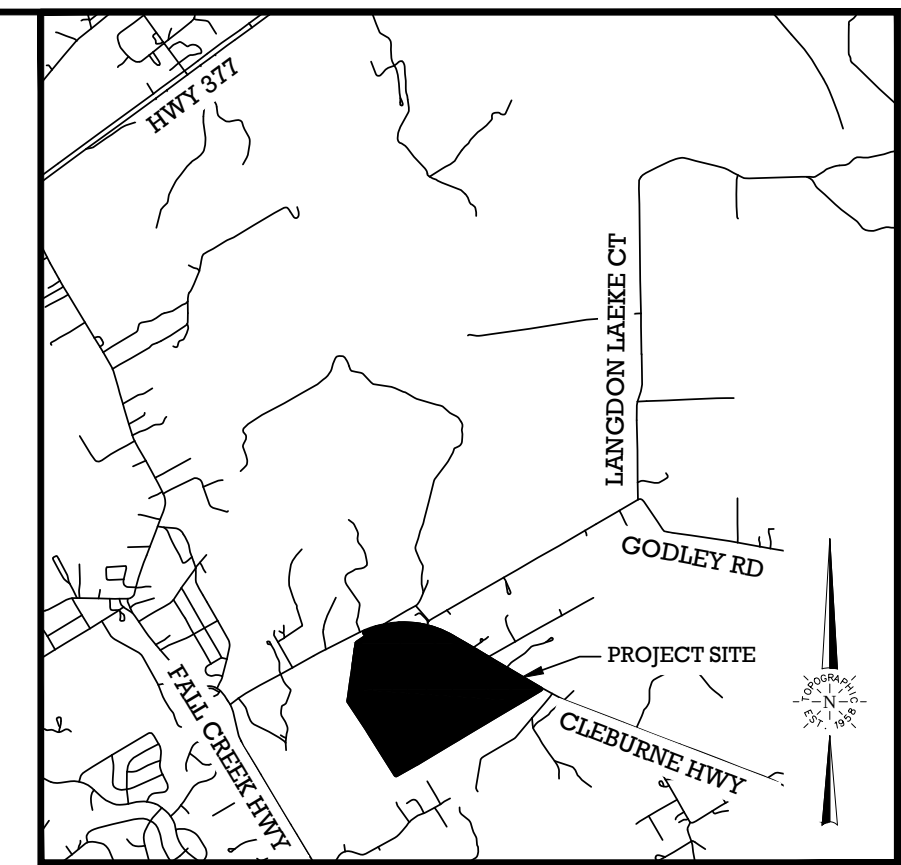
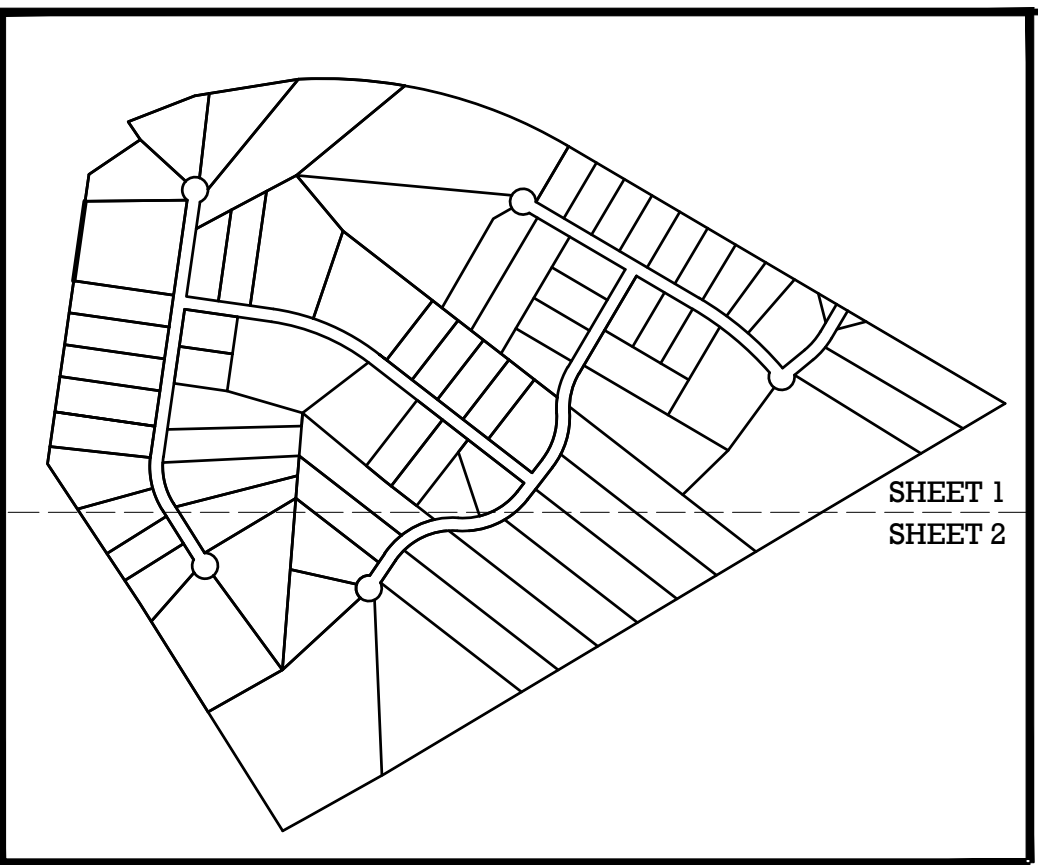


REFERENCE MONUMENTS	DISTANCE TO CALCULATED CORNER
(A)	199.99'
(B)	75.02'
(C)	74.99'
(D)	149.99'
(E)	110.00'
(F)	75.02'

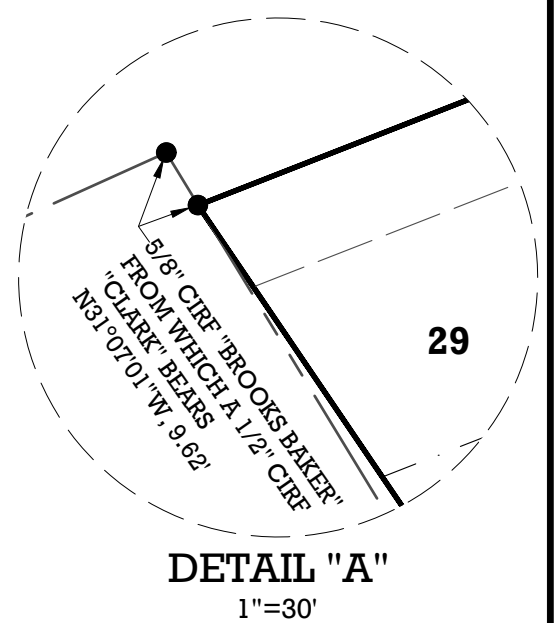
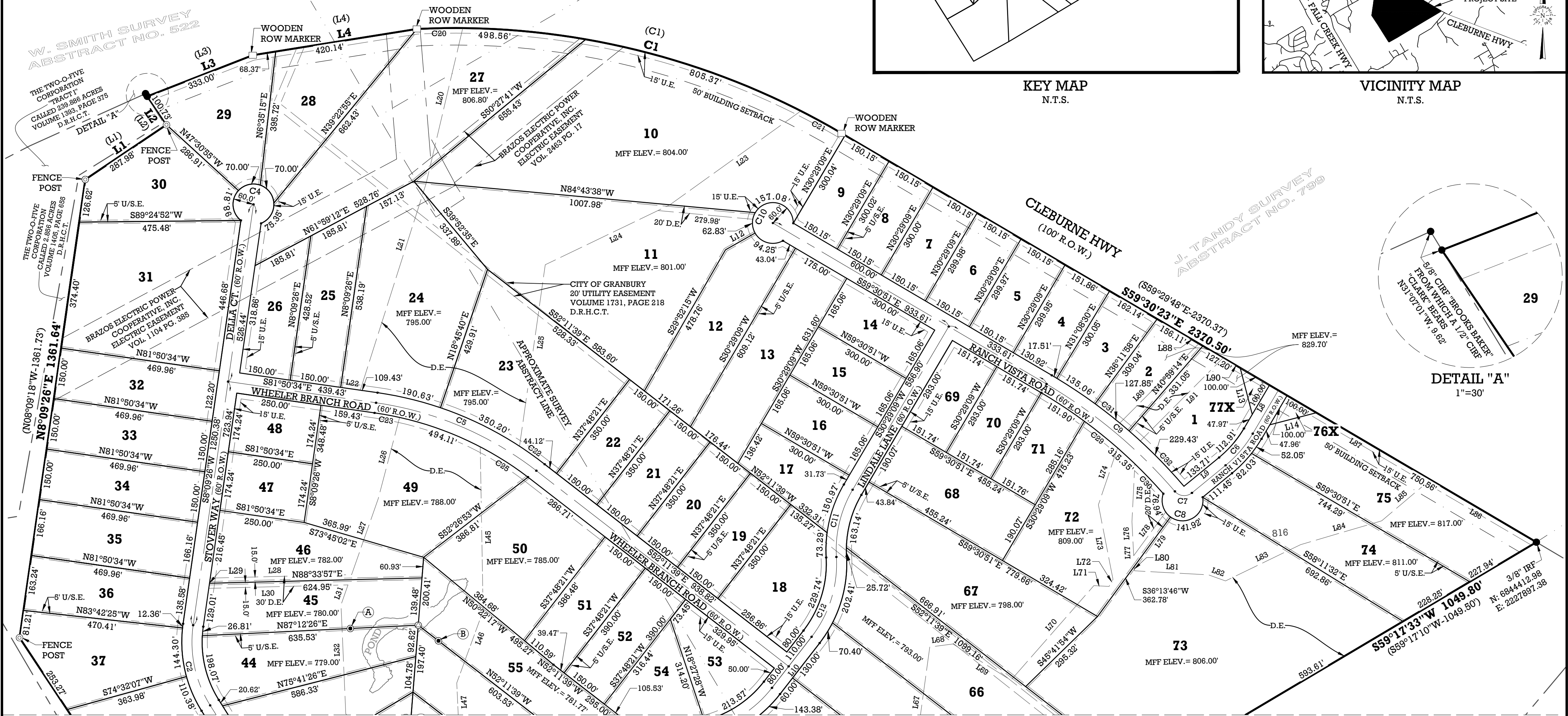


TYPICAL BUILDING SETBACK LINES (UNLESS OTHERWISE SHOWN)

TYPICAL EASEMENTS (UNLESS OTHERWISE SHOWN)

KEY MAP
N.T.S.

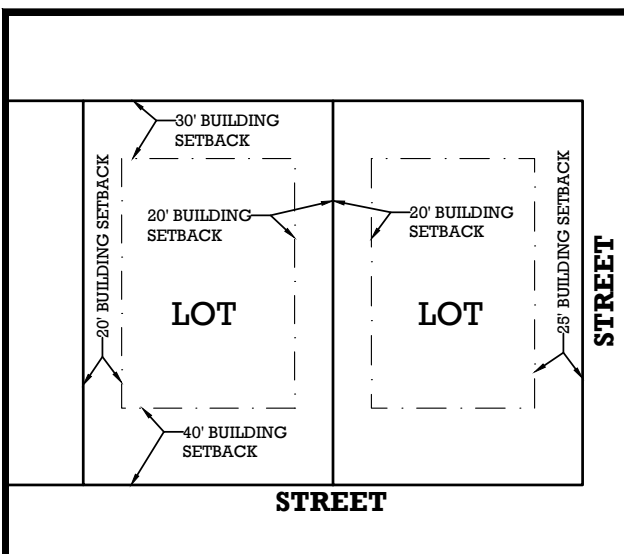
VICINITY MAP
N.T.S.



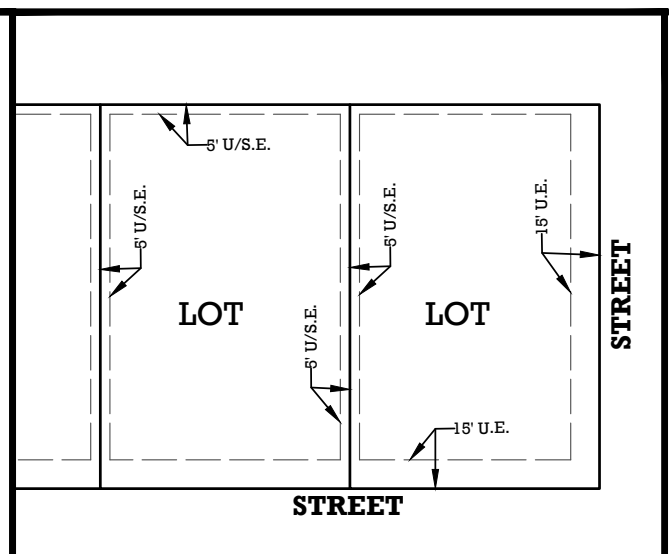
* SEE SHEET 4 OF 4 FOR NOTES AND PROPERTY DESCRIPTION.

MATCH LINE SEE SHEET 2

LEGEND	ABBREVIATIONS	OWNERS	SURVEYOR	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SETBACK 	<ul style="list-style-type: none"> IRON ROD FOUND (IRF) (AS NOTED) WOODEN ROW MARKER FOUND FENCE POST FOUND 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" CALCULATED CORNER IN POND 	<p>GODLEY PROPERTIES, LLC CONTACT: TRENNON MASSENGALE P.O. BOX 689 GODLEY, TX 76044 (817)389-2901</p>	<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10092204 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-75, 76X & 77X, BLOCK 1 75 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS STEWART RANCH SUBDIVISION SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 522, J. TANDY SURVEY, ABSTRACT NO. 799 AND THE J. BROOKS SURVEY, ABSTRACT NO. 846 E.T.J. OF THE CITY OF DECORDOVA HOOD COUNTY, TEXAS 207.00 ACRES</p>
<p>FILE: FP_STEWART_RANCH_20240514</p>	<p>DRAFT: BWM</p>	<p>CHECK: SED</p>	<p>REVISION</p>	<p>0</p>
<p>SHEET: 1 OF 4</p>	<p>DATE: 05/15/2024</p>			

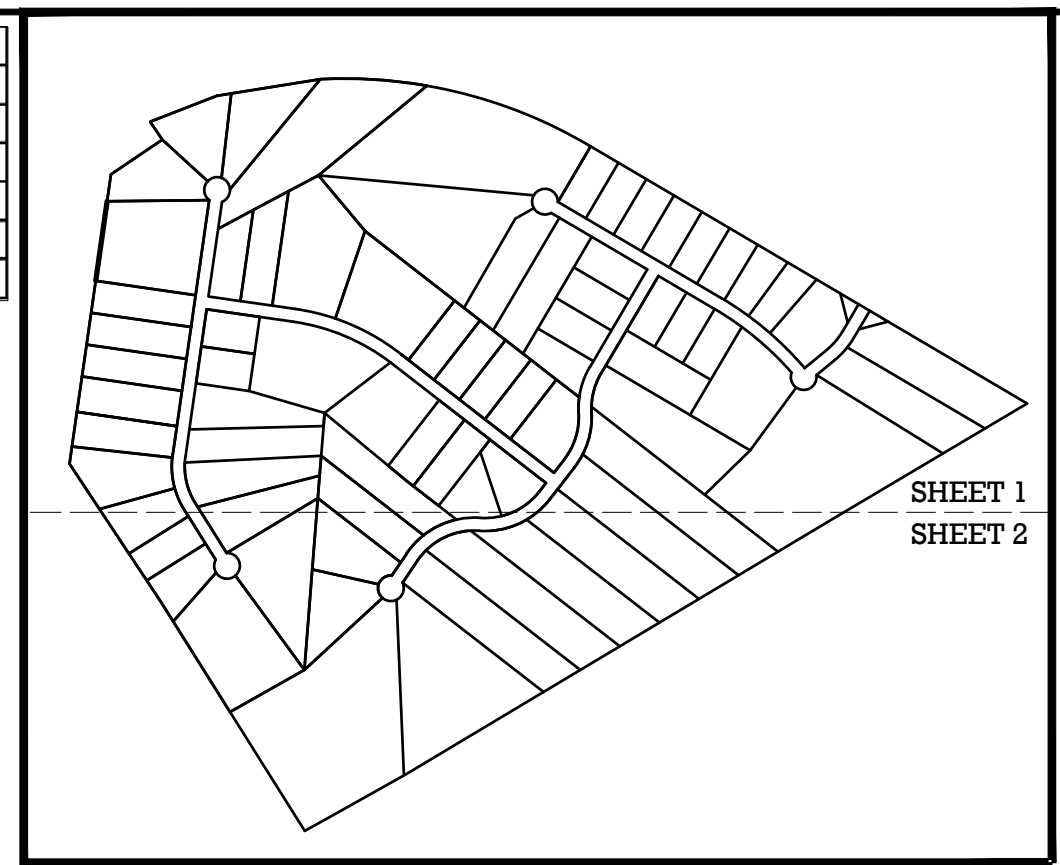


TYPICAL BUILDING SETBACK LINES
(UNLESS OTHERWISE SHOWN)

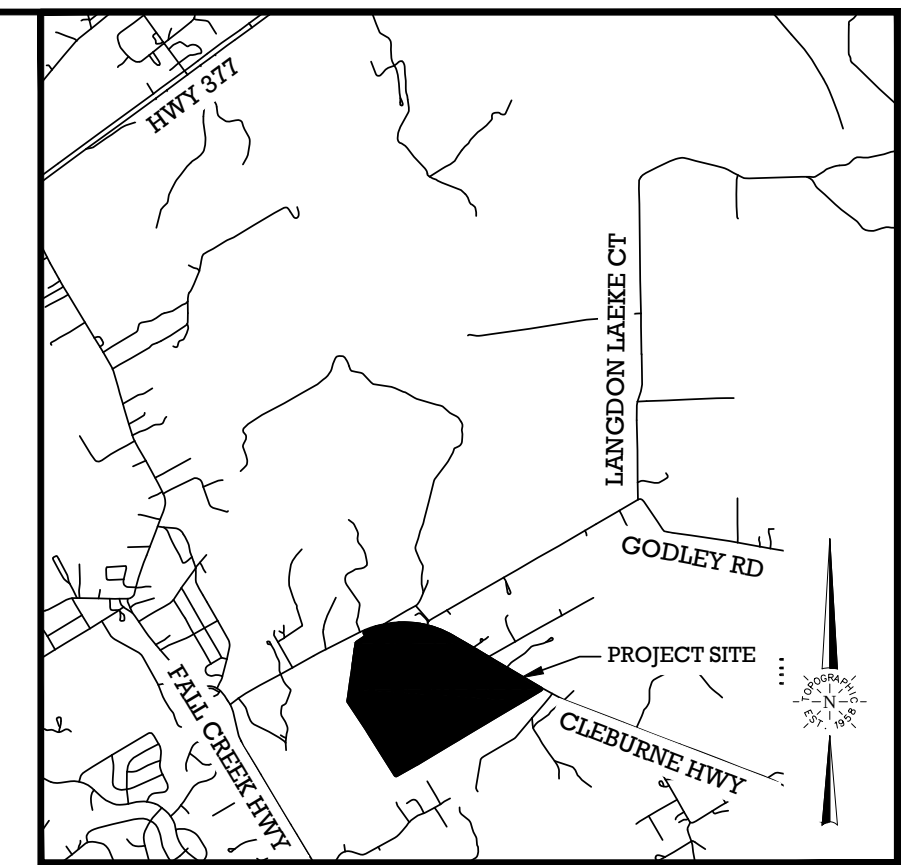


TYPICAL EASEMENTS
(UNLESS OTHERWISE SHOWN)

REFERENCE MONUMENTS	DISTANCE TO CALCULATED CORNER
(A)	199.99'
(B)	75.02'
(C)	74.99'
(D)	149.99'
(E)	110.00'
(F)	75.02'

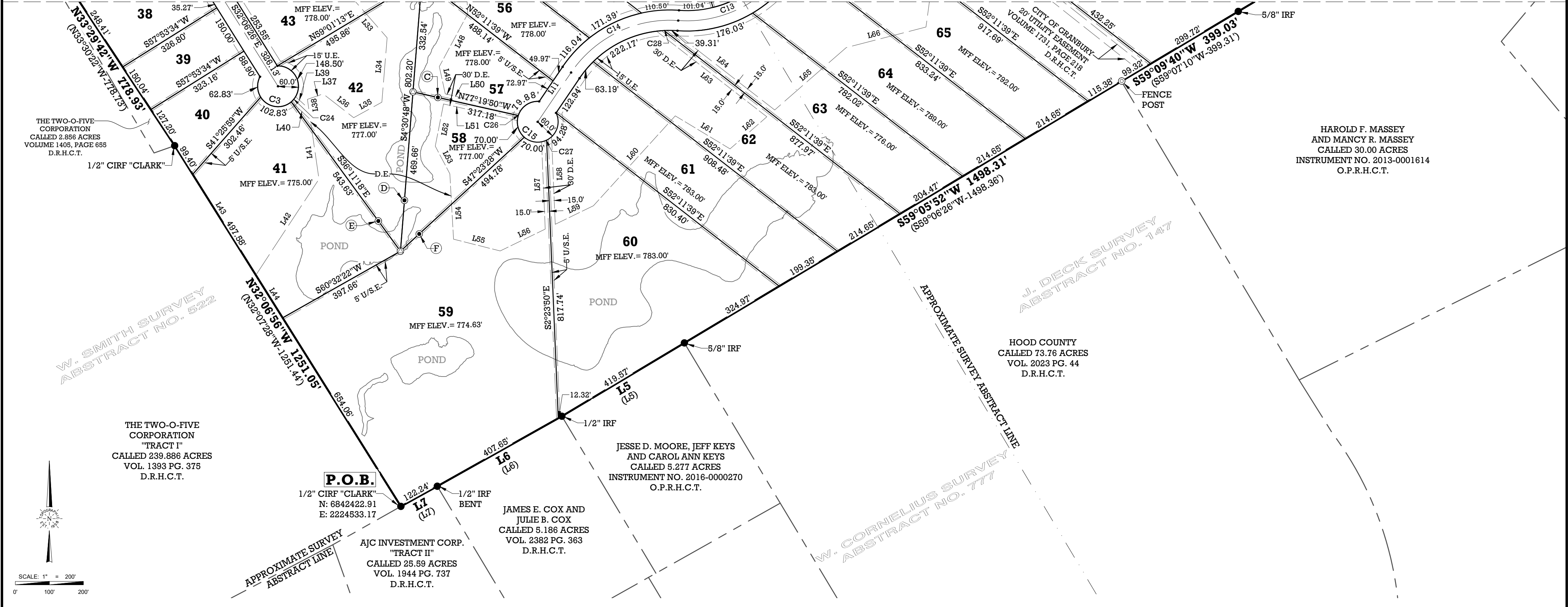


KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

MATCH LINE SEE SHEET 1



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

LEGEND	ABBREVIATIONS	OWNERS	SURVEYOR	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING SETBACK 	<ul style="list-style-type: none"> IRON ROD FOUND (IRF) (AS NOTED) WOODEN ROW MARKER FOUND FENCE POST FOUND 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" CALCULATED CORNER IN POND 	<p>GODLEY PROPERTIES, LLC CONTACT: TRENNON MASSENGALE P.O. BOX 689 GODLEY, TX 76044 (817)389-2901</p>	<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSKOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76128 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-75, 76X & 77X, BLOCK 1 75 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS STEWART RANCH SUBDIVISION SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 522, J. TANDY SURVEY, ABSTRACT NO. 799 AND THE J. BROOKS SURVEY, ABSTRACT NO. 846 E.T.J. OF THE CITY OF DECORDOVA HOOD COUNTY, TEXAS 207.00 ACRES</p>
				<p>FILE: FP_STEWART_RANCH_20240514</p>
				<p>DRAFT: BWM CHECK: SED</p>
				<p>SHEET: 2 OF 4 DATE: 05/15/2024</p>
				<p>REVISION 0</p>

LINE TABLE		
NO.	BEARING	LENGTH
L1	N56°00'13"E	287.98'
L2	N34°09'23"W	100.73'
L3	N68°38'49"E	333.00'
L4	N80°55'29"E	488.52'
L5	S59°08'09"W	419.57'
L6	S60°41'02"W	419.97'
L7	S61°02'47"W	122.24'
L8	N30°29'09"E	147.96'
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'

LINE TABLE (RECORD)		
NO.	BEARING	LENGTH
(L1)	N56°00'14"E	288.42'
(L2)	N34°08'53"W	100.65'
(L3)	N68°40'34"E	333.21'
(L4)	N80°54'35"E	488.28'
(L5)	S59°07'23"W	419.28'
(L6)	S60°41'09"W	420.24'
(L7)	S61°09'13"W	122.21'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°19'31"	2241.83'	1303.93'	S76°12'01"E	1285.62'
C2	40°18'51"	350.00'	245.96'	S11°58'30"E	240.93'
C3	300°00'00"	60.00'	314.16'	N57°53'34"E	60.00'
C4	300°00'00"	60.00'	314.16'	N81°50'34"W	60.00'
C5	29°38'55"	1000.00'	517.46'	S67°01'07"E	511.71'
C6	20°13'00"	350.00'	123.50'	N40°35'39"E	122.86'
C7	88°39'26"	36.00'	55.70'	N84°58'08"W	50.31'
C8	135°31'37"	60.00'	141.92'	N58°27'58"E	111.08'

CURVE TABLE (RECORD)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
(C1)	33°19'57"	2241.83'	1304.21'	S76°12'13"E	1285.90'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	18°52'25"	1500.00'	494.11'	N50°04'38"W	491.88'
C10	60°00'00"	60.00'	62.83'	S00°29'09"W	60.00'
C11	33°48'52"	350.00'	206.56'	S13°34'44"W	203.58'
C12	41°08'03"	350.00'	251.27'	N17°14'19"E	245.91'
C13	56°19'48"	350.00'	344.10'	N65°58'15"E	330.41'
C14	60°00'00"	350.00'	366.52'	N64°08'09"E	350.00'
C15	66°50'42"	60.00'	70.00'	S82°24'46"E	66.10'

LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
1	1.891	82,372
2	1.034	45,027
3	1.034	45,030
4	1.034	45,034
5	1.034	45,037
6	1.034	45,040
7	1.034	45,043
8	1.034	45,046
9	1.034	45,049
10	8.951	389,925
11	6.805	296,443
12	2.255	98,210
13	2.492	108,563
14	1.137	49,518
15	1.137	49,518
16	1.137	49,518
17	1.104	48,078
18	1.805	78,612
19	1.205	52,500
20	1.205	52,500
21	1.205	52,500
22	1.205	52,500
23	3.916	170,564
24	4.363	190,061
25	1.664	72,503
26	1.287	56,053

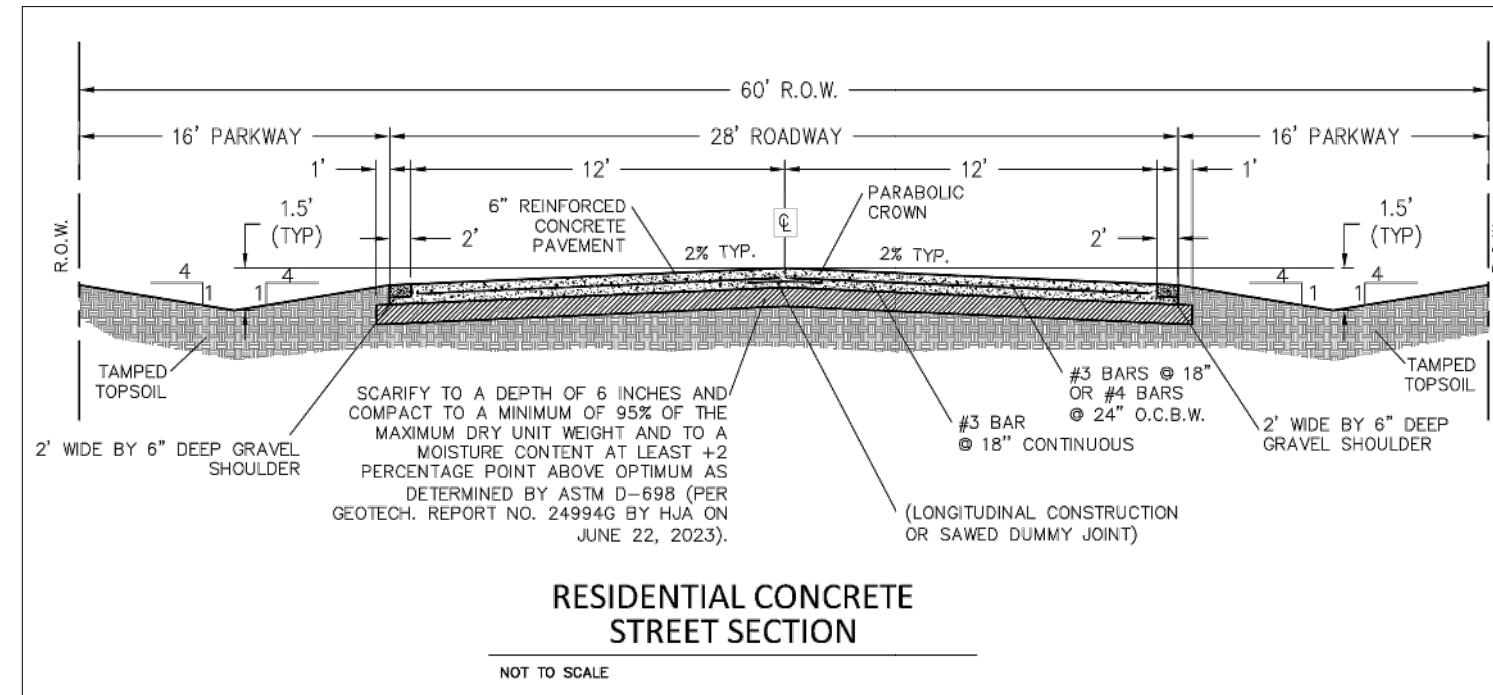
LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
27	5.625	245,030
28	2.316	100,895
29	2.011	87,585
30	2.029	88,387
31	4.429	192,937
32	1.618	70,494
33	1.618	70,494
34	1.618	70,494
35	1.793	78,089
36	1.679	73,125
37	2.219	96,681
38	1.514	65,959
39	1.119	48,747
40	1.300	56,609
41	4.748	206,817
42	3.824	166,560
43	2.110	91,926
44	2.174	94,688
45	2.114	92,098
46	2.104	91,647
47	1.000	43,560
48	1.000	43,560
49	4.301	187,360
50	2.937	127,947
51	1.339	58,306
52	1.343	58,500

LOT TABLE (BLOCK 1)		
LOT NO.	ACRES	SQ. FT.
53	1.256	54,733
54	1.122	48,873
55	2.472	107,683
56	2.050	89,283
57	2.009	87,522
58	2.017	87,849
59	11.404	496,779
60	6.992	304,592
61	3.718	161,943
62	4.174	181,836
63	3.726	162,323
64	3.675	160,083
65	4.008	174,594
66	4.576	199,313
67	4.075	177,516
68	1.986	86,526
69	1.021	44,459
70	1.021	44,459
71	1.012	44,069
72	3.470	151,174
73	10.054	437,951
74	3.168	138,015
75	3.536	154,026
76X	0.115	5,000
77X	0.115	5,000

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L20	S13°16'50"W	471.28'
L21	S17°39'54"W	636.50'
L22	N81°50'34"W	58.13'
L23	S54°20'59"W	473.73'
L24	S64°17'53"W	406.57'
L25	S08°03'38"W	539.06'
L26	S14°43'22"W	247.62'
L27	S19°18'58"W	236.03'
L28	S88°33'57"W	415.80'
L29	S08°09'26"W	30.43'
L30	N88°33'57"E	409.50'
L31	S19°18'58"W	62.19'
L32	S02°29'26"E	320.75'
L33	S41°13'36"E	144.92'
L34	S04°43'37"W	189.81'
L35	S61°08'57"W	94.39'
L36	N52°08'26"W	114.00'
L37	S70°49'51"W	48.70'
L38	S08°14'11"E	27.95'
L39	N47°29'32"W	52.55'
L40	S47°29'32"E	76.18'
L41	S08°14'11"E	177.22'
L42	S33°20'49"W	337.55'
L43	N32°06'56"W	349.43'
L44	S32°06'56"E	148.15'
L45	S01°00'39"E	482.54'
L46	S20°04'15"W	225.84'
L47	S02°39'14"E	129.32'
L48	S28°18'50"W	175.98'
L49	S12°16'17"E	82.05'
L50	S77°19'50"E	226.76'
L51	N77°19'50"W	222.30'
L52	S11°07'53"W	126.40'
L53	S27°54'38"E	91.70'
L54	S03°12'30"E	192.48'
L55	S75°51'15"E	141.41'

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L56	N64°10'17"E	147.12'
L57	N02°23'50"W	256.60'
L58	S02°23'50"E	257.23'
L59	N64°10'17"E	124.66'
L60	N42°19'50"E	357.41'
L61	S58°55'36"E	188.05'
L62	N48°55'26"E	143.47'
L63	N52°11'39"W	410.09'
L64	S52°11'39"E	380.90'
L65	N48°55'26"E	278.81'
L66	N75°33'49"E	242.13'
L67	N07°46'47"E	276.35'
L68	N82°34'22"E	68.71'
L69	S87°57'51"E	200.92'
L70	N41°14'37"E	369.97'
L71	S87°05'41"E	44.79'
L72	N29°25'32"E	23.62'
L73	N11°05'34"W	223.63'
L74	N18°39'17"E	176.48'
L75	S02°52'21"W	170.54'
L76	S02°57'13"E	78.43'
L77	S02°57'13"E	21.48'
L78	N36°13'46"E	159.11'
L79	S36°13'46"W	180.22'
L80	S02°57'13"E	12.89'
L81	S86°51'13"E	218.15'
L82	S70°11'08"E	52.81'
L83	N64°10'40"E	245.18'
L84	N73°38'06"E	248.58'
L85	N49°44'11"E	187.11'
L86	S59°30'23"E	362.16'
L87	N59°30'23"W	488.41'
L88	S59°30'23"E	142.45'
L89	S44°51'14"W	329.73'
L90	N59°30'23"W	58.28'
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'



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

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.

LEGEND	ABBREVIATIONS	OWNERS	SURVEYOR	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>— ADJOINER LINE</p> <p>--- EASEMENT</p> <p>- - - BUILDING SETBACK</p> <p>● IRON ROD FOUND (IRF) (AS NOTED)</p> <p>□ WOODEN ROW MARKER FOUND</p> <p>⊙ FENCE POST FOUND</p> <p>● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ CALCULATED CORNER IN POND</p>	<p>O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS</p> <p>D.R.H.C.T. = DEED RECORDS, HOOD COUNTY, TEXAS</p> <p>P.R.H.C.T. = PLAT RECORDS, HOOD COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>U/S.E. = UTILITY/ SLOPE EASEMENT</p> <p>#X = OPEN SPACE LOT</p> <p>MFF ELEV. = MINIMUM FINISH FLOOR ELEVATION</p>	<p>GODLEY PROPERTIES, LLC</p> <p>CONTACT: TRENNON MASSENGALE</p> <p>P.O. BOX 689</p> <p>GODLEY, TX 76044</p> <p>(817)389-2901</p>	<p>TOPOGRAPHIC</p> <p>LOYALTY INNOVATION LEGACY</p> <p>481 WINSWORTH ROAD, SUITE 200 • BENSAPPOLE, TEXAS 78128</p> <p>TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554</p> <p>TEXAS FIRM REGISTRATION NO. 10042504</p> <p>WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-75, 76X & 77X, BLOCK 1</p> <p>75 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS</p> <p>STEWART RANCH SUBDIVISION</p> <p>SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 522,</p> <p>J. TANDY SURVEY, ABSTRACT NO. 799 AND THE</p> <p>J. BROOKS SURVEY, ABSTRACT NO. 846</p> <p>E.T.J. OF THE CITY OF DECORDOVA</p> <p>HOOD COUNTY, TEXAS</p> <p>207.00 ACRES</p>
FILE: FP_STEWART_RANCH_20240514				REVISION
DRAFT: BWM				CHECK: SED
SHEET: 3 OF 4				DATE: 05/15/2024
				0

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, ONLINE INFORMATION.
- 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 OF.
- 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 PERMITS.
- 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 ENVIRONMENTAL HEALTH.
- 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 OWNERS EXPENSE IF THE NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED OR IF THE FACILITY, AT ANY TIME, DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 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 THIS FACILITY. IF 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 ABOUT 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 OWNERS ASSOCIATION MUST INSTALL AND MAINTAIN AT HIS 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 ACCEPTED FOR COUNTY MAINTENANCE.
- 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 HOMEOWNERS ASSOCIATION. HOOD COUNTY OR ITS OFFICERS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 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.
- WATER SUPPLY SOURCE: ACTON MUNICIPAL UTILITY DISTRICT (AMUD)
- ELECTRIC PROVIDER: UNITED COOPERATIVE SERVICES (UCS)
- SEWER DISPOSAL: SEWAGE FACILITY
- THIS PROPERTY LIES WITHIN THE ETJ OF THE CITY OF DECORDOVA.
- 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.
- EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIONS, INC. AS RECORDED IN VOLUME 2463, PAGE 17, R.R.H.C.T. IS LOCATED AS SHOWN HEREON.
- 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 J. TANDY SURVEY, ABSTRACT NO. 799, AND THE J. 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 VOLUME 1944, PAGE 737, D.R.H.C.T.;

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" IRON ROD FOUND;

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. 2016-0002070, 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 80° 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 ACRE TRACT;

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, GRANTEEES, 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 INJURY 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 NATURAL 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 ERRECTING 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 ERRECT, 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 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 _____, 2024.

MY COMMISSION EXPIRES ON: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS ____ DAY OF _____, 2024, BY THE HOOD COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF HOOD COUNTY BY THE COUNTY CLERK.

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A 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.L.S. NO. 5371

LEGEND	ABBREVIATIONS	OWNERS	SURVEYOR	FINAL PLAT
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>— EASEMENT</p> <p>- - - BUILDING SETBACK</p> <p>● IRON ROD FOUND (IRF) (AS NOTED)</p> <p>□ WOODEN ROW MARKER FOUND</p> <p>⊙ FENCE POST FOUND</p> <p>● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>⊙ CALCULATED CORNER IN POND</p>	<p>O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS</p> <p>D.R.H.C.T. = DEED RECORDS, HOOD COUNTY, TEXAS</p> <p>P.R.H.C.T. = PLAT RECORDS, HOOD COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>U/S.E. = UTILITY/ SLOPE EASEMENT</p> <p>#X = OPEN SPACE LOT</p> <p>MFF ELEV. = MINIMUM FINISH FLOOR ELEVATION</p>	<p>GODLEY PROPERTIES, LLC</p> <p>CONTACT: TRENNON MASSENGALE</p> <p>P.O. BOX 689</p> <p>GODLEY, TX 76044</p> <p>(817)389-2901</p>	 <p>481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM</p>	<p>LOTS 1-75, 76X & 77X, BLOCK 1</p> <p>75 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS</p> <p>STEWART RANCH SUBDIVISION</p> <p>SITUATED IN THE W. SMITH SURVEY, ABSTRACT NO. 822, J. TANDY SURVEY, ABSTRACT NO. 799 AND THE J. BROOKS SURVEY, ABSTRACT NO. 846</p> <p>E.T.J. OF THE CITY OF DECORDOVA</p> <p>HOOD COUNTY, TEXAS</p> <p>207.00 ACRES</p>
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