. A 5 FOOT SIDE LOT UTILITY AND DRAINAGE EASEMENT AND A 10 FOOT UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS THAT DO NOT ADJOIN ANOTHER LOT IS HEREBY DEDICATED.
2.) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
3.) LAND USE DESIGNATED AS SINGLE FAMILY RESIDENTIAL.
4.) THIS SUBDIVISION USES THE PUBLIC WATER AND SANITARY SEWER SYSTEM.
5.) 5/8" CAPPED IRONS ARE SET OR RECOVERED AT ALL LOT CORNERS.
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY AND INCORPORATED AREAS COMMUNITY PANEL NO. 48221002150 EFFECTIVE DATE AUGUST 16, 2012 AND IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, THE 100 YEAR FLOOD PLAIN.
6.) THE SOLE PURPOSE OF THIS PLAT IS TO MOVE THE LOT LINES AND HAVE DRIVE ACCESS OFF OF JAMES ROAD. THIS REPLAT DOES NOT ATTEMPT TO REMOVE OR MODIFY ANY KNOWN COVENANT OR RESTRICTION.

FILED FOR RECORD
AT 03:13 PM
FEB 04 2014
May Counts
County Clerk, Hood County, TX

RE-PLAT
Lots 113R, 114R and 115R Block 1
STONEY CREEK, an addition to Hood County, Texas
being a re-plot of Lots 113, 114 and 115 Block 1 of
STONEY CREEK, according to the corrected plat
thereof recorded in Slide B-156 of the Plat Records
of 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 January, 2014.
BROOKES BAKER SURVEYORS

FILED this the 4th day of February 2014

SLIDE P-466 PLAT RECORDS OF HOOD COUNTY, TEXAS

DEVELOPER
MARLEY INVESTMENTS LLP,
11080 CHAPIN ROAD
ALEDO TEXAS

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
alan@brookesbakersurveyors.com

