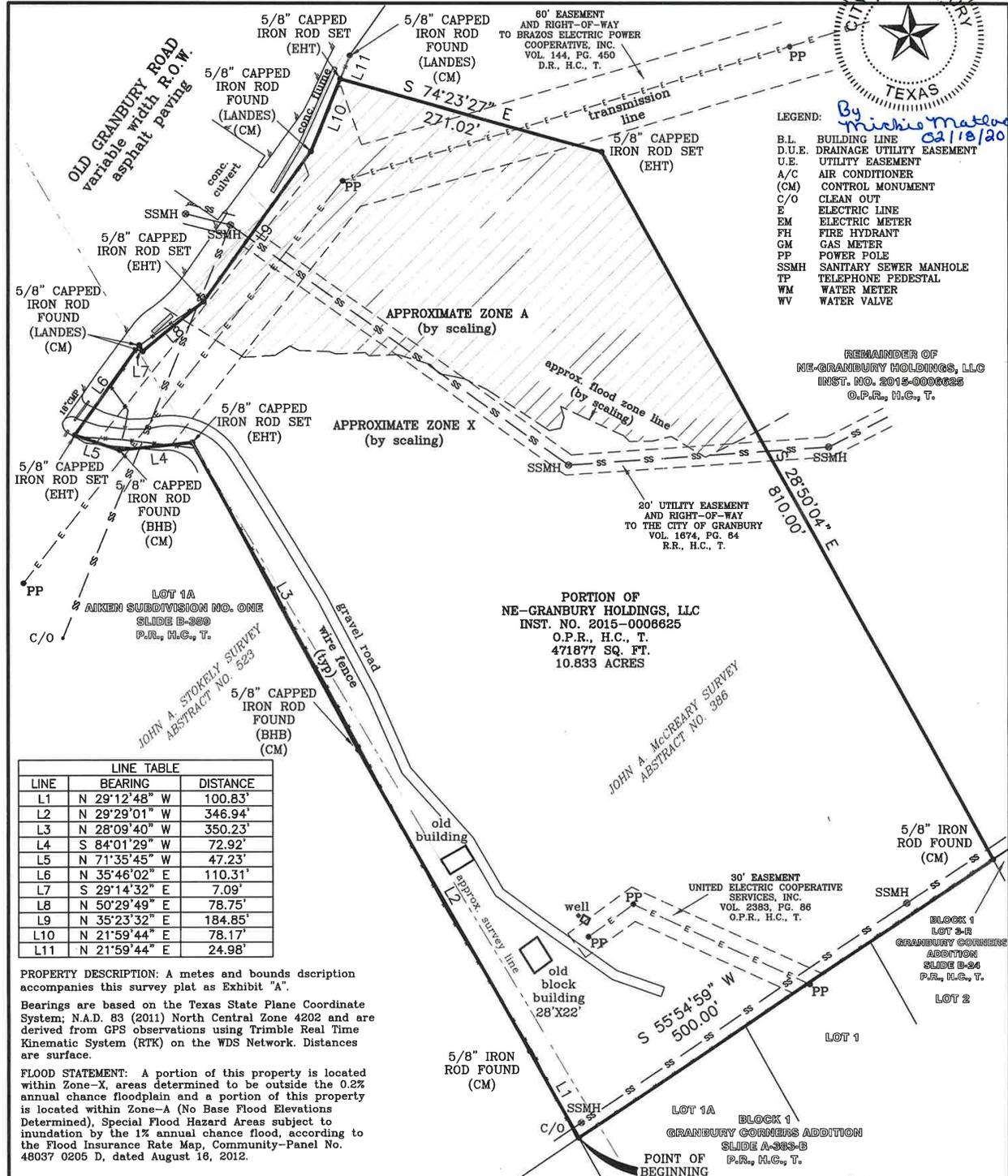




LEGEND: *By Michelle Matelock 02/18/2022*

- B.L. BUILDING LINE
- D.U.E. DRAINAGE UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- A/C AIR CONDITIONER
- (CM) CONTROL MONUMENT
- C/O CLEAN OUT
- E ELECTRIC LINE
- EM ELECTRIC METER
- FH FIRE HYDRANT
- GM GAS METER
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TP TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°12'48" W	100.83'
L2	N 29°29'01" W	346.94'
L3	N 28°09'40" W	350.23'
L4	S 84°01'29" W	72.92'
L5	N 71°35'45" W	47.23'
L6	N 35°46'02" E	110.31'
L7	S 29°14'32" E	7.09'
L8	N 50°29'49" E	78.75'
L9	N 35°23'32" E	184.85'
L10	N 21°59'44" E	78.17'
L11	N 21°59'44" E	24.98'

**PROPERTY DESCRIPTION:** A metes and bounds description accompanies this survey plat as Exhibit "A".

**Bearings** are based on the Texas State Plane Coordinate System; N.A.D. 83 (2011) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network. Distances are surface.

**FLOOD STATEMENT:** A portion of this property is located within Zone-X, areas determined to be outside the 0.2% annual chance floodplain and a portion of this property is located within Zone-A (No Base Flood Elevations Determined), Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, according to the Flood Insurance Rate Map, Community-Panel No. 48037 0205 D, dated August 16, 2012.

**SURVEYOR'S CERTIFICATION:**  
 I, do hereby certify to NE-Granbury Holdings, LLC and the City of Granbury that this is a drawing showing to the best of my knowledge, information, and belief, an accurate delineation of a field survey performed on the ground, and office computations performed by me or under my supervision. The information shown hereon is my professional opinion, and does not constitute a guarantee or warranty.

*Timothy G. Martin*  
 Timothy G. Martin, R.P.L.S. No. 5236  
 February 12, 2019  
 Date



This document is to be considered a copy unless signed in red ink.

Enprotec/Hibbs & Todd Inc.  
 1310 Weatherford Highway, Ste. 116  
 Granbury, Texas 76048  
 Office: (882) 498-6000  
 Fax: (882) 498-6293  
 Website: www.e-ht.com  
 PG Firm Registration No. 50103  
 PE Firm Registration No. 1151  
 TBPLS Firm Registration No. 10007300



SCALE 1" = 100'

**EXHIBIT "B" SURVEY PLAT**

Title Policy Information:  
 G.F. No.: 019-34565  
 Proposed Insured: City of Granbury  
 Address: 116 W. Bridge Street  
 Granbury, Texas 76048

Restrictions recorded in Doc. No. 2011-0004550 and Doc. No. 2015-0006826 R.R. H.C., T. affect this property.

Schedule "B" Items:

- 10a. Easement to Brazos Electric Power Cooperative, Inc. recorded in Vol. 144, Pg. 450, D.R., H.C., T. affects this property and is shown hereon.
- 10b. Utility and Right-of-Way to the City of Granbury recorded in Vol. 1674, pg. 64, R.R., H.C., T. affects this property and is shown hereon.
- 10c. Utility Easement and Right-of-Way to United Electric Cooperative Services, Inc. recorded in Vol. 2383, Pg. 86, R.R., H.C., T. affects this property and is shown hereon.
- 10d. Temporary Turn Around Easement recorded in Doc. No. 2011-0003975, R.R., H.C., T. does not affect this portion of the property.
- 10e. Easement and Right-of-Way to Atmos Energy Corporation recorded in Doc. No. 2011-0009855, R.R., H.C., T. does not affect this portion of the property.

