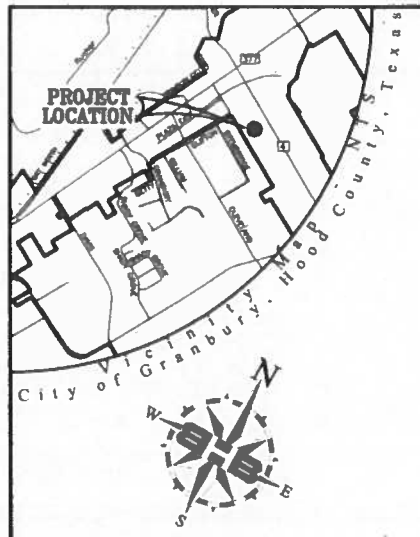
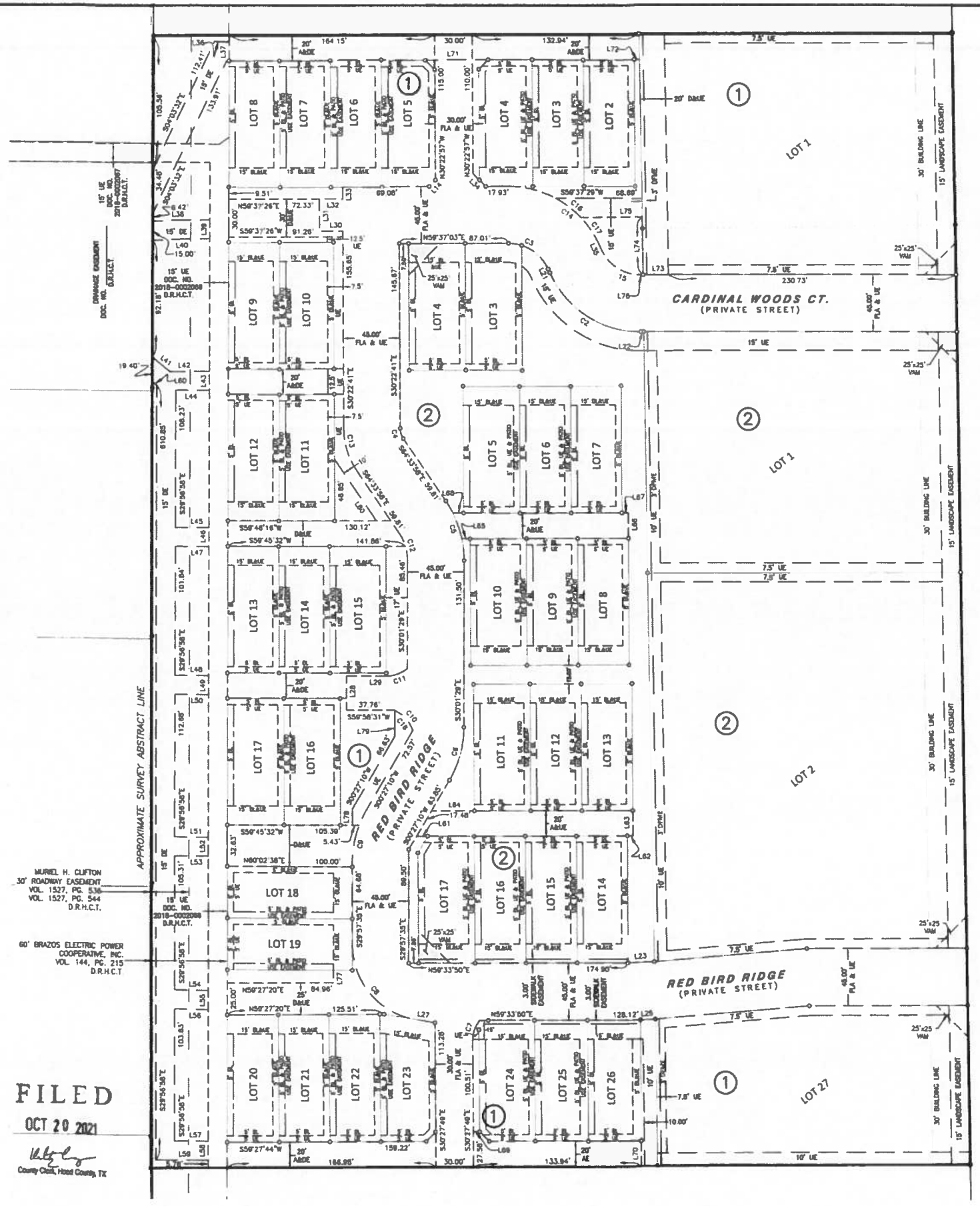
EASEMENT DETAILS



LEGEND

AE.....Access Easement
A&DE.....Access and Drainage Easement
A&UE.....Access and Utility Easement
BL.....Building Setback Line
CIRF.....Found 5/8" Capped Iron Rod Marked "BROOKES BAKER SURVEYORS"
D&UE.....Drainage and Utility Easement
DE.....Drainage Easement
DFME.....Decorative Fence Maintenance Easement
D.R.H.C.T.....Deed Records Hood County, Texas
FLA & UE.....Fire Lane, Access, and Utility Easement
IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
P.R.H.C.T.....Plat Records Hood County, Texas
(1).....Block Number



Line Table		
Line #	Direction	Length
L1	S75°22'57"E	10.63
L2	N14°37'03"E	10.63
L3	S0°27'10"W	15.35
L4	N75°30'15"W	10.72
L5	S14°29'45"W	10.73
L6	N19°15'16"W	20.38
L7	S29°57'22"E	20.00
L8	S29°57'22"E	20.07
L9	S29°57'22"E	20.00
L10	S29°57'51"E	32.63
L11	N29°57'22"W	35.66
L12	N59°27'20"E	35.00
L13	S62°55'53"E	23.68
L14	N14°37'03"E	7.07
L15	N75°22'57"W	7.07
L16	N17°38'37"W	20.51
L17	N38°41'15"W	15.16
L18	N44°32'09"W	20.62
L19	S76°11'40"W	44.51
L20	N59°37'03"E	35.00
L21	N54°39'47"W	3.27
L22	S59°37'28"W	2.36
L23	N57°46'35"E	20.74
L24	N69°00'25"E	40.97
L25	N56°57'40"E	11.75
L26	S14°33'01"W	10.60
L27	N69°00'25"E	17.20
L28	S30°01'29"E	26.65

Line Table		
Line #	Direction	Length
L29	S59°55'38"W	31.10
L30	N59°37'26"E	18.42
L31	S31°02'54"E	25.50
L32	S59°37'26"W	18.72
L33	S30°22'41"E	9.52
L34	N75°22'57"W	14.14
L35	S54°39'47"E	3.27
L36	S60°39'41"W	11.32
L37	S29°57'22"E	15.00
L38	S58°47'47"W	45.50
L39	S29°57'22"E	15.00
L40	S58°47'47"W	45.53
L41	S80°30'10"E	18.25
L42	S60°03'02"W	31.60
L43	N29°57'22"W	15.00
L44	S60°03'02"W	26.79
L45	S60°03'02"W	26.81
L46	S29°57'22"E	15.00
L47	S60°03'02"W	26.81
L48	S60°03'02"W	26.82
L49	S29°57'22"E	15.00
L50	S60°03'02"W	26.82
L51	S60°03'02"W	26.83
L52	N29°57'22"W	15.00
L53	S60°03'02"W	26.84
L54	S61°21'26"W	26.86
L55	S29°57'22"E	15.00
L56	S61°21'26"W	26.86

Line Table		
Line #	Direction	Length
L57	S60°03'02"W	26.86
L58	N29°57'22"W	15.00
L59	S60°03'02"W	41.86
L60	S80°30'10"E	5.10
L61	N59°33'50"E	8.74
L62	N59°33'50"E	4.51
L63	N30°26'10"W	20.00
L64	N59°33'50"E	34.11
L65	N59°33'50"E	6.61
L66	S30°26'10"E	20.00
L67	S59°33'50"W	5.02
L68	N59°33'50"E	8.53
L69	S59°27'20"W	5.00
L70	S30°32'40"E	20.00
L71	N59°37'27"E	50.03
L72	S58°59'05"W	4.15
L73	S59°37'27"W	15.00
L74	S31°00'55"E	45.56
L75	N59°37'26"E	49.17
L76	N59°37'28"E	1.86
L77	N29°53'56"W	9.79
L78	S30°01'16"E	12.79
L79	S30°01'29"E	20.39
L80	S64°33'34"E	59.15

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	17°41'53"	34.50'	10.66'	S68°27'59"W	10.61'
C2	65°42'45"	79.50'	91.18'	N87°31'10"W	86.26'
C3	65°43'10"	34.50'	39.57'	N87°31'22"W	37.44'
C4	34°11'17"	14.50'	8.65'	S47°28'19"E	8.52'
C5	34°32'29"	82.50'	49.74'	S47°17'44"E	48.99'
C6	30°28'39"	82.50'	43.88'	S14°47'09"E	43.37'
C7	37°19'41"	24.33'	15.85'	S9°11'02"E	15.57'
C8	79°48'25"	59.50'	82.88'	S69°51'47"E	76.34'
C9	30°24'45"	82.50'	43.79'	S14°45'12"E	43.28'
C10	47°07'11"	27.50'	22.62'	N73°35'09"W	21.98'
C11	38°27'57"	28.00'	18.80'	N40°31'34"E	18.45'
C12	34°32'29"	37.50'	22.61'	N47°17'44"W	22.27'
C13	34°11'17"	59.50'	35.50'	S47°28'19"E	34.98'
C14	65°43'10"	79.50'	91.19'	N87°31'22"W	86.27'
C15	65°42'45"	34.50'	39.57'	S87°31'10"E	37.43'
C16	17°54'43"	79.50'	24.85'	N83°04'31"W	24.75'
C17	19°27'22"	79.50'	27.00'	S64°23'28"E	26.87'
C18	45°26'55"	27.50'	21.81'	N72°45'01"W	21.25'

FINAL PLAT

CARDINAL WOODS

LOTS 1-27 AND "COMMON AREA-A", BLOCK 1;
LOTS 1-17 AND "COMMON AREA-B", BLOCK 2
BEING A 13.237 ACRE SITUATED WITHIN THE
William R. McCreary Survey,
Abstract No. 385
CITY OF GRANBURY, HOOD COUNTY, TEXAS
CASE # PL-2020-05
SHEET 3 OF 5

Owner:
Cardinal Woods, L.L.C.
3200 Riverfront Drive, Suite 204
Fort Worth, Texas
76107

Land Surveyor:

BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
jmargotta@bhbinc.com 817.338.1277
bhbinc.com
TBPE Firm #44 TBPLS FIRM #10011300

FILED
OCT 20 2021
County Clerk, Hood County, TX

P-825

Drawing: E:\Survey19\116 Cardinal Woods\02\Dwg\FINAL PLAT-CARDINAL WOODS.dwg