



LEGEND
 B.L. Building Line
 C.M.A. Controlling Monument
 D.R.H.C.T. Deed Records Hood County, Texas
 U.E. Utility Easement
 P.R.H.C.T. Plat Records Hood County, Texas

Number	Data	Radius	Arc Length	Chord Bearing	Chord Length
C1	S97°00'00"	20.00	31.42	N 75°19'51" W	28.78
C2	S97°00'00"	44.00	68.12	N 75°19'51" W	61.23
C3	S97°00'00"	44.00	68.12	S 14°40'09" W	61.23
C4	S87°44'44"	50.00	77.68	S 75°40'42" E	68.80
C5	S100°33'33"	24.00	35.61	S 64°39'41" W	24.41
C6	S87°44'44"	20.00	28.07	N 80°15'40" W	25.82
C7	S87°44'44"	20.00	28.07	S 69°42'20" W	61.10

BENJAMIN GREEN SURVEY
ABSTRACT No. 196

LOT 1, BLOCK 1
436,097 Sq.Ft.
10.01 Acres

Johnson County Electric
 Cooperative Electric
 Volume 1997 Page 582
 D.R.H.C.T.

(C.M.A.) Found
 5/8 inch Capped
 Iron Rod Stamped
 "Brooks Baker Surveyors"
 YIN6 55443 92
 E3V-BM 1.1"

Jerry E. Bolton, John E. Westhoff, Trustee of the Durant
 Greater Trust A, John E. Westhoff, Trustee of the Durant
 Durant Greater Trust A, Trustee of the Durant
 Volume 1828, Page 850
 D.R.H.C.T.

Custom Plat No. 1.4
 Volume 2141, Page 555
 D.R.H.C.T.

Custom Plat No. 1.4
 Volume 2141, Page 555
 D.R.H.C.T.

Owner:
 United Cooperative Services
 6207 Red Creek Highway
 P.O. Box 15909
 (817)328-3157

Land Surveyor:
Boird, Hampton & Brown, Inc.
 Engineering & Surveying
 4300 Regent Park, Ste. 700, Fort Worth, TX 76119
 (817)358-1277
 Fax: (817)358-9165
 E-mail: bhs@bhsurvey.com
 Firm Number: 10011300

Jerry's Warranty Company and Jerry Bolton
 Volume 1560, Page 388,
 D.R.H.C.T.

Custom Plat No. 1.4
 Volume 2141, Page 555
 D.R.H.C.T.

Paul Rose and wife, Mable Rose
 Volume 234, Page 634,
 D.R.H.C.T.

Number	Bearing	Distance
1	S59°40'07" W	7.88'
2	S59°40'07" W	63.35'
3	N59°40'07" E	133.50'
4	S59°40'07" E	61.33'
5	N59°40'07" E	58.99'
6	S59°40'07" W	145.32'
7	S80°19'51" E	10.00'
8	N59°40'07" E	46.10'
9	S59°40'07" E	151.06'
10	S59°40'07" E	71.88'
11	S59°40'07" W	70.79'
12	S59°40'07" W	10.00'
13	S59°40'07" E	70.89'
14	N59°40'07" E	180.38'
15	N59°40'07" E	5.00'
16	N59°40'07" E	10.00'
17	N59°40'07" W	178.13'
18	N59°40'07" W	7.92'
19	N59°40'07" E	122.94'
20	N59°40'07" E	34.54'
21	N59°40'07" E	10.00'
22	N59°40'07" W	411.14'
23	N59°40'07" W	470.33'
24	N59°40'07" W	30.01'
25	N59°40'07" E	59.79'
26	S28°56'10" E	15.91'
27	S28°56'10" E	148.59'
28	S28°56'10" E	93.27'

FILED FOR RECORD
 AT **HOOD COUNTY, TEXAS**
 FEB 25 2014
 County Clerk, Hood County, TX

UGS ADDITION
LOT 1, BLOCK 1
 BEING A 10.01 ACRE TRACT OF LAND IN THE
 BENJAMIN GREEN SURVEY
 ABSTRACT NO. 196
 CITY OF GRANBURY, HOOD COUNTY, TEXAS
 FEBRUARY 2014
 SHEET 1 OF 2

HOOD COUNTY FILING
 Filed this 25th day of February, 2014 in Slide P-4710 of the Plat, Records of Hood County, Texas.

Point of Beginning
 (C.M.A.) Found
 5/8 inch Capped
 Iron Rod Stamped
 "Brooks Baker Surveyors"
 X4E3216, 078, 70
 YIN6 55443 94 91
 N 80°15'40" W
 S 69°42'20" E
 to C.M.A. Monument #3 (Elevation)

FLOODWALL STATEMENT
The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per FEMA's Flood Insurance Rate Map, Community-Panel No. 482210020D5, Effective Date: August 16, 2012.

3. The Community Development Department may approve alternative standards of the grading provided approved by the City Engineer. Upon approval, the City Engineer will provide the following:

1. A two-percent (2%) rise from the flowline of curb within the gutter, measured horizontally from the top of the gutter curb to the top of the gutter. A minimum standard of 3/8 inch shall be maintained.
2. The Community Development Department may approve alternative standards of the grading provided approved by the City Engineer. Upon approval, the City Engineer will provide the following:
 - (i) such facility is constructed and in place prior to the Community Development Department's approval of the plat.
 - (ii) such facility is constructed and in place prior to the City Engineer's approval of the plat.
3. FINE LINES: That the underground does, hereby consent and agree that (they) shall construct upon the first line easements, as depicted and shown hereon, an approved, hard surface (that may asphalt concrete, "MAAC" or concrete) and that (he) shall maintain the same in a state of good repair, at all times and keep the same free and clear of any structures, fences, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of such easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such easements to the satisfaction of the City Engineer. The police or its duly authorized representatives is hereby authorized to cause such fire line easements to be maintained free and unobstructed at all times for fire department and emergency use.

4. All corners are 5/8 inch capped iron rods stamped "BBB" unless otherwise noted.
5. Reference bearing shall be per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury Monument No. 2893 is used as a reference monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83 (1993). The distances shown are horizontal ground distances.

SEWER EXTENSION: water/sewer becomes available to the property, the property owner agrees to extend water/sewer mains through the easements shown hereon to the City of Granbury. The water/sewer mains shall be deemed available when the property is located within the minimum easement width then current City Code for connection to the City water/sewer supply. Required design and construction shall be in accordance with the policies of the City at that time. The property owner consents and agrees that upon the failure of the property owner to extend water/sewer mains as required, the City shall be authorized to provide for such extension and to change the then current property owner for the costs of same and/or to place a lien upon the property owner's said costs. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

SIDEWALK EXTENSION:

At such time when the City of Granbury approves a Capital Improvement Program (CIP) or TDDOT begins construction to improve Fall Creek Hwy, fronting the property to an urban standard street (curb & gutter section), the property owner agrees to construct, or if requested by the City, engineer design and construction shall be in accordance with the current City Code for such project or as otherwise approved by the City. If the City of Granbury agrees that upon the failure of the property owner to either construct the sidewalk within six (6) months from the date of Council approval of the CIP or six (6) months from the completion of the urban standard street by TDDOT, the City shall be authorized to provide for such extension and to change the then current property owner for the costs of same and/or to place a lien upon the property to secure said costs. Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant running with the land.

SURVEYOR'S CERTIFICATE

I, John G. Margotta, a Registered Professional Land Surveyor within the State of Texas hereby state that this plat is an accurate delineation of field surveys and office computations performed by me or under my supervision in accordance with the City of Granbury regulations.
John G. Margotta
A.P.L.S. No. 59965



STATE OF TEXAS
COUNTY OF HOOD, TEXAS.
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John G. Margotta, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this 10 day of February, 2014.
Notary Public
My Commission expires: 4-24-17



HOOD COUNTY FILING
Filed this 25th day of FEBRUARY, 2014 in Slide P-470 of the Plat Records of Hood County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF HOOD:
WHEREAS, United Cooperative Services being the owner of the hereon described property to wit:
BEING a tract of land located within the City of Granbury and Hood County, Texas and being situated in the Benjamin Green Survey, Abstract No. 136, said tract being all of tract of land as described in Johnson County Electric Cooperative Association as recorded in Volume 1097, Page 582 of the Deed Records of Hood County, Texas, said tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a point 5/8 inch capped iron rod stamped "Brooks Barker Surveyor" on the southwestern right of way line of Fall Creek Creek, running north 89 degrees 56 minutes 00 seconds West, a distance of 1094.85 feet to a set 5/8 inch capped iron rod stamped "Big" being on the northwestern property line of a tract of land donated to JERRY E. BOWEN, JOHN E. WESTHOFF, TRUSTEES of the DURANT GRANTOR TRUST E.B. JERRY'S WARRANTY COMPANY as recorded in Volume 1826, Page 830 of said Deed Records, said set 5/8 inch capped iron rod being the northern northwest corner of said Paul Roe and wife, Mable Roe tract and southern southeast corner of said tract hereon described;
THENCE South 28 degrees 55 minutes 10 seconds East, along said southwestern right of way line, a distance of 399.39 feet to a found 1/2 inch diameter iron rod stamped "M. D. Thompson" being the northern northeast corner of a tract of land donated to Paul Roe and wife, Mable Roe as recorded in Volume 234, Page 634 of said Deed Records;
THENCE South 59 degrees 42 minutes 27 seconds West, along the southeasterly property line of said tract hereon described and being the northwestern property line of said Paul Roe and wife, Mable Roe tract; a distance of 1094.85 feet to a set 5/8 inch capped iron rod stamped "Big" being on the northwestern property line of a tract of land donated to JERRY E. BOWEN, JOHN E. WESTHOFF, TRUSTEES of the DURANT GRANTOR TRUST E.B. JERRY'S WARRANTY COMPANY as recorded in Volume 1826, Page 830 of said Deed Records, said set 5/8 inch capped iron rod being the northern northwest corner of said Paul Roe and wife, Mable Roe tract and southern southeast corner of said tract hereon described;
THENCE North 28 degrees 25 minutes 21 seconds West, along said northwesterly property line of said tract hereon described a distance of 398.87 feet to a found 5/8 inch capped iron rod stamped "M. D. Thompson" being the northern northeast corner of said Paul Roe and wife, Mable Roe tract and JERRY E. BOWEN, JOHN E. WESTHOFF, TRUSTEES of the DURANT GRANTOR TRUST E.B. JERRY'S WARRANTY COMPANY and the northern northeast corner of said tract hereon described.
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That United Cooperative Services, acting herein, by and through its authorized agent, does hereby adopt this plat designating the hereon described property as LOT 1, BLOCK 1, UCS ADDITION, in addition to the City of Granbury, Hood County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for public use, to wit: sidewalk, utility easement, and fire lane, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No building, fence, shrub, or other improvement shall be placed on or over the sidewalk, utility easement, or fire lane. The easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Granbury, shall be used for the manual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and city of Granbury's use thereof. The City of Granbury and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Granbury and public utility entities shall at all times have the full right of access to the easements for the purpose of conveying, reconstructing, inspecting, maintaining, repairing, cleaning, or otherwise using the same, and adding to or removing all or parts of their respective systems without the necessity of any time proceeding permission from anyone.
This plat approved subject to all planning and ordinances, rules, regulations and resolutions of the City of Granbury, Texas.
Executed this 10th day of February, 2014.

Approved by the Granbury Planning & Zoning Commission:
Date: 11-18-13
Attest: Margotta, City Clerk
Administrative Assistant: 11-18-13
Approved by the Granbury City Council:
Date: 12-3-13
Mayor, City of Granbury: Dee
City Secretary: Dee



FINAL PLAT
UCS ADDITION
LOT 1, BLOCK 1
BEING A 10.01 ACRE TRACT OF LAND IN THE
BENJAMIN GREEN SURVEY
ABSTRACT NO. 136
CITY OF GRANBURY, HOOD COUNTY, TEXAS
FEBRUARY 2014
SHEET 2 OF 2