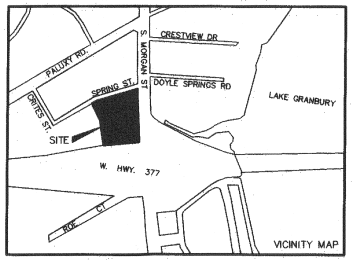


NUMBER	DIRECTION	DISTANCE
L1	S06°36'26"W	5.15'
L2	N84°49'52"W	24.44'

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) Easements(s) are hereby given and, granted to the City, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plot. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

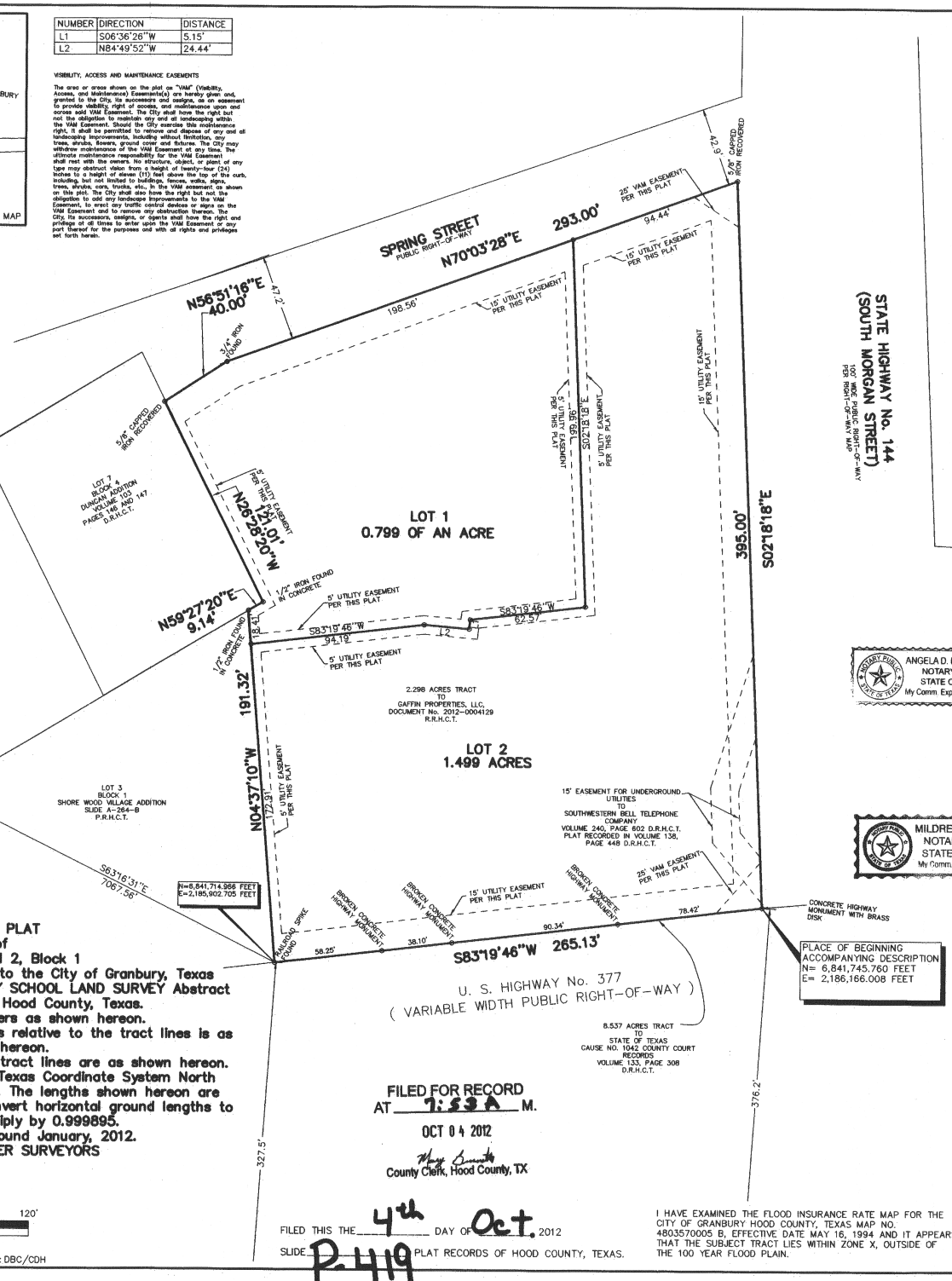
NOTE:

ALL CORNERS CORNERS 5/8" CAPPED IRONS SET STAMPED "BROOKES BAKER SURVEYORS" UNLESS OTHERWISE NOTED.

NOTES

1) Prior to any development or subdivision of Lots 1 and 2 , Block 1 of the Gaffin Addition, the property owner or developer shall submit detailed engineering plans for the installation of any infrastructure or drainage improvements required by the City of Granbury Subdivision Ordinance to the City of Granbury for review and approval. Approved engineering plans shall be accompanied by any necessary right-of-way, drainage or utility easement dedications and such dedications shall be made by filing a Replat or Amending Plat consistent with the City's Subdivision Ordinance. If public infrastructure is required by the City in order to subdivide or develop Lots 1 & 2, Block 1, the developer shall submit a Public Improvement Agreement to the City for review and approval.

2) "At such time when a building permit is requested for the development of Lot 2, Block 1, the property owner agrees to construct, or if requested by the City, escrow funds to the City of Granbury to construct a commercial sidewalk along the Spring St. and Hwy 144 street frontages of Lots 1 and 2, Block 1. Required design and construction shall be in accordance with the current policies of the City's at that time. The property owner covenants and agrees that upon the failure of the property owner to either construct the sidewalk or escrow funds to the City of Granbury upon request equal to the cost of constructing the sidewalk within six (6) months from the date the sidewalk on the adjoining property is constructed, the City shall be authorized to provide for such extension and to charge 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."



FINAL PLAT
of
Lots 1, and 2, Block 1
GAFFIN ADDITION, an addition to the City of Granbury, Texas being part of the MILAM COUNTY SCHOOL LAND SURVEY Abstract No. 348 situated in Hood County, Texas.

We marked the corners as shown hereon.
The location of the improvements relative to the tract lines is as shown hereon.
The visible conditions along the tract lines are as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.999895.
Surveyed on the ground January, 2012.
BROOKES BAKER SURVEYORS

-40' -20' 0' 40' 80' 120'

GRAPHIC SCALE IN FEET

FILE NAME: C:\DON12\GAFFIN.dwg DRAWN BY: DBC/CDH

FILED FOR RECORD
AT 7:53 A M.
OCT 04 2012
County Clerk, Hood County, TX

FILED THIS THE 4th DAY OF Oct. 2012
SLIDE P-419 PLAT RECORDS OF HOOD COUNTY, TEXAS.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF GRANBURY HOOD COUNTY, TEXAS MAP NO. 4803570005 B, EFFECTIVE DATE MAY 16, 1994 AND IT APPEARS THAT THE SUBJECT TRACT LIES WITHIN ZONE X, OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

OWNER'S CERTIFICATE
STATE OF TEXAS COUNTY OF HOOD

WHEREAS, Gaffin Properties, LLC., is the Owner of part of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348 situated in Hood County, Texas; embracing all of the 2-298/1000 acres tract described in the deed to Gaffin Properties, LLC., recorded in Document No. 2012-0004129 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.999895. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a concrete highway monument with brass disk for the southeast corner of the said 2-298/1000 acres tract at the intersection of the west right-of-way of State Highway No. 144 (South Morgan Street) and the north right-of-way of U. S. Highway No. 377.

Thence south 83 degrees-19 minutes-46 seconds west, along the south line of the said 2-298/1000 acres tract, and along the north right-of-way of said U. S. Highway No. 377 at 78-42/100 feet passing a broken concrete highway monument and at 168-76/100 feet passing a broken concrete highway monument and at 206-86/100 feet passing a broken concrete highway monument in all, 265-13 /100 feet to a railroad spike found for the southwest corner of said 2-298/1000 acres tract and the southeast corner of Lot 3 in Block 1 of SHORE WOOD VILLAGE ADDITION, an Addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide A-264-B of the Plat Records of Hood County, Texas.

Thence north 04 degrees-37 minutes-10 seconds west, along the southerly west line of said 2-298/1000 acres tract, 191-32 /100 feet to a ½" iron in concrete found for a westerly corner of said 2-298/1000 acres tract in the south line of Lot 7 Block 4 of DUNCAN ADDITION, an Addition to the City of Granbury according to the plat thereof recorded in volume 103, pages 146 and 147 of the Deed Records of Hood County, Texas.

Thence north 59 degrees-27 minutes-20 seconds east, along a northerly line of said 2-298/1000 acres tract and the south line of said Lot 7 a distance of, 9-14 /100 feet to a ½" iron in concrete found for the southeast corner of said Lot 7 and a re-entrant corner of said 2-298/1000 acres tract.

Thence north 26 degrees-28 minutes-20 seconds west, along a west line of said 2-298/1000 acres tract, 121-01 /100 feet to a 5/8" capped iron recovered for the northwest corner of said 2-298/1000 acres tract in the south line of Spring Street.

Thence northeasterly, along the north line of said 2-298/1000 acres tract and the south line of said Spring Street, the following:

north 56 degrees-51 minutes-16 seconds east 40-00 /100 feet to a 3/4" iron found;
north 70 degrees-03 minutes-28 seconds east 293-00 /100 feet to a 5/8" capped iron recovered for the northeast corner of said 2-298/1000 acres tract at the intersection of the south line of said Spring Street and the west right-of-way of said State Highway No. 144.

Thence south 02 degrees-18 minutes-18 seconds east, along the east line of the said 2-298/1000 acres tract, and along the west right-of-way of said State Highway No. 144, 395-00/100 feet to the place of beginning and containing 2-298/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Gaffin Properties, LLC. , acting herein by and through its duly authorized officer, Brian Gaffin, President Gaffin Properties, LLC. does hereby adopt this plat designating the herein above described property as LOTS 1, AND 2 BLOCK 1 of the GAFFIN ADDITION, an 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 Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Granbury. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Granbury's and/or Hood County's use thereof. The City of Granbury or Hood County, public utility and franchise 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 or Hood County, public utility and franchise utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This property is located within the City of Granbury. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS, my hand, this the 1st day of October 2012

BY: _____

Brian Gaffin, President Gaffin Properties, LLC.

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 Brian Gaffin (President, Gaffin Properties, LLC.), known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 1st day of October 2012

Angela D. McCafferty — Notary Public in and for the State of Texas.

ANGELA D. MCCAFFERTY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 10-05-2015

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Alan W. Hickey
Registered Professional Land Surveyor No. 5420

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 21 day of Sept. 2012

Mildred E. Hickey — Seal Notary Public in and for the State of Texas

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-21-2013

"Approved by the Planning and Zoning Commission" Date 8-20-12

_____ Chairman, Planning and Zoning

Angela D. McCafferty — Attest, Secretary

"Approved by the City Council" Date 9-4-12

_____ Mayor, City of Granbury

Del Arcos — Attest, Administrative Assistant

STATE OF TEXAS
REGISTERED
ALAN W. HICKEY
5420
PROFESSIONAL
LAND SURVEYOR

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
METRO (817)279-0232
FAX (817)279-9694
donh@brookesbakersurveyors.com

OWNER:
GAFFIN PROPERTIES LLC
PO BOX 2156
GRANBURY, TEXAS 76048