

LIN	E TABLE		LINE	E TABLE (REC	ORD)
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
Ll	N56°00'13"E	287.98'	(L1)	N56°00'14"E	288.42'
L2	N34°09'23"W	100.73'	(L2)	N34°08'53"W	100.65'
Ь3	N68°38'49"E	333.00'	(L3)	N68°40'34"E	333.21'
L4	N80°55'29"E	488.52'	(L4)	N80°54'35"E	488.28'
<b>L</b> 5	S59°08'09"W	419.57'			100.00
L6	S60°41'02"W	419.97'	(L5)	S59°07'23"W	419.28'
L7	S61°02'47"W	122.24'	(L6)	S60°41'09"W	420.24'
L8	N30°29'09"E	147.96'	(L7)	S61°09'13"W	122.21'
L9	N50°42'09"E	127.84'			
L10	N37°48'21"E	190.00'			
L11	N34°08'09"E	174.91'			
L12	S60°29'09"W	100.00'			
L13	S14°30'37"E	141.43'			

L14 N75°29'23"E 141.41'

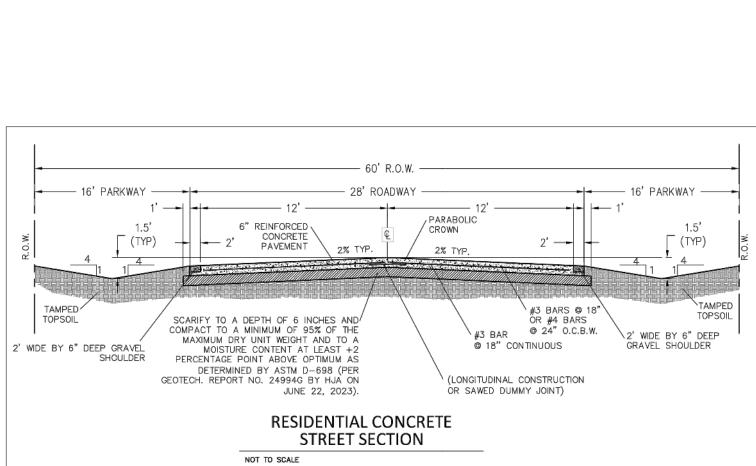
CUF	CURVE TABLE							CURVE TABLE		
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		NO.	DELTA	RADIUS	
Cl	33°19'31"	2241.83'	1303.93'	S76°12'01"E	1285.62'		<b>C</b> 9	18°52'25"	1500.00'	
C2	40°15'51"	350.00'	245.96'	\$11°58'30"E	240.93'		C10	60°00'00"	60.00'	
C3	300°00'00"	60.00'	314.16'	N57°53'34"E	60.00'		C11	33°48'52"	350.00'	
C4	300°00'00"	60.00'	314.16'	N81°50'34"W	60.00'		C12	41°08'03"	350.00'	
C5	29°38'55"	1000.00'	517.46'	S67°01'07"E	511.71'		C13	56°19'48"	350.00'	
C6	20°13'00"	350.00'	123.50'	N40°35'39"E	122.86'		C14	60°00'00"	350.00'	
C7	88°39'26"	36.00'	55.70'	N84°58'08"W	50.31'		C15	66°50'42"	60.00'	
C8	135°31'37"	60.00'	141.92'	N58°27'58"E	111.08'	]				
	CURVE HADER (PERCORP)									

10.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
:1	33°19'31"	2241.83'	1303.93'	S76°12'01"E	1285.62'	<b>C</b> 9	18°52'25"	1500.00'	494.11'	N50°04'38"W	491.88'
22	40°15'51"	350.00'	245.96'	S11°58'30"E	240.93'	C10	60°00'00"	60.00'	62.83'	\$00°29'09"W	60.00'
33	300°00'00"	60.00'	314.16'	N57°53'34"E	60.00'	C11	33°48'52"	350.00'	206.56'	\$13°34'44"W	203.58'
24	300°00'00"	60.00'	314.16'	N81°50'34"W	60.00'	C12	41°08'03"	350.00'	251.27'	N17°14'19"E	245.91'
55	29°38'55"	1000.00'	517.46'	S67°01'07"E	511.71'	C13	56°19'48"	350.00'	344.10'	N65°58'15"E	330.41'
6	20°13'00"	350.00'	123.50'	N40°35'39"E	122.86'	C14	60°00'00"	350.00'	366.52'	N64°08'09"E	350.00'
7	88°39'26"	36.00'	55.70'	N84°58'08"W	50.31'	C15	66°50'42"	60.00'	70.00'	S82°24'46"E	66.10'
83	135°31'37"	60.00'	141.92'	N58°27'58"E	111.08'						

CURVE TABLE (RECORD)								
NO.	O. DELTA RADIUS		LENGTH	CHORD BEARING	CHORD			
(C1)	(C1) 33°19'57" 224		1304.21'	\$76°12'13"E	1285.90'			

			1		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L20	\$13°16'50"W	471.28'	L56	N64°10'17"E	147.12'
L21	S17°39'54"W	636.50'	L57	N02°23'50"W	256.60'
L22	N81°50'34"W	58.13'	L58	S02°23'50"E	257.23'
L23	S54°20'59"W	473.73'	L59	N64°10'17"E	124.66'
L24	S64°17'53"W	406.57'	L60	N42°19'50"E	357.41'
L25	S08°03'38"W	539.06'	L61	\$58°55'36"E	188.05'
L26	S14°43'22"W	247.62'	L62	N48°55'26"E	143.47'
L27	S19°18'58"W	236.03'	L63	N52°11'39"W	410.09'
L28	S88°33'57"W	415.80'	L64	S52°11'39"E	380.90'
L29	S08°09'26"W	30.43'	L65	N48°55'26"E	278.81'
L30	N88°33'57"E	409.50'	L66	N75°33'49"E	242.13'
L31	S19°18'58"W	62.19'	L67	N07°46'47"E	276.35'
L32	S02°29'26"E	320.75'	L68	N82°34'22"E	68.71'
L33	\$41°13'36"E	144.92'	L69	S57°57'51"E	200.92'
L34	S04°43'37"W	189.81'	L70	N41°14'37"E	369.97'
L35	S61°08'57"W	94.39'	L71	S87°05'41"E	44.79'
L36	N52°08'26"W	114.00'	L72	N29°25'32"E	23.62'
L37	S70°49'51"W	48.70'	L73	N11°05'34"W	223.63'
L38	S08°14'11"E	27.95'	L74	N18°39'17"E	176.48'
L39	N47°29'32"W	52.55'	L75	S02°52'21"W	170.54'
L40	S47°29'32"E	76.18'	L76	S02°57'13"E	78.43'
L41	S08°14'11"E	177.22'	L77	S02°57'13"E	21.48'
L42	S33°20'49"W	337.55'	L78	N36°13'46"E	159.11'
L43	N32°06'56"W	349.43'	L79	S36°13'46"W	180.22'
L44	S32°06'56"E	148.15'	L80	S02°57'13"E	12.89'
L45	S01°00'39"E	482.54'	L81	\$86°51'13"E	218.15'
L46	S20°04'15"W	225.84'	L82	\$70°11'08"E	52.81'
L47	S02°39'14"E	129.32'	L83	N64°10'40"E	245.18'
L48	S28°18'50"W	175.98'	L84	N73°38'06"E	248.58'
L49	S12°16'17"E	82.05'	L85	N49°44'11"E	187.11'
L50	S77°19'50"E	226.76'	L86	S59°30'23"E	362.16'
L51	N77°19'50"W	222.30'	L87	N59°30'23"W	488.41'
L52	S11°07'53"W	126.40'	L88	S59°30'23"E	142.45'
L53	S27°54'38"E	91.70'	L89	S44°51'14"W	329.73'
L54	S03°12'30"E	192.48'	L90	N59°30'23"W	58.28'
L55	S75°51'15"E	141.41'	L91	S44°51'14"W	345.04'

CURVE TABLE (DRAINAGE EASEMENT)								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD			
C20	3°27'05"	2241.83'	135.05'	S88°51'46"W	135.03'			
C21	3°29'28"	2241.83'	136.60'	N61°16'59"W	136.58'			
C22	5°03'47"	1030.66'	91.08'	S54°17'59"E	91.05'			
C23	4°24'29"	970.00'	74.63'	N79°38'20"W	74.61'			
C24	19°12'19"	60.00'	20.11'	S40°05'40"W	20.02'			
C25	9°47'47"	973.43'	166.44'	S57°35'01"E	166.23'			
C26	29°05'06"	60.00'	30.46'	S18°01'37"W	30.13'			
C27	31°52'33"	60.00'	33.38'	N63°10'04"E	32.95'			
C28	8°16'20"	320.00'	46.20'	N87°16'16"E	46.16'			
C29	4°52'26"	1470.00'	125.04'	N51°09'24"W	125.01'			
C30	4°43'39"	1470.00'	121.29'	S43°39'58"E	121.26'			
C31	3°27'08"	1530.00'	92.19'	N52°04'28"W	92.17'			
C32	6°55'30"	1530.00'	184.92'	S43°53'00"E	184.81'			



	l ' l							
1.034	45,027	28	2.316	100,895		54	1.122	48,873
1.034	45,030	29	2.011	87,585		55	2.472	107,683
1.034	45,034	30	2.029	88,387		56	2.050	89,283
1.034	45,037	31	4.429	192,937		57	2.009	87,522
1.034	45,040	32	1.618	70,494		58	2.017	87,849
1.034	45,043	33	1.618	70,494		59	11.404	496,779
1.034	45,046	34	1.618	70,494		60	6.992	304,592
1.034	45,049	35	1.793	78,089		61	3.718	161,943
8.951	389,925	36	1.679	73,125		62	4.174	181,836
6.805	296,443	37	2.219	96,681		63	3.726	162,323
2.255	98,210	38	1.514	65,959		64	3.675	160,083
2.492	108,563	39	1.119	48,747		65	4.008	174,594
1.137	49,518	40	1.300	56,609		66	4.576	199,313
1.137	49,518	41	4.748	206,817		67	4.075	177,516
1.137	49,518	42	3.824	166,560		68	1.986	86,526
1.104	48,078	43	2.110	91,926		69	1.021	44,459
1.805	78,612	44	2.174	94,688		70	1.021	44,459
1.205	52,500	45	2.114	92,098		71	1.012	44,069
1.205	52,500	46	2.104	91,647		72	3.470	151,174
1.205	52,500	47	1.000	43,560		73	10.054	437,951
1.205	52,500	48	1.000	43,560		74	3.168	138,015
3.916	170,564	49	4.301	187,360	1	75	3.536	154,026
4.363	190,061	50	2.937	127,947		76X	0.115	5,000
1.664	72,503	51	1.339	58,306		77X	0.115	5,000
1.287	56,053	52	1.343	58,500	1		-	-

LOT TABLE (BLOCK 1)

LOT NO.

27

ACRES SQ. FT.

5.625 245,030

LOT TABLE (BLOCK 1)

2

3

11

12

13 14

17

18

19 20

21

22

23 24

25

LOT NO. ACRES SQ. FT.

1.891

26 1.287

82,372

LOT TABLE (BLOCK 1)

53

LOT NO. ACRES SQ. FT.

1.256

54,733

CULVERT TABLE	
LOT	CULVERT SIZE
1	18"
2	24"
3-13	18"
14-17	24"
18-22	18"
23	24"
24-26, 44-48	18"
27-41	18"
42,43	24"
49-58	18"
59	18"
60-64	27"
65-75	18"

ROAD NAME	LINEAR FEET
RANCH VISTA ROAD	1,882.72
LINDALE LANE	2,090.26
WHEELER BRANCH ROAD	1,895.72
DELLA COURT	526.44
STOVER WAY	1,296.03
TOTAL	7,691.17
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LOT TABLE	
TOTAL # OF LOTS	77
# OF OPEN SPACE LOTS	2
LOTS > 10 AC.	2
LOTS > 5 AC. < 10 AC.	4
LOTS > 2 AC. < 5 AC.	31
LOTS < 2 AC. > 1 AC.	38

* SEE SHEET 4 OF 4 FOR NOTES	AND PROPERTY DESCRIPTION.

LEG	LEGEND ABBREVIATIONS		OWNERS	SURVEYOR	FIN.	AL PLAT	
SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SETBACK	<ul> <li>IRON ROD FOUND (IRF) (AS NOTED)</li> <li>WOODEN ROW MARKER FOUND</li> <li>FENCE POST FOUND</li> </ul>	O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS D.R.H.C.T. = DEED RECORDS, HOOD COUNTY, TEXAS P.R.H.C.T. = PLAT RECORDS, HOOD COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING D.E. = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT	GODLEY PROPERTIES, LLC CONTACT: TRENNON MASSENGALE P.O. BOX 689 GODLEY, TX 76044	TOPOGRAPHIC LOYALTY INNOVATION LEGACY  481 WINSCOTT ROAD, Ste. 200 · BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 · FAX (817) 744-7554	75 RESIDENTIAL L STEWART RA SITUATED IN THE W. SM J. TANDY SURVEY, J. BROOKS SUR E.T.J. OF THE HOOD	76X & 77X, BLOCK 1 OTS, 2 OPEN SPACE LOTS ANCH SUBDIVISION MITH SURVEY, ABSTRACT NO. 522, ABSTRACT NO. 799 AND THE RVEY, ABSTRACT NO. 846 CITY OF DECORDOVA COUNTY, TEXAS 07.00 ACRES	
	1/2" IRON ROD SET WITH     CAP STAMPED "TOPOGRAPHIC"     CALCULATED CORNER IN POND		U/S.E. = UTILITY/ SLOPE EASEMENT	(817)389-2901	TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	FILE: FP_STEWART_RANCH_2	0240514
		#X = OPEN SPACE LOT MFF ELEV. = MINIMUM FINISH FLOOR ELEVATION			DRAFT: BWM	CHECK: SED	
					SHEET: 3 OF 4	DATE: 05/15/2024	

## GENERAL NOTES:

ORIGINAL DOCUMENT SIZE: 18" X 24"

- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, U.S. SURVEY FEET. REFERENCE FRAME IS NAD83 (2011), EPOCH 2010,0000. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE DISTANCES SHOWN HEREON BY A FACTOR OF 1,000104166949623. ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD88 VERTICAL DATUM
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE HOOD COUNTY CENTRAL APPRAISAL DISTRICT,
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48221C0225E, REVISED APRIL 5TH, 2019. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE
- ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC"
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HOOD COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN SATISFIED AND THE CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE DIRECTOR OF DEVELOPMENT.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION.
- A SOIL EVALUATION FOR EACH LOT MUST BE MADE BY A QUALIFIED REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER. ALL FACILITIES MUST BE PERMITTED, INSPECTED, AND APPROVED BY THE HOOD COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. ALL SEWAGE DISPOSAL SYSTEMS MUST BE BUILT IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ'S) "CONSTRUCTION STANDARDS FOR PRIVATE SEWAGE FACILITIES" AND "RULES FOR PRIVATE SEWAGE FACILITIES LAKE GRANBURY," AS MAY BE AMENDED FROM TIME TO TIME.
- NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT HOOD COUNTY. SUCH SALE/CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING
- NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR TO A STATE- APPROVED COMMUNITY WATER SYSTEM, AND UNTIL IT IS CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED, PERMITTED, AND INSPECTED BY THE HOOD COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. DUE TO FLUCTUATING GROUND WATER SUPPLY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED AND ADVISED BY HOOD COUNTY TO QUESTION THE SELLER OF ANY LOT WHETHER THE WATER PROVIDER HAS ADEQUATE WATER SOURCES TO MEETING TCEQ REQUIREMENTS.
- IF SEWAGE DISPOSAL IS BY MEANS OF ON-SITE SEWAGE FACILITIES, ON-SITE SEWAGE FACILITIES MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ'S), "CONSTRUCTION STANDARDS FOR PRIVATE SEWAGE FACILITIES" AND "RULES FOR PRIVATE SEWAGE FACILITIES LAKE GRANBURY." AS MAY BE AMENDED FROM TIME TO TIME. DESIGN SHALL BE BASED ON THE RESULTS OF A SITE EVALUATION PERFORMED ON EACH LOT AT THE TIME THE PERMIT FOR THE ON-SITE SEWAGE FACILITY IS APPLIED FOR THROUGH HOOD COUNTY
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED, EVEN THOUGH ALL PROVISIONS OF THE HOOD COUNTY RULES FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY HOOD COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE PROPERTY OWNER OF THE RESPONSIBILITY TO COMPLY WITH COUNTY, STATE AND FEDERAL REGULATIONS.
- ON-SITE SEWAGE FACILITIES, ALTHOUGH APPROVED OF MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE PROPERTY. OWNER AT THE PROPERTY OWNER'S EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE
- A PROPERLY DESIGNED AND CONSTRUCTED ON-SITE SEWAGE FACILITY. SITUATED IN SUITABLE SOIL, MAY MALFUNCTION IF THE FACILITY IS NOT PROPERLY MAINTAINED AND CONTROLLED. THEREFORE, IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN AND OPERATE THE ON-SITE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ONLY ONE SINGLE-FAMILY RESIDENCE SHALL BE LOCATED ON A LOT WHEN AN ON-SITE SEWAGE FACILITY IS USED AND ONLY ONE RESIDENCE SHALL BE CONNECTED TO SAID FACILITY, UNLESS THE AREA IS LARGE ENOUGH TO BE SUBDIVIDED INTO A NEW INDEPENDENT LOT THAT MEETS THE CURRENT DENSITY REQUIREMENTS OF HOOD COUNTY AND IS ABLE TO HAVE ITS OWN SEPARATE ON-SITE SEWAGE FACILITY SYSTEM AND SHALL BE LAID OUT IN SUCH A WAY TO ACHIEVE THE MINIMUM LOT SIZE REQUIRED
- BUILDINGS TO BE BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH THEY FRONT AND/OR ABUT ARE RECOMMENDED TO BE BUILT IN SUCH A WAY THAT THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 1-FOOT ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE BUILDING. THIS IS TO REDUCE THE RISK OF DAMAGE TO BUILDING THAT MAY BE CAUSED BY STORM WATER DRAINAGE.
- ANY ENCROACHMENT, FILLING OR OBSTRUCTION OF THE FLOODWAY OR DRAINAGE EASEMENTS IS PROHIBITED.
- HOOD COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE UNDER THE COUNTY ROAD SYSTEM UNLESS THEY MEET COUNTY STANDARDS IN EFFECT ON THE DATE THAT ACCEPTANCE IS REQUESTED.
- HOOD COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT OR A DESIGNATED PROPERTY OWNER'S ASSOCIATION MIST INSTALL AND MAINTAIN AT THEIR OWN EXPENSE ALL ROADS. STORMWATER MANAGEMENT CONTROLS. TRAFFIC CONTROL DEVICES, AND SIGNAGE THAT MAY BE REQUIRED UNTIL SUCH TIME, IF ANY, SAID STREET INFRASTRUCTURE IN THE SUBDIVISION HAVE BEEN
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HOOD COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HOOD COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE ROADS, OR OTHER EXISTING PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING OR MAINTAINING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. HOOD COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS, STORMWATER MANAGEMENT CONTROLS, OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE WITHIN THE DEDICATED RIGHT OF WAY AT SUCH TIME, IF ANY, THE ROADS ARE ACCEPTED FOR COUNTY MAINTENANCE.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS OR BY THE HOMEOWNER'S ASSOCIATION. HOOD COUNTY OR ITS OFFICERS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE PERSONAL INITIRY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 25. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 26. WATER SUPPLY SOURCE: ACTON MUNICIPAL UTILITY DISTRICT (AMUD)
- 27. ELECTRIC PROVIDER: UNITED COOPERATIVE SERVICES (UCS)
- 28. SEWER DISPOSAL: SEWAGE FACILITY
- 29. THIS PROPERTY LIES WITHIN THE ETJ OF THE CITY OF DECORDOVA.
- 30. ALL STREETS ARE PRIVATE. AN HOA OR MAINTENANCE ENTITY IS MANDATORY

## **EXISTING EASEMENTS:**

- EASEMENT TO BRAZOS ELECTRIC POWER COOPERATION, INC. AS RECORDED IN VOLUME
- 1104, PAGE 385, R.R.H.C.T. IS LOCATED AS SHOWN HEREON.
- 2. EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIONS, INC. AS RECORDED IN VOLUME 2463, PAGE 17, R.R.H.C.T. IS LOCATED AS SHOWN HEREON
- 3. EASEMENT TO THE CITY OF GRANBURY, TEXAS AS RECORDED IN VOLUME 1731, PAGE 218,
- R.R.H.C.T. IS LOCATED AS SHOWN HEREON.

STATE OF TEXAS COUNTY OF HOOD

BEING A TRACT OF LAND SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 522, THE I, TANDY SURVEY, ABSTRACT NO. 799, AND THE I, BROOKS SURVEY, ABSTRACT NO 846, HOOD COUNTY, TEXAS AND BEING ALL OF A CALLED 207.063 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2022-0001187, OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 207.063 ACRE TRACT. THE SAME BEING CALLED IN THE SOUTH LINE OF SAID W. SMITH SURVEY, THE SAME BEING THE SOUTHEAST CORNER OF A CALLED 239.886 ACRE TRACT I AS DESCRIBED IN A DEED RECORDED IN VOLUME 1393, PAGE 375, DEED RECORDS HOOD COUNTY TEXAS (D.R.H.C.T.), THE SAME BEING IN THE NORTH BOUNDARY LINE OF A CALLED 25.59 ACRE TRACT II AS DESCRIBED IN A DEED RECORDED IN

THENCE N 32° 06' 56" W WITH THE SOUTHWEST LINE OF SAID 207.063 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF SAID 239.886 ACRE TRACT A DISTANCE OF 1251.05' TO A 1/2" IRON ROD WITH CAP FOUND, THE SAME BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 2.856 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1405, PAGE 655, D.R.H.C.T., THE SAME BEING A COMMON CORNER OF SAID 239.886 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 207.063 ACRE TRACT AND SAID 2.856 ACRES AS FOLLOWS:

N 33° 29' 42" W, 778.93' TO A FENCE POST FOUND;

N 08° 09' 26" E, 1361.64' TO A FENCE POST FOUND;

N 56° 00' 13" E. 287.98' TO A FENCE POST FOUND:

N 34° 09' 23" W, 100.73' TO A 5/8" IRON ROD WITH CAP FOUND, THE SAME BEING IN THE EAST BOUNDARY LINE OF SAID 2.856 ACRE TRACT, THE SAME BEING IN THE APPARENT SOUTH RIGHT OF WAY OF CLEBURNE HIGHWAY:

THENCE WITH THE COMMON LINE BETWEEN SAID 207.063 ACRE TRACT AND SAID CLEBURNE HIGHWAY AS FOLLOWS:

N 68° 38' 49" E, A DISTANCE OF 333.00' TO A WOODEN ROW MARKER FOUND;

N 80° 55' 29" E, A DISTANCE OF 488.52' TO A WOODEN ROW MARKER FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2241.83', AN ARC LENGTH OF 1303.93', AND A CHORD BEARING AND DISTANCE OF S 76°12' 01" E. 1285.62' TO A WOODEN ROW MARKER FOUND:

S 59° 30' 23" E, A DISTANCE OF 2370.50' TO A 3/8" IRON ROD FOUND, THE SAME BEING THE NORTHERNMOST NORTHEAST CORNER OF A CALLED 30.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-0001614, O.P.R.H.C.T.;

THENCE S 59° 17' 33" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND THE NORTH LINE OF SAID 30.00 ACRE TRACT A DISTANCE OF 1049.80' TO A 5/8"

THENCE S 59° 09' 40" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND CONTINUING WITH THE NORTH LINE OF SAID 30.00 ACRE TRACT A DISTANCE OF 399.03' TO A FENCE POST FOUND, FOR THE NORTHWEST CORNER OF SAID 30.00 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 73.76 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2023, PAGE 44 D.R.H.C.T.;

THENCE S 59° 05' 52" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND THE NORTH LINE OF SAID 73.76 ACRE TRACT A DISTANCE OF 1498.31' TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 73.76 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 5.277 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-0000270 O.P.R.H.C.T.;

THENCE S 59° 08' 09" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND THE NORTH LINE OF SAID 5.277 ACRE TRACT A DISTANCE OF 419.57' TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.277 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 5.186 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2382, PAGE 363 D.R.H.C.T.;

THENCE S 60° 41' 02" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND THE NORTH LINE OF SAID 5.186 ACRE TRACT A DISTANCE OF 419.97' TO A BENT 1/2" IRON ROD FOUND, THE SAME BEING THE NORTHWEST CORNER OF SAID 5.186 ACRE TRACT AND BEING THE NORTHERN MOST NORTHEAST CORNER OF SAID 25.59

THENCE S 61° 02' 47" W WITH THE SOUTHEASTERLY LINE OF SAID 207.063 ACRE TRACT AND THE NORTH LINE OF SAID 25.59 ACRE TRACT A DISTANCE OF 122.24' TO THE PLACE OF BEGINNING AND CONTAINING 207.000 ACRES OF LAND.

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY HOOD COUNTY, TEXAS (CALLED "COUNTY"), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS. THEIR HEIRS. GRANTEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC'S USE BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT SHALL REMAIN AS OPEN CHANNELS AT ALL TIMES AND SHALL BE MAINTAINED BY ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION (CALLED "OWNERS") BY AND THROUGH A LAWFULLY CREATED HOME OWNERS ASSOCIATION TO BE CREATED BY THE OWNERS. THE OWNERS COVENANT AND AGREE THAT SUCH A HOME OWNERS ASSOCIATION (CALLED "ASSOCIATION") SHALL BE CREATED PRIOR TO THE FINAL ACCEPTANCE OF THE COUNTY. ALL ASSOCIATION DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY AND SHALL SPECIFICALLY CONTAIN COVENANTS BINDING THE ASSOCIATION TO CONTINUOUSLY MAINTAIN THE DRAINAGE AND FLOODWAY EASEMENTS. SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE AND FLOODWAY EASEMENT SHOULD. THE ASSOCIATION DEFAULT IN THE PERFORMANCE OF ITS MAINTENANCE RESPONSIBILITY. THE ASSOCIATION DOCUMENTS SHALL ALSO CONTAIN PROVISIONS THAT THEY MAY NOT BE AMENDED WITH REGARD TO THE DRAINAGE AND FLOODWAY EASEMENT MAINTENANCE RESPONSIBILITIES WITHOUT THE APPROVAL OF THE COUNTY. THE FEE SIMPLE TITLE TO THE DRAINAGE AND FLOODWAY EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INIURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NÁTURAL FLOW OF STORM WATER RUNOFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE COUNTY TO CONSIDER CHANNELIZING OR ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT. OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE OWNERS AND THE ASSOCIATION SHALL KEEP THE NATURAL DRAINAGE CHANNELS WITHIN THE DRAINAGE AND FLOODWAY EASEMENT FREE OF DEBRIS, SILT OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS AND THE ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CREEKS AND NATURAL DRAINAGE CHANNELS THROUGH THE DRAINAGE AND FLOODWAY EASEMENT AS IN THE CASE OF ALL NATURAL CHANNELS. ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES AND INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DRAINAGE AND FLOODWAY EASEMENT, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE COUNTY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

WITNESS, MY HAND, THIS THE DAY OF	, 2024.
BY: GODLEY PROPERTIES, LLC.	

TRENNON MASSENGALE	

PRINTED NAME AND TITLE STATE OF TEXAS COUNTY OF HOOD

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF TEXAS, APPEARED TRENNON MASSENGALE, KNOWN TO BE THE PERSON WHOSE NAME IS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_

NOTARY PUBLIC

NOW. THEREFORE. KNOW ALL MEN BY THESE PRESENTS: 1. THAT GODLEY PROPERTIES, LLC., ("OWNER") ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-75, LOT 76X AND LOT 77X BLOCK 1, STEWART RANCH SUBDIVISION, AN ADDITION TO HOOD COUNTY, TEXAS (THE "COUNTY"), AND DOES HEREBY DEDICATE TO THE COUNTY: (i) EASEMENTS FOR THE PURPOSES SHOWN ON THIS PLAT AND FOR THE MUTUAL BENEFIT USE AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES. INCLUDING THE COUNTY, PROVIDING SERVICES TO THI ADDITION CREATED HEREBY AND DESIRING TO USE OR USING THE SAME, AND ALSO AN EASEMENT AND RIGHT-OF-WAY UNDER, ACROSS AND UPON ALL LOTS SHOWN HEREON FOR THE CONSTRUCTION, INSTALLATION MAINTENANCE, OPERATION, INSPECTION, REMOVAL AND RECONSTRUCTION OF THE FACILITIES, EQUIPMENT AND SYSTEMS OF SUCH PUBLIC UTILITY ENTITIES; AND (ii) FOR THE USE, BENEFIT AND ACCOMMODATION OF THE COUNTY AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON ALL LOTS SHOWN HEREON FOR ANY PURPOSI RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE PROTECTION AND LAW ENFORCEMENT, GARBAGE COLLECTION, INSPECTION AND CODE ENFORCEMENT, AND THI REMOVAL OF ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS OR RIGHT-OF-WAY. AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. OWNER ACKNOWLEDGES THAT SO LONG AS THI STREETS AND RELATED IMPROVEMENTS CONSTRUCTED ON ALL PRIVATE STREETS SHOWN HEREON SHALL REMAIN PRIVATE, CERTAIN COUNTY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NO LIMITED TO, ROUTINE LAW ENFORCEMENT PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING REGULATIONS, AND PREPARATION OF ACCIDENT REPORTS EXCEPT FOR PRIVATE STREETS AND RELATED IMPROVEMENTS. NO BIJLIDINGS FENCES. TREES. SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OF ACROSS THE EASEMENTS DEDICATED HEREIN. THE COUNTY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER PROHIBITEI IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THEIR RESPECTIVE EASEMENTS. IN ADDITION, THE COUNTY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED AN VEHICLE OF OBSTACLE THAT IMPAIRS EMERGENCY ACCESS TO ITS EASEMENT. THE COUNTY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE USE, BY THE COUNTY AND PUBLIC UTILITY ENTITIES, OF THEIR RESPECTIVE EASEMENTS SHALL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF PROPERTY OWNERS AND THE HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION") IN AND TO ALL LOTS SHOWN HEREON AS SET FORTH IN THE "DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE STEWART RANCH SUBDIVISION". DATED 2024, RECORDED IN \_ , OF THE LAND RECORDS OF HOOD COUNTY, TEXAS (THE "DECLARATION"

2. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COUNTY AND ANY GOVERNMENTAL ENTITY OR PUBLIC UTILITY ENTITY THAT OWNS PUBLIC IMPROVEMENTS WITHIN THE ADDITION CREATED BY THIS PLAT (COLLECTIVELY, THE "INDEMNITIES") FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO THI PRIVATE STREETS, RESTRICTED ACCESS GATES AND ENTRANCES, AND RELATED APPURTENANCES (COLLECTIVELY, THE "PRIVATE STREETS") CAUSED BY THE REASONABLE USE OF THE PRIVATE STREETS BY THE INDEMNITIES. THI PARAGRAPH 2 DOES NOT APPLY TO DAMAGES TO THE PRIVATE STREETS CAUSED BY THE DESIGN, CONSTRUCTION, OR MAINTENANCE. OR BY ANY PUBLIC IMPROVEMENTS OWNED BY ANY OF THE INDEMNITIES.

3. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNITIES FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THI ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH COUNTY STANDARDS. THE INDEMNIFICATION CONTAINED IN THIS PARAGRAPH 3 SHALL APPLY REGARDLESS OF WHETHER A CONTRIBUTING FACTOR TO SUCH DAMAGES OR INIURY WAS THE NEGLIGENT ACTS OR OMISSIONS OF THI INDEMNITIES OR THEIR RESPECTIVE OFFICERS, EMPLOYEES, OR AGENTS.

4. THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT AGREES TO RELEASE THE INDEMNITIES FROM CLAIMS FOI DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN. CONSTRUCT OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH COUNTY STANDARDS.

5. THAT THE OBLIGATIONS OF THE ASSOCIATION AND THE LOT OWNERS SET FORTH IN PARAGRAPHS 2, 3 AND 4 ABOVE SHALL IMMEDIATELY AND AUTOMATICALLY TERMINATE WHEN THE STREETS AND OTHER RIGHTS-OF-WAY HAVE BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY SHOULD SUCH ACTION OCCUR AT THE SAME TIME IN THE FUTURE. 6. THAT IF ALL PRIVATE STREETS. IN THE FUTURE BECOME PUBLIC STREETS AS PROVIDED IN THE DECLARATION, OWNER DEDICATES TO THE COUNTY A SIDEWALK EASEMENT ON THE PORTIONS OF LOTS UPON WHICH A SIDEWALK IS

INSTALLED CONNECTING THE SIDEWALK ON ALL LOTS INTO PUBLIC SIDEWALKS ON ANY ADJACENT AND/OR INTERSECTING ROADWAY, TOGETHER WITH THE AREA: (A) LYING BETWEEN SUCH SIDEWALKS AND THE LOT LINE OF ALL LOTS, AND (B) THE AREA LYING WITHIN 1 FOOT OF THE OTHER SIDE OF THE SIDEWALKS.

GODLEY PROPERTIES, LLC., BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGES AND AGREE THAT THEY OR THEIR APPROVEI MAINTENANCE ENTITY SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS, LIABILITY, MAINTENANCE AND REPAIR OF THE PRIVATE STREETS SHOWN HEREIN, AND ALL APPURTENANCES RELATED HERETO, AND SAME SHALL NOT BY RESPONSIBILITY OR LIABILITY OF HOOD COUNTY, TEXAS, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES. IN THIS CONNECTION, GODLEY PROPERTIES, LLC. AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION OR THEIR APPROVED MAINTENANCE ENTITY SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND HOOD COUNTY, TEXAS, IT: OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST PERSONAL INJURY, INCLUDING DEATH, ARISING FROM OR IN CONNECTION WITH THE DESIGN, CONSTRUCTION, MAINTENANCE, USE OR LOCATION OF SAID PRIVATI

THIS PLAT APPROVED	STIRIFCT TO	ALL PLATTING	ORDINANCES	RIII.FS	RECIII.ATIONS	AND	RESOLUTIONS	OF HOOD
	DODJECT TO	71111 T 11111 T 1111 O	ORDINITH OLD,	тошь,	KEO OELITONO	11111	KEDOHO ITOMO	OI HOOD
COUNTY, TEXAS.								
0001111, 121210.								

WITNESS, MY HAND, THIS THE	DAY OF	, 2024.
Y: GODLEY PROPERTIES, LLC.		

PRINTED NAME AND TITLE

STATE OF TEXAS COUNTY OF HOOD

MY COMMISSION EXPIRES ON:

TRENNON MASSENGALE

STREETS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TRENNON MASSENGALE, KNOWN TO ME TO BE THE 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. AS GODLEY PROPERTIES, LLC A TEXAS LIMITED LIABILITY CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ \_ DAY OF \_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS \_

DAY OF COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF HOOD COUNTY BY THI COUNTY CLERK.

COUNTY JUDGE

CERTIFICATION

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS . SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.I.S. NO. 5371

**ABBREVIATIONS** LEGEND **OWNERS SURVEYOR** FINAL PLAT LOTS 1-75, 76X & 77X, BLOCK 1 75 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS STEWART RANCH SUBDIVISION D.R.H.C.T. = DEED RECORDS, HOOD COUNTY, TEXAS SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 522, J. TANDY SURVEY, ABSTRACT NO. 799 AND THE P.R.H.C.T. = PLAT RECORDS, HOOD COUNTY, TEXAS ■ IRON ROD FOUND (IRF) (AS NOTED) SUBJECT PROPERTY LINE J. BROOKS SURVEY, ABSTRACT NO. 846 GODLEY PROPERTIES, LLC (XXXX) = DEED CALLSADJOINER LINE TOPOGRAPHIC E.T.I. OF THE CITY OF DECORDOVA CONTACT: TRENNON MASSENGALE P.O.B. = PLACE OF BEGINNING HOOD COUNTY, TEXAS EASEMENT LOYALTY INNOVATION LEGAC P.O. BOX 689 D.E. = DRAINAGE EASEMENT FENCE POST FOUND — — BUILDING SETBACK 481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 **GODLEY, TX 76044** U.E. = UTILITY EASEMENT TELEPHONE: (817) 744-7512 • FAX (817) 744-7554 1/2" IRON ROD SET WITH TEXAS FIRM REGISTRATION NO. 10042504 FILE: FP STEWART RANCH 20240514 REVISIO (817)389-2901 CAP STAMPED "TOPOGRAPHIC" U/S.E. = UTILITY/ SLOPE EASEMENT WWW.TOPOGRAPHIC.COM **#X = OPEN SPACE LOT** ○ CALCULATED CORNER IN POND CHECK: SED DRAFT: BWM MFF ELEV. = MINIMUM FINISH FLOOR ELEVATION SHEET: 4 OF 4 DATE: 05/15/2024