Drawing: E.\Smvcy13\113\002\Dwg\final plut.dwg

SDD Region Park, St. 700. Find World, N. 18116 Idell/17134-1217 Ford(87134-1216 E-wife propolaled between

SLIDE P-451

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

60 SINGLE FAMILY LOTS

HOOD COUNTY, TEXAS

AUGUST 2013 SHEET 2 OF 2 ORCHARDS ON THE BRAZOS, LLC 1143 HWY 337 GRAFORD, TEXAS 76449

ENGINEER AND LAND SURVEYOR:

P-451 09/09/2013 11:23:23 AM Page 2 of 6

SS11327 SS5	July 12 "VAM" (Visibility, Access and Maintenmon) Issuement(s) is County, its accessor and assign, 12 an exament to post intensive upon and access and VAM Exament, the County shall intensive upon and access and VAM Exament, the County shall was required to the County of the County and the County and have register than a great landscape within the YAM Exament in the Particle of the County and the County and the was mentionated of the VAM Exament as an upon the County (and all was mentionated of the VAM Exament as an upon the County (and all the VAM Exament thall est with the county (and all all the VAM Exament thall est with the county (and all all the VAM Exament and the VAM Exament and the VAM Exament (a set and purposed and with the County (and all and the VAM Exament and the VAM Exament (a set and the VAM Exament and the VAM Exament (a set and the VAM Exament (a set	all have the right as purposes and with nt and agree that h n, a hard surface, it in a state of good would contain and roubs or other impa	reby covena shown hered ain the same roes, trees, si	sements. dersigned does he as dedicated and (they) shall maint any structures, fe	VAM Easement Fire Lane Easem That the under: Easements, as d and that he (the and clear of any	64.97 61.72' 60.70' 33.72' 103.82' 65.23'	\$ 69"28"07" E \$ 85"55"00" E \$ 85"55"00" E \$ 60"13"18" E
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Ĺ	N 06-35-26" E	101.//	8 8	15.01.76	819	20.57	N 48'20'56" E
117.44	S 59'51'57" W	163.64	80	156'16'07		47.14	N 41"43'54" E
	N 46*01'22" E	58.11	270.00	12"19"54"	G	94.33	N 41'43'54" E
164.73	N 69.57.01.E	167.40	270.00	35'31'24"	2	92 24	N 41'43'54" E
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L	S 76'19'25" W	67.58	170.00	22"46"36"	28	8 8	1 45 St 14 M
	S 69'09'50" W	213.66	330.00	37"05"45"	27	47.41	N 41 43 54 E
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33 CPC	N 87" A 3" 3" E	371.07	270.00	78.44.36.	9	253.68"	N 50"08"35" W
	N 42'39'07' E	1040	1/0.00	77.05.10	3 6	112.88	M .SE.80.05 N
l	S 45"02"25" W	123.10	200.00	06"37"02"	9	138.64	N 37"25'45" W
	5 87*43'13" W	412.30	300.00	78"44"36"	£	20.15	N 50"29'17" E
24.13	M 51.31.32. W	24.13	S00.00	02'45'54"	C12	29.55	N 00"23"04" E
i	N 50-11-03 W	175.35	200	25.50.02	2 6	1080	3.00.50.00.5
	N 31"45"51" W	98.88	\$00.00	11.19.49	3 6	397.70	3 87 57 00 5
	N 38'28'14" W	7.27	200.00	02"04'57"	Q	367.81	
150.25	S 65'38'56" W	154.03	200.00	44'07'33"	C	126.69	3 69'28'07" €
	W 2/ 0/ 02 E	250.57	30,00	47'51'17"	80	286.19	N 83"27"50" E
	N 18"17'27" W	60.61	6008	57"52"53"	2	272.90"	N 85*38'12" E
	N 56'58'02" W	20.39	8008	19"28"16"	۵	341.14	N 73'07'22' E
	5 88"20"45" W	52.26	88	49.54.10	מ	167.53	3 200 E 15 N
	Chord Bearing	Arc Length	Radius	_	Number	Distance	Bearing

That it is undersigned does hereby coverant and agree that he (they) shall continue upon the frie Line Extenset, as dealected and shown hereon, a hard surface, in accordance with County requirements, and that he (thry) half maintains the atime in a Listic of good proper and lines and sheep the same for and does of any structures, freets, press, probate or other improvements or obstruction, including, but not limited it, the passified of micro whether, trailers, boats to other importances to the access of the apparatus. The maintenance of paring on the fire Line Extensents is the responsibility of the owner, and the owner half boat and mancian appropriate sign and appearent maintaing in compounds about any observance making in compounds about along such fire lines, station," free Line, the Paring". The County Speciff or his day authorized representatives in hereby authorized to case such fire lines and unlife samewests to be maintained free and unobstructed at all times for fire department and emergency use. The underliqued does coverant and agree that the Access Exament may be cultied by any person or the general powlet for ingress and eigens to other real property, and for the purpose of general powlet vehiculars and prefer than use and access, and for fee department and emergency use, in along, upon and access said enemies, with the right and prolleger as all mores of the County, for agents, employees, workness and response exercises that the property of the county of the co

> COUNTY OF HOOD 5 STATE OF TEMS 5

WHEREAS Occur Rohne of The Orchards on the Brazos, being the owner of a tract land situated in Hood County, Texas and within the Thomas Stewart Survey, Abstract 857 to writ:

North 42'21'32' East, a distance of 764.05 feet to a point from which a found 4 inch metal pipe post bears South 46'13'07' East, a distance of 16.04 feet; North 47-44'48" East, a distance of 498.73 feet to a point from which a found 2 inch metal pipe post bears South 42'08'31" East, a distance of 17.92 feet;

North 64°5517" Est, a distance of 267 62 feet to a point from which a found 2 inch metal pipe post bears South 24°30′33" Est, a distance of 20.26 feet;

North 83' 27'50" East, a distance of 266.19 feet to a point from which a found 2 inch metal pipe post bears South 00'14'59' East, a distance of 54.19 feet;

South 32" 45"20" East, a distance of 339.89 feet to a point for the northeast corner of the aforementioned The Orchards on the Brazos tract, same being the northwest corner of a land described by deed to Byron Sinson and recorded in Volume 45, Page

MEMOE South 43*11/33* West, continuing with the said common property line, a distance of 902.42 leet to a found concrete conument with aluminum disc marked "RPS 314 Mon. No. 1472"

DEVELOPER: Orchards on the Brazos, LLC

BY: Oscar Rohne, Authorized Agent

HONORABLE JUDGE PRESIDING JUDGE ١,

BERRS a trace of land shouled in the Thomas Stewart Survey, Abstract Number 857, Mood Coarly, Texas same baing described by detect to The Ordersto not be Eastes and recorded in Document Number 2013-000009, of the Detect Records of London Coarly, Texas (D.B.A.C.T.), said trace of land being more particularly described by meter and boards a following letter great to State Plane Gill Texas Horth Central Zone (2021) MADER at established using GPS Technology in conjunction with the RTX Coappealine

Escalement at et 51 inch mon od with relieu da marked "tien" (set inco nod being also glob southern haved the factor mon and being. In the molthest commerce of the said fine Obards on the boats orat, tame being the nothest come of a tract of land described by deed to Perry. J. default and recorded in Yolume 63, Page 837, of the Deed Records of Somewell County, Teas (D.A.S.C.T), from said set from four factor does concrete monument with humanum disk marked "RP 314 Abon. No. 1373 bears South 137954" Care, a discusse of 72.64 level.

HENCE along the southern bank of the Brazos river the following bearings and distances:

North 51°35'00" East, a distance of 167.53 feet to a point from which a found 4 inch metal pipe post bears South 38°30°19" East, a distance of 15.98 feet:

North 73°07'27" East, a distance of 341.14 feet to a point from which a found 4 inch metal pipe post bears South 16°02'34" East, a distance of 25,03 feet;

North BS 3812" East, a distance of 272.90 feet to a point from which a found 2 inch metal pipe post bears South DS 100/S2" East, a distance of 27.21 feet;

South 69'28'D" East, a distance of 126.69 feet to a point from which a found 4 inch metal pipe post bears South 05'07'59" West, a distance of 21.10 feet;

South 85°55'00° East, a distance of 367.81 feet to a point from which a found 5/8 inch iron rod with yellow cap marked "RP 314" bears South 31'44'18" West, a distance of 19.58 feet;

South 67°53'44" East, a distance of 433.22 feet to a point from which a found 5/8 inch iron rod with yellow cap marked "RPS 314" bears South 22°32'89" West, a distance of 34.00 feet; South 77°45'26" East, a distance of 480.65 feet to a point from which a found 5/8 inch iron rod with yellow cap marked "APS 314" been South 13°55'17" West, a distance of 32.20 feet;

South 60°13'18" East, a distance of 397.70 feet to a point from which a found 5/8 inch iron rod with yellow cap marked "RPS 314" bears South 30°34'48" West, a distance of 39.06 feet;

South 49°03'41" East, a distance of 349.31 feet to a point from which a found 5/8 inch iron rod with yellow cap marked "RPS 334" baars South 37'58'31" West, a distance of 22.15 feet;

"MRMOT South 415735" West, despating said southern basis, and with the common property line between the said The Orchards on the Brazos tract and the said Shook cract at a distance of 1,106 feet passing 1 boad control commons from humanom asc, marked "RPS 3,14 shoon, No. 1344", and pass at a sittance of 28.95 feet a lound 5/8 high him rich with yellow cap marked "Aughin 1807" in all a total distance of 489,10 feet to a found 5/8 rich from rod with alumnoum cap, sleggible.

HHEEL South 4315/15" West, continuing with the taid common property line, a distance of 1465.03 feet to set roin not being on the hood and Somewell County line. From said iron out, a Cound 52 float from roid with Autonium rob, linestiple, leave South 1375/15" West, a distance of 465.51 feet have life to soft round of 1675/16" to help to live of the float float on the Branci tract 1375/15" West, a distance of 465.51 feet have life to soft round Stinson tract and being in the easternmost line of the alicementioned

HERCE South SET3199 West, departing said common line, and with the said Complyline, addition of 65,5 6 feet to sail rom Tod being in the common flow between the said dates to rate and the beat Pin. Or both do no the Brass fact from the said rom rod the said found 5/8 mob iron rod with aluminum capabear South 61.35 % Cast, a distance of 46,1% feet:

TREACE North 417575" West, departing the said County line and with the said common line between the Asians tract and the said The Orthwards on the Brazos tract, a distance of 2511.71 feet to the POINT OF BEGRAMMER and CONTAINING 190.555 acres or 8,309,110 aquate teet of land more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

"TALY ORCANDS on the BRACKS LLC acting herein by and through its dub authorised officer, Occar flooring does hereby about this just designing the herein feerinded property as The ORCHARDS ON THE BRACOS, an addition to Hood County, Texas (The County), and does hereby dedicate to the County;

(i) exements for the purposes shown on this plat and for the mutual benefit, use and accommodation of all public utility entroits, including the County, providing tendest to the addition created hereby and dening to use or using the tame, and also an exement and right of wary under, rosts and upon all the color to the construction, includation, maintenance, and the construction, includation, and include the construction of the facilities, equipment and systems of such public utility.

protection and law enforcement, package collection, inspections and code enforcement, and that removal day reviside or obtained that immains revergence practs. All lots and all affects bloom hereon are process treated and are not debotted for an application of such process treated. Once a support of the provided or an application of such process treated or such as the control of the provided or and private process. All this and all all have not right to one any portion of such process treated or and private certain. County services that look the provided on suid private process may be controlled by the provided on suid private streets including, but not invalid to counter the enforcement private reference of sufficient properties and streets and related improvements of sufficient properties and as any private provided or provided by the provided or provided private treets and the provided or provided private provided by the provided or provided private treets and the sufficient provided private provided by the county of the provided private provided by the provided by th

THAT THE ASSOCIATION agrees to release, indemnify, defend and hold harmless the County and any governmental entity or pools utility entity that ones public improvements within the addition created by the plat (collectively, the "Receivancies") from and agents any claim for damages to the private street, a stricted assists plats and entirest, and related apportraments (collectively, the "Private Streets") caused by the reasonable use of the Private Streets by the holdermines. This paragraph's does not apply to damages to the Private Streets caused by the design, controction or maintenance, or by any public improvements owned by any of the indemnities.

That The (ASSCALIDIN agress to release, indemnify, defend, and hold harmless the indemnites from and applicat any about for damages to poperty and dispury to parson (including cleanly has are caused to the are caused by the failure of the Association to design, construct or manion the Private Street in accordance with County, stundards, The indemnification continued in this paragraph 3 ball apply regarders of whether a contributing factor to useful about 40 to 10 pay was the magnifered as whether a direct, response to explany was the magnifered acts or continuing dozen to useful about 50 pays was the magnifered acts or continuing of the indemnifies or that respective of whether a

THAT THE COMMENT OF EACH LOTS SECONAL DIA TISSE PLAT agrees to selesse the nodemonic form claims for demander to properly and injury to persons formulating death) have attached on the formest persons the information and duck are caused by the thickness of the Australia Comments and the formest persons to the comments and the formest persons on the Comments and the formest persons on accordance with County standards.

THAT THE DIRECATIONS of the Association and lot connect set forth in paragraph 2, 3 and 4 above thall immediately and automatically terminate when the streets and other rights of way have been dedicated to and accepted by the County about such action occur at the same time in the Nouve.

THAY if all tots in the future becomes a public times as provided in the Oscilations, Chame defected to the County stewark searchers are the periodic and all office upon which a sidewalk in high searchers are the periodic ad all offs upon which a sidewalk in highed chamestonic in the sidewalk and less that in county is sidewalk in the sidewalk and the sidewalk sidewalk and the sidewalk sidewalk

RY ORCHANDS on the ##ACKS, LLC
A Delawater limited tabelity company
By National Land partners N, LLC
A Delawate limited tabelity company, sole member
By: Amorican Land Partners ABC: a Delawate corporation, Manager
By: Amorican Land Partners ABC: a Delawate corporation, Manager

Printed Name and Title Oscar Rohne, authorized Agent

STATE OF TEXAS

COUNTY OF TARRNT

Before me, the undersigned, a Notary Public for the State of Texas, appeared Oscar Rohne, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the A) LEMENT 1 the power of the september of the septem

SURPEYOR'S CERTIFICATION
SHOP IN IT WAS A CONTROL OF THE KNOWLEDGE, INIVITATION AND belief on accounter definitions of a field survey and office somewhat on the best of my knowledge, inivit malson and belief on accounted definition of a field survey and office composition on the 5th day of June, 2013.

11-4-13

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

AMENDING PLAT

THE ORCHARDS ON THE BRAZOS

60 SINGLE FAMILY LOTS

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

Saird, Hampton & Brown, Inc.

Engineering & Surveying
Engineering & Surveying
The Roce See 700, Feel Worth, N. YOU'S Tell (1977) 138 - 1217 Feel (1977) 138 - 12

GRAFORD, TEXAS 76449 ORCHARDS ON THE BRAZOS, LLC

ENGINEER AND LAND SURVEYOR: