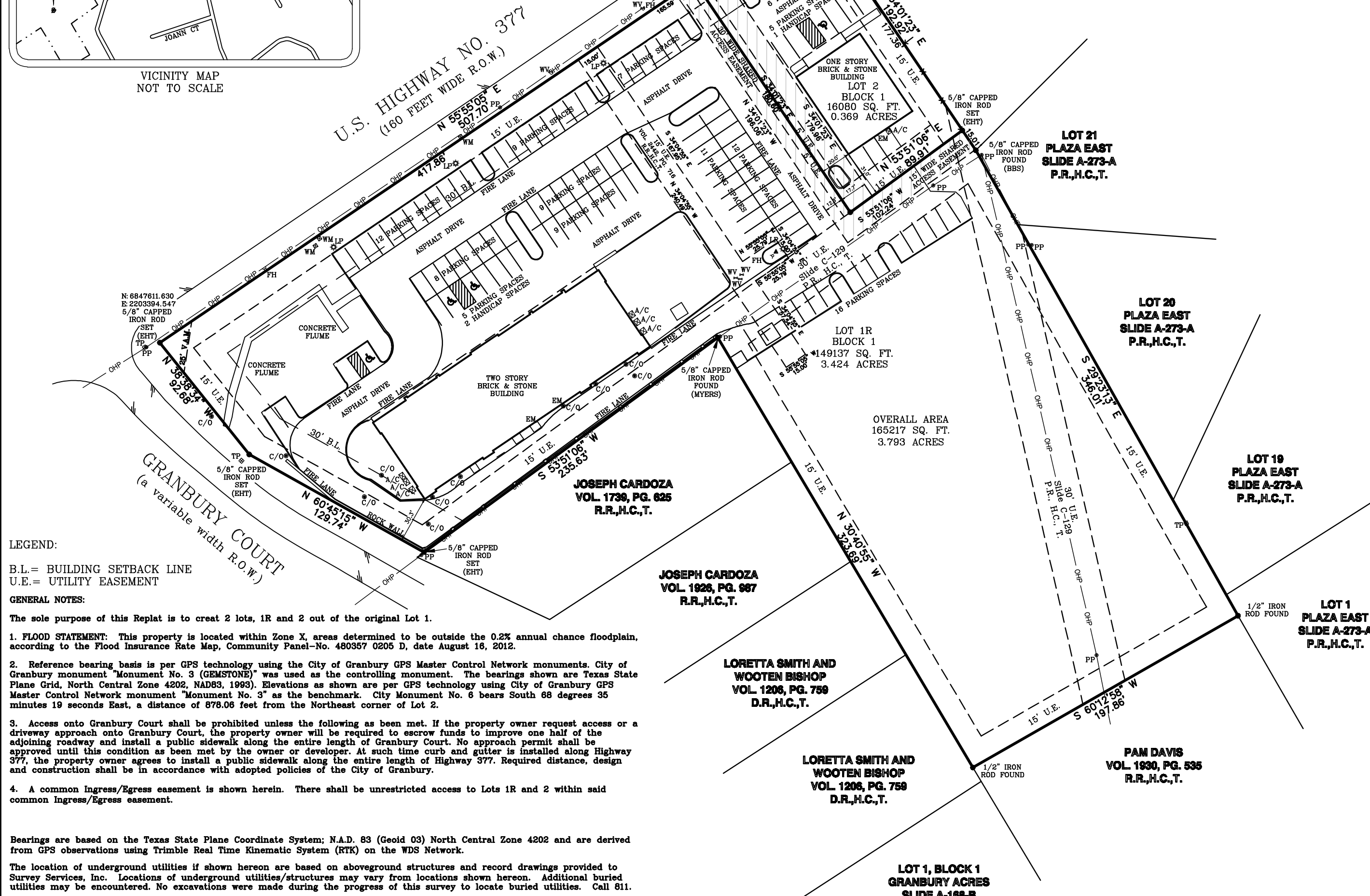


VICINITY MAP
NOT TO SCALE



LEGEND:

B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT

GENERAL NOTES:

The sole purpose of this Replat is to create 2 lots, 1R and 2 out of the original Lot 1.

- FLOOD STATEMENT:** This property is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Map, Community Panel-No. 480357 0205 D, date August 18, 2012.
- Reference bearing basis** is per GPS technology using the City of Granbury GPS Master Control Network monuments. City of Granbury monument "Monument No. 3 (DEMSTON)" was used as the controlling monument. The bearings shown are Texas State Plane Grid, North Central Zone 4202, NAD83, 1993. Elevations as shown are per GPS technology using City of Granbury GPS Master Control Network monument "Monument No. 3" as the benchmark. City Monument No. 6 bears South 88 degrees 35 minutes 19 seconds East, a distance of 878.06 feet from the Northeast corner of Lot 2.
- Access onto Granbury Court shall be prohibited unless the following as been met. If the property owner request access or a driveway approach onto Granbury Court, the property owner will be required to escrow funds to improve one half of the adjoining roadway and install a public sidewalk along the entire length of Granbury Court. No approach permit shall be approved until this condition as been met by the owner or developer. At such time curb and gutter is installed along Highway 377, the property owner agrees to install a public sidewalk along the entire length of Highway 377. Required distance, design and construction shall be in accordance with adopted policies of the City of Granbury.
- A common Ingress/Egress easement is shown herein. There shall be unrestricted access to Lots 1R and 2 within said common Ingress/Egress easement.

Bearings are based on the Texas State Plane Coordinate System; N.A.D. 83 (Geoid 03) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network.

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to Survey Services, Inc. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities may be encountered. No excavations were made during the progress of this survey to locate buried utilities. Call 811.

SURVEYOR'S CERTIFICATE

That I, Timothy G. Martin, R.P.L.S. No. 5236, 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.

PRELIMINARY: This document is not to be recorded for any purpose.

Timothy G. Martin, R.P.L.S. No. 5236

Date:

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 Timothy G. Martin, Surveyor, known to me to be the person whose name is subscribed to this plat.

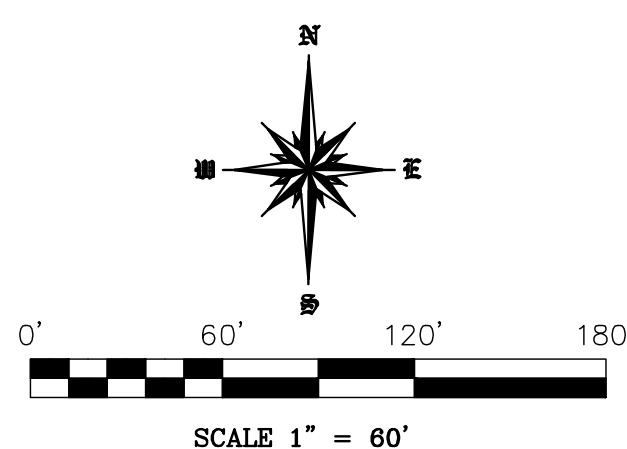
Given under my hand and seal of office, this _____ day of _____ 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

(Owner)

(Surveyor)

Survey Services
2901 Glen Rose Highway, Ste. 107
Granbury, Texas 76048
Office: (817) 578-8854
Fax: (817) 579-5850
Website: www.surveyservicesinc.org



SCALE 1" = 60'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS, Fountain Oaks Town Center, L.L.C. is the owner of a Lot 1, Block 1, Fountain Oaks Town Center, an addition to the City of Granbury, Hood County, Texas, recorded in Slide C-129, Plat Records, Hood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the South line Right-of-Way line of U.S. HIGHWAY No. 377 (a variable width R.O.W.) for the Northeast corner of said Lot 1 and the Northwest corner of Lot 36, Plaza East, a subdivision to Hood County, Texas recorded in Slide A-273-A, of said plat records;

THENCE South 34 degrees 01 minutes 23 seconds East, along the East line of said Lot 1 and the West line of said Lot 36, a distance of 192.92 feet to a 5/8 inch capped iron rod found (BBS) for an angle point in the East line of said Lot 1 for the Southwest corner of said Lot 36 and the Northwest corner of Lot 21 of said Plaza East;

THENCE South 29 degrees 23 minutes 13 seconds East, along the East line of said Lot 1 and a West line of said Plaza East, a distance of 346.01 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 1 and the Northeast corner of a tract of land described in a deed to Pam Davis recorded in Volume 1930, Page 535, Real Records, Hood County, Texas;

THENCE South 60 degrees 12 minutes 58 seconds West, along a South line of said Lot 1 and the North line of said Davis tract, a distance of 197.89 feet to a 1/2 inch iron rod found for the South most Southwest corner of said Lot 1 and the Northwest corner of said Davis tract and being on the East line of a tract of land described in a deed to Loretta Smith and Wooten Bishop recorded in Volume 64, Page 274, Probate Records, Hood County, Texas;

THENCE North 30 degrees 40 minutes 55 seconds West, along a West line of said Lot 1, a distance of 323.69 feet to a 5/8 inch capped iron rod found (Myers) for an interior ell corner of said Lot 1 and the Northeast corner of a tract of land described in a deed to Joseph Cardoza recorded in Volume 1739, Page 625 of said real records;

THENCE South 53 degrees 51 minutes 06 seconds West, along a South line of said Lot 1 and the North line of said Cardoza tract, a distance of 235.63 feet to a 5/8 inch capped iron rod set (EHT) on the East Right-of-Way line of Granbury Court for the North most Southwest corner of said Lot 1;

THENCE along the East Right-of-Way line of said Granbury Court and a West line of said Lot 1, along the following bearings and distances.

North 60 degrees 45 minutes 15 seconds West, a distance of 129.74 feet to a 5/8 inch capped iron rod set (EHT), North 38 degrees 38 minutes 34 seconds West, a distance of 92.66 feet to a 5/8 inch capped iron rod set (EHT) at the intersection of the South Right-of-Way line of said U.S. Highway No. 377 and the East Right-of-Way line of said Granbury Court for the Northwest corner of said Lot 1;

THENCE North 55 degrees 55 minutes 05 seconds East, along the South Right-of-Way line of said U.S. Highway No. 377 and the North line of said Lot 1, a distance of 507.70 feet to the POINT OF BEGINNING, containing 165,217 Square Feet or 3.793 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Fountain Oaks Town Center, L.L.C., Jim Abt (General Partner), acting herein by and through its duly authorized officers do hereby adopt this plat designating the herein above described property as "Lot 1R and Lot 2, BLOCK 1, FOUNTAIN OAKS TOWN CENTER", an addition to the City of Granbury, Hood County, Texas, and do hereby dedicate the easements and public use areas, as shown, 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 in 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 of Granbury 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 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.

Jim Abt, General Partner _____ Date _____

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 Jim Abt, General Partner, known to me to be the person whose names is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____ 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FIRE LANES

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete "HMAC" or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police, sheriff, fire marshal or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS (VAM) 25' X 25'

The area or areas shown on this plat as "VAM (Visibility, Access, and Maintenance) Easement(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 (24) inches to a height of (11) feet above the top of the curb including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. in the VAM easement as shown on this plat. 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.

I hereby certify that there are no covenants or restrictions filed of record with the Official Public Records of the Hood County Clerk's office.

General Partner

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 Jim Abt, General Partner, known to me to be the person whose names is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____ 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
LOT 1R & LOT 2, BLOCK 1
FOUNTAIN OAKS TOWN CENTER
BEING A RE PLAT OF LOT 1, BLOCK 1,
FOUNTAIN OAKS TOWN CENTER AN ADDITION TO
THE CITY OF GRANBURY, HOOD COUNTY, TEXAS
RECORDED IN SLIDE C-129, PLAT RECORDS,
HOOD COUNTY, TEXAS

JOB NO. U:/SURVEY/2013/13010 DATE: 01/30/2013 DRAWN BY: SMB

FILED THIS THE _____ DAY OF _____ 2013.

SLIDE _____ PLAT RECORDS, HOOD COUNTY, TEXAS.