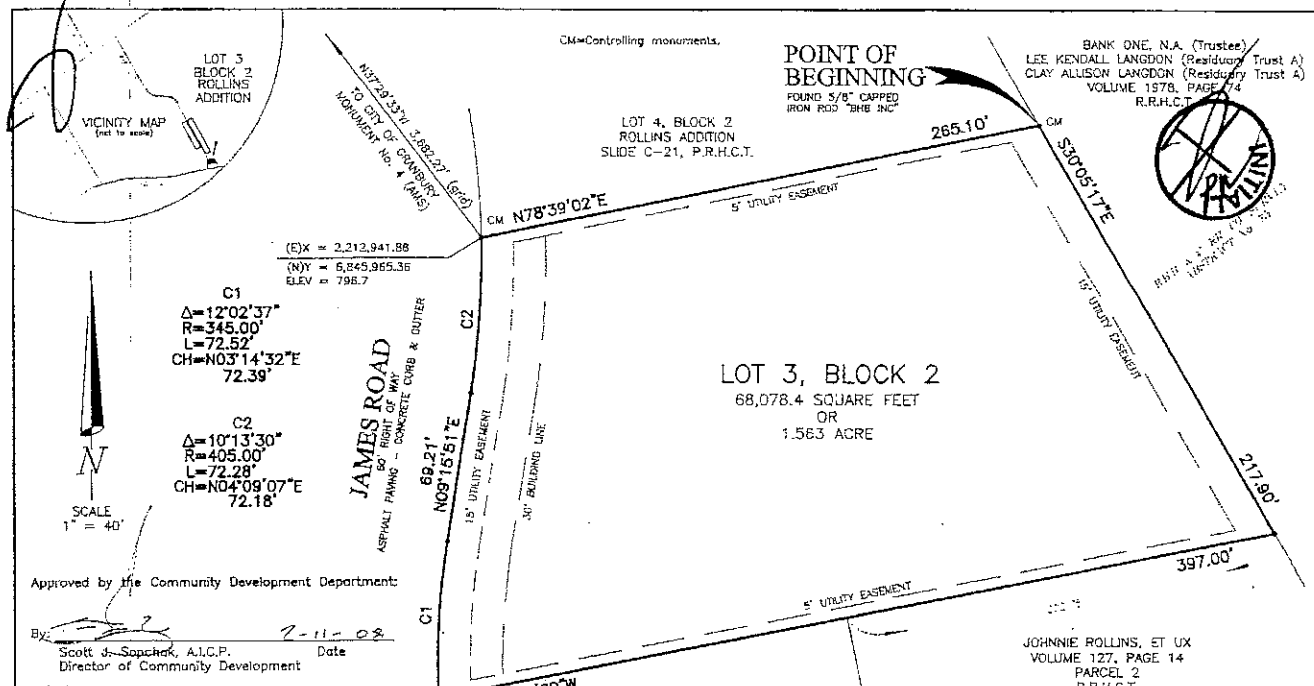

Approved by the Community Development Department:

By: _____ 2-11-08
Scott J. Sopchak, A.I.C.P. Date
Director of Community Development

Attest

By: Angela D. McCafferty 2-11-08
Date

Approved by the Public Works Department:

By: Kelly Dillard 2-13-08
Kelly Dillard Date
City Engineer

Attest

By: Cynthia Kay Corpening 01-06-2011
Date

Notary Public
STATE OF TEXAS
My Comm. Exp. 01/06/2011

NOTES:

1. Reference bearing basis is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument number 4 (AMS) was used as the controlling monument. The bearings shown are Texas State Plane Grid North Central Zone 4202, NAD83 (1993). The distances shown are horizontal ground distances. to convert to a grid distance multiply the distance as shown by a combined scale factor of 0.99989433. Coordinates as shown are Texas State Plane Coordinates. Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument number 4 (AMS) as the benchmark.

2. The subject property lies within Zone X, areas determined to be outside the 500 year floodplain per Flood Insurance Rate Map, Hood County, Texas, unincorporated areas, per Community Panel Number 480356 0130 C, Map revised September 5, 1990.

3. All corners are 5/8 inch capped iron rods stamped "BHB INC" unless otherwise noted.

SURVEYOR'S CERTIFICATATION

I, Daniel H. Joslin, 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 City of Granbury regulations.

Daniel Joslin,
R.P.L.S. No. 4749

STATE OF TEXAS
DANIEL H. JOSLIN
4749
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF HOOD:

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Daniel H. Joslin, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 1 day of February, 2008

Notary Public

My Commission expires May 10, 2011

MELANIE M HILL
My Commission Expires
May 10, 2011

OWNER:
Johnnie Rollins
4734 Acton Highway
Granbury, Texas 76049

SURVEYORS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
1315 Waters Edge Drive, Suite 108, Granbury, TX 76048 Tel(817)579-7700 Fax(817)579-7764 E-Mail:granbury@bhbinc.com

The following items are per City of Granbury Zoning Ordinance & Subdivision regulations section 3.6.A.1-3.

A two-percent (2%) rise from the flowline-of-curb within the gutter, measured horizontally from the top of curb to the proposed structure, plus an additional twelve inches (12") of vertical fill to be placed in 6" lifts at the building pad. Such fill located at the building site shall meet or exceed a minimum of a ninety five percent (95%) compaction rate. Proof of compaction shall be provided at the expense of the applicant, subdivider or builder. Tests verifying compliance with this shall be conducted by a certified lab and the results forwarded to the Director of Community Development prior to permit approval.

The Community Development Department may approve alternative standards of site grading provided that the applicant, subdivider or builder supplies the City Engineer with proof that i) an alternative, appropriate drainage facility (i.e., lake, river, drainage channel, etc.) exists other than the top of curb and that ii) such facility is constructed and in place prior to the Community Development Department approving a building permit for the building site. Additionally, structures built below the standard set forth in Section 3.6.A.1 will be graded to appropriately accommodate storm runoff around the structure. In no instance may the site be graded or the impervious cover be such that it allows for runoff or sheet flow into any part of the structure.

One hundred (100) year frequency finish floor elevations shall be a minimum of two feet (2') above the flood plain. No building permit shall be released for any structure located within the flood plain or floodway. The City may, at its discretion, require certification of building placement relative to the 100 year Flood Plain, floodway or any flood hazard areas delineated on the FIRM map. Such certification must be performed by a licensed Professional Engineer or Registered Professional Land Surveyor, whichever is required by the City Engineer, and shall be provided at the applicant, subdivider or builder's expense.

HOOD COUNTY FILING

Filed this 19th day of Feb, 2008

in Slide C-199 of the Plat Records of Hood County, Texas.

STATE OF TEXAS:
COUNTY OF HOOD:

WHEREAS, Johnnie W. Rollins being the owner of the following described tract of land per Warranty Deed recorded in Volume 127, Page 14 (Parcel 2), Deed Records, Hood County, Texas to wit:

BEING a tract of land situated in the B. B. B. & C. RR. Co. Survey, Abstract No. 75, Hood County, Texas, said tract of land being a portion of the land described in the Warranty Deed to Johnnie Rollins, ET UX, as recorded in Volume 127, Page 14 (Parcel 2), Deed Records, Hood County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of Lot 4, Block 2, Rollins Addition, an addition to the City of Granbury according to the plat recorded in Slide C-21, Plat Records, Hood County, Texas, Said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly line of said Rollins tract (Volume 127, Page 14, Parcel 2) and the westerly line of a tract of land described in the Special Warranty Deed to Bank One, N.A. (Trustee), Lee Kendall Langdon (Residuary Trust A) and Clay Allison Langdon (Residuary Trust A) as recorded in Volume 1978, Page 74, Real Records, Hood County, Texas;

THENCE South 30 degrees 05 minutes 17 seconds East, along the common line of said Rollins tract (Volume 127, Page 14, Parcel 2) and said Bank One, N.A. (Trustee), Lee Kendall Langdon (Residuary Trust A) and Clay Allison Langdon (Residuary Trust A) tract, a distance of 217.90 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 78 degrees 56 degrees 00 minutes West, leaving the common line of said Rollins tract (Volume 127, Page 14, Parcel 2) and said Bank One, N.A. (Trustee), Lee Kendall Langdon (Residuary Trust A) and Clay Allison Langdon (Residuary Trust A) tract, passing a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of Lot 1, Block 2, Rollins Addition, an addition to the City of Granbury, according to the plat recorded in Cabinet C-157 of said Plat Records, at a distance of 202.75 feet and continue for a total distance of 397.00 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 1, Block 2, Rollins Addition, said found 5/8 inch capped iron rod stamped "BHB INC" also being on the easterly Right of Way line of James Road, a 50.00 feet wide Right of Way according to the plat of Acton Middle School Addition, an addition to the City of Granbury as recorded in Slide B-194 of said Plat Records, said found 5/8 inch capped iron rod stamped "BHB INC" also being the beginning of a non-tangent curve to the right whose chord bears North 03 degrees 14 minutes 32 seconds East, a distance of 72.39 feet and having a radius of 345.00 feet;

THENCE in a northeasterly direction along the easterly Right of Way line of said James Road and being along said non-tangent curve to the right, through a central angle of 12 degrees 02 minutes 37 seconds, an arc length of 72.52 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said non-tangent curve to the right;

THENCE North 09 degrees 15 minutes 51 seconds East, along the easterly Right of Way line of said James Road, a distance of 69.21 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the beginning of a curve to the left whose chord bears North 04 degrees 09 minutes 07 seconds East, a distance of 72.18 feet and having a radius of 405.00 feet;

THENCE in a northeasterly direction along the easterly Right of Way line of said James Road and being along said curve to the left, through a central angle of 10 degrees 13 minutes 30 seconds, an arc length of 72.28 feet to a found 5/8 inch capped iron rod stamped "BHB INC" for the end of said curve to the left, said found 5/8 inch capped iron rod stamped "BHB INC" also being the southwest corner of said Lot 4, Block 2, Rollins Addition;

THENCE North 78 degrees 39 minutes 02 seconds East, leaving the easterly Right of Way line of said James Road and being along the southerly line of said Lot 4, Block 2, Rollins Addition, a distance of 265.10 feet to the POINT OF BEGINNING and containing 68,078.4 Square Feet or 1.563 Acre of Land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Johnnie W. Rollins does hereby adopt this plat designating the hereinabove described property as Lot 3, Block 2, Rollins Addition, an addition to the City of Granbury, Hood County, Texas. The streets 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 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's and City the use to particular utilities, said use by public utilities being subordinate to the Public's 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 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

Executed this the 1 day of February, 2008

Johnnie W. Rollins, Owner

STATE OF TEXAS:
COUNTY OF HOOD:

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Johnnie W. Rollins known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein.

Given under my hand and seal of office this 1 day of February, 2008

Melanie M. Hill

Notary Public

My Commission expires May 10, 2011

MELANIE M HILL
My Commission Expires
May 10, 2011

FILED FOR RECORD
AT 3:00 P
FEB 19 2008
County Clerk, Hood County, Texas

MINOR PLAT

LOT 3, BLOCK 2

ROLLINS ADDITION

BEING A 1.563 ACRE TRACT WITHIN
THE B. B. B. & C. RR. CO. SURVEY,
ABSTRACT No. 75
HOOD COUNTY, TEXAS
JANUARY 15, 2008