



**LEGEND**

B/.....Building Line  
D.....Drainage Easement  
Eent.....Eastment  
MFF.....Minimum Finish Floor  
WFF.....Water Flooded Finish Floor  
.....Utility Easement

**NOTES:**

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83/CGRS (Geoid).
2. All addresses shown are at ground.
3. Vertical Datum established using GPS technology in conjunction with the RTK Cooperative Network. All elevations shown are MWD83.
4. All utility easements are shown in accordance with the applicable utility company policies.
5. Unless otherwise noted all properties shown are set 5/8 inch spaced iron rods stamped "818".
6. The property as planned is subject to any documents pertaining to oil, gas and mineral leases that affect said property as recorded in the Hood County Clerk's Office.
7. The property as planned is subject to any documents pertaining to utility easements for electric, telephone or other utilities that affect said property as recorded in the Hood County Clerk's Office.
8. The above subdivision does not lie within the EIR of any municipality.
9. The construction documents, if any, for the construction of the plat shown shall be approved by the Director of Development and Compliance.
10. No lot or parcel shown on this plat may be sold by meter and bounds (or conveyed by other means) prior to the filing of this plat and before the completion of the plat or parcels may be subject to liens and mortgages of others and for the benefit of others.
11. All utility easements are shown in accordance with the applicable utility company policies.
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14. All utility easements are shown in accordance with the applicable utility company policies.
15. All utility easements are shown in accordance with the applicable utility company policies.

**UTILITY EASEMENTS:**

A line (S) foot wide utility easement exists along all rear and side lot lines of each lot unless otherwise noted.

A twenty (20) foot wide utility, utility construction, drainage, and maintenance easement exists adjacent to all water utility easements.

**PLAT FOR RECORD**  
**AT 1:23.4A**  
**SEP 9 11 53**  
Chris J. Boyd

**OWNER:**  
ORCHARDS ON THE BRAZOS, LLC  
1143 HWY 337  
GRACFORD, TEXAS 76449

**ENGINEER AND LAND SURVEYOR:**  
Boyd, Hampton & Brown, Inc.  
Engineering & Surveying  
1830 Maple Street, Suite 100, Oakville, TX 78166 (409)334-1234 (409)334-9200 Fax: (409)334-1234  
http://www.boydhamptonbrown.com

**BEING A 190.64 ACRE TRACT OF LAND WITHIN THE THOMAS STEWART SURVEY, ABSTRACT NO. 857**  
**HOOD COUNTY, TEXAS**

**THE ORCHARDS ON THE BRAZOS**  
**60 SINGLE FAMILY LOTS**  
**AMENDING PLAT**  
The purpose of this Amending Plat is to add a course and a distance (L74) to Lot 61

**Building setback line Example**

Side	Typical
(Rear)	5'
(Side)	5'
(Front)	5'
(Typical)	5'

Lot 12 is designated as a Private Park. Lot 62 is designated as a 20' private road to access the water well site. There are a total of 60 single family lots.

Orchards Boulevard - 3536 L.F.  
Burrill Court - 1485 L.F.

Found Conch Aluminum Cap Stamped 1995 314 Mon. No. 1344  
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Table with columns: Number, Bearing, Distance, North, East, West, South, Area, and Remarks. It contains detailed survey data for various lots and boundaries.

Public Access Easements: The undersigned does hereby covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to and from the subject property, and for the purpose of general public recreation and pedestrian use and access to and from the subject property...

ORCHARDS ON THE BRAZOS, LLC
1143 HWY 337
GRANDDOND, TEXAS 75648
ENGINEER AND LAND SURVEYOR:
Boird, Hampton & Brown, Inc.
Engineering & Surveying

6300 Ridge Road, Ste. 100, Fort Worth, TX 76115 (817)338-1277 Fax: (817)338-5015 E-Mail: info@bhb.com

STATE OF TEXAS
COUNTY OF HOOD
THE THOMAS STEWART SURVEY, ABSTRACT NO. 857

REMC is a tract of land situated in the Thomas Stewart Survey, Abstract Number 857, Hood County, Texas, same being described by reference to the plat of said survey as recorded in Document Number 2013-0000499 of the Public Records of Hood County, Texas...

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NOTE: THEREFORE, KNOW ALL THINGS BY THESE PRESENTS...

THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COUNTY AND ANY GOVERNMENT ENTITY OR PUBLIC OR PERSON (INCLUDING DESIGNATED SUCCESSORS) FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES...

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THE ORCHARDS ON THE BRAZOS

BEING A 190.64 ACRE TRACT OF LAND WITHIN THE THOMAS STEWART SURVEY, ABSTRACT NO. 857 HOOD COUNTY, TEXAS

AUGUST 2013 SHEET 1 OF 2

THE purpose of this Amending Plat is to add a course and a distance (L74) to lot 61

AMENDING PLAT

60 SINGLE FAMILY LOTS

HOOD COUNTY, TEXAS

DATE: 8-1-13

BY: Oscar Robbe, Authorized Agent

HONORABLE JUDGE PRESIDING

ORCHARDS ON THE BRAZOS, LLC