OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, We Marline Twenty-Eight, LLC are the owners of a part of the U. MARTIN SURVEY, Abstract No. 384 situated in Hood County, Texas; embracing all of the 0-69/100 of an acre tract described in the deed to Marline Twenty Eight, LLC. recorded in Document No. 2024-0002841 of the Real Records of Hood County, Texas and all of the 0-62/100 of an acre described in the deed to Marline Twenty-Eight, LLC recorded in Document No. 2023-0004463 of the said Real Records, and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011).

Beginning at the southeasterly corner of said 0-69/100 of an acre tract, and the southwesterly corner of Lot 1R Block 1 of TOWN AND COUNTRY ADDITION, an Addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide B-386 of the Plat Records of Hood County, Texas in the northwesterly right-of-way of U. S. Highway No. 377 from which a 5/8" iron found bears north 37 degrees-09 minutes-05 seconds west 0-44/100 of a foot.

Thence south 57 degrees-11 minutes-39 seconds west, along the southeasterly line of said 0-69/100 of an acre tract, and the northwesterly right-of-way of said U. S. Highway No. 377, to and along the southeasterly line of said 0-62/100 of an acre tract, 189-87/100 feet to a ½" iron found for the southwesterly corner of said 0-62/100 of an acre tract, and for the southeasterly corner of the 0-759/1000 of an acre tract described in the deed to Elliot Partners, LTD. recorded in Document No. 2012-0004183 of the said Real Records.

Thence north 30 degrees-18 minutes-40 seconds west, along the southwesterly line of said 0-62/100 of an acre tract, and the northeasterly line of said 0-759/1000 of an acre tract, 299-88/100 feet to a ½" iron found for the northwesterly corner of said 0-62/100 of an acre tract, and the northeasterly corner of said 0-759/1000 of an acre tract.

Thence north 57 degrees-06 minutes-42 seconds east, along the northwesterly line of said 0-62/100 of an acre tract, to and along the northwesterly line of said 0-69/100 of an acre tract, 190-05/100 feet to a 5/8" capped iron found for the northeasterly corner of said 0-69/100 of an acre tract, and the northwesterly corner of said Lot 1R.

Thence south 30 degrees-16 minutes-45 seconds east, along the northeasterly line of said 0-69/100 of an acre tract, and the southwesterly line of said Lot 1R, a distance of 300-16/100 feet to the place of beginning and containing 1-31/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We Marlene Twenty-Eight, LLC, do hereby adopt this plat designating the herein above described property as Lot 1 Block 1 ANGIE'S ALLEY, an addition to the City of Granbury, Texas and do hereby dedicate, in fee simple, to the public use , the streets, alleys shown thereon. The streets and alleys are dedicated for street purposes, and canals are dedicated generally for ingress/egress purposes as shown hereon. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings or other improvements shall be constructed or placed upon, over or across the Easements as shown, except as exempted under Section 3.3.G contained herein. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Granbury's, and/or Hood County's use thereof. The City of Granbury, Hood County, public utility and franchise 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 are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association. Additionally, the City of Granbury, Hood County, or franchise utility may request from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated area. The City of Granbury, Hood County, public utility and franchise utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association 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.

WITNESS, my hand, this the 21st day of October 2024

BY: _____
Mark Eddins (Owner)

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 Mark Eddins known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21st day of October 2024.

_____
Notary Public in and for the
State of Texas

AARON JOSEPH STALBERGER
Notary Public, State of Texas
Comm. Expires 04-06-2026
Notary ID 133691209

KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, 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.

Alan W. Hickey Seal
Registered Professional Land Surveyor No. 5420

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 Alan W. Hickey, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 20 day of Oct 2024.

Mildred E. Hickey Seal
Notary Public in and for the
State of Texas

STATE OF TEXAS
REGISTERED
ALAN W. HICKEY
5420
PROFESSIONAL
LAND SURVEYOR

MILDRED E. HICKEY
My Notary ID # 123993303
Expires September 21, 2025

Final Plat
"Certificate of Approval"

Approved by the Community Development Date: October 21, 2024

_____
Director of Community Development

_____ Date: 11-4-2024
Notary Public

KELLI J WAXMAN
NOTARY PUBLIC
STATE OF TEXAS
ID # 13426881-6
My Comm. Expires 03-23-2027

Approved by the Public Works Department Date: October 21, 2024

_____
Director of Public Works/City Engineer

_____ Date: 11-4-2024
Notary Public

KELLI J WAXMAN
NOTARY PUBLIC
STATE OF TEXAS
ID # 13426881-6
My Comm. Expires 03-23-2027

FILED
OCT 21 2024
County Clerk, Hood County, TX

The Sole Purpose of this Final Plat is to create Lot 1 Block 1 of ANGIE'S ALLEY, from the 0-69/100 of an acre tract described in the deed to LJK & Associates, and the 0-62/100 of an acre tract described in the deed Marlene Twenty-Eight, LLC. and to vacate and abandon existing tract lines as shown hereon. At this time there is no development planned.

By affixing my signature below, I, Mark Eddins hereby certify that proper research has been conducted to verify that this Preliminary Plat does not attempt to amend or remove any covenants or restrictions as referenced in Section 212.014 (3) of the Texas Local Government Code.

WITNESS, my hand on this, the 21st day of October 2024.

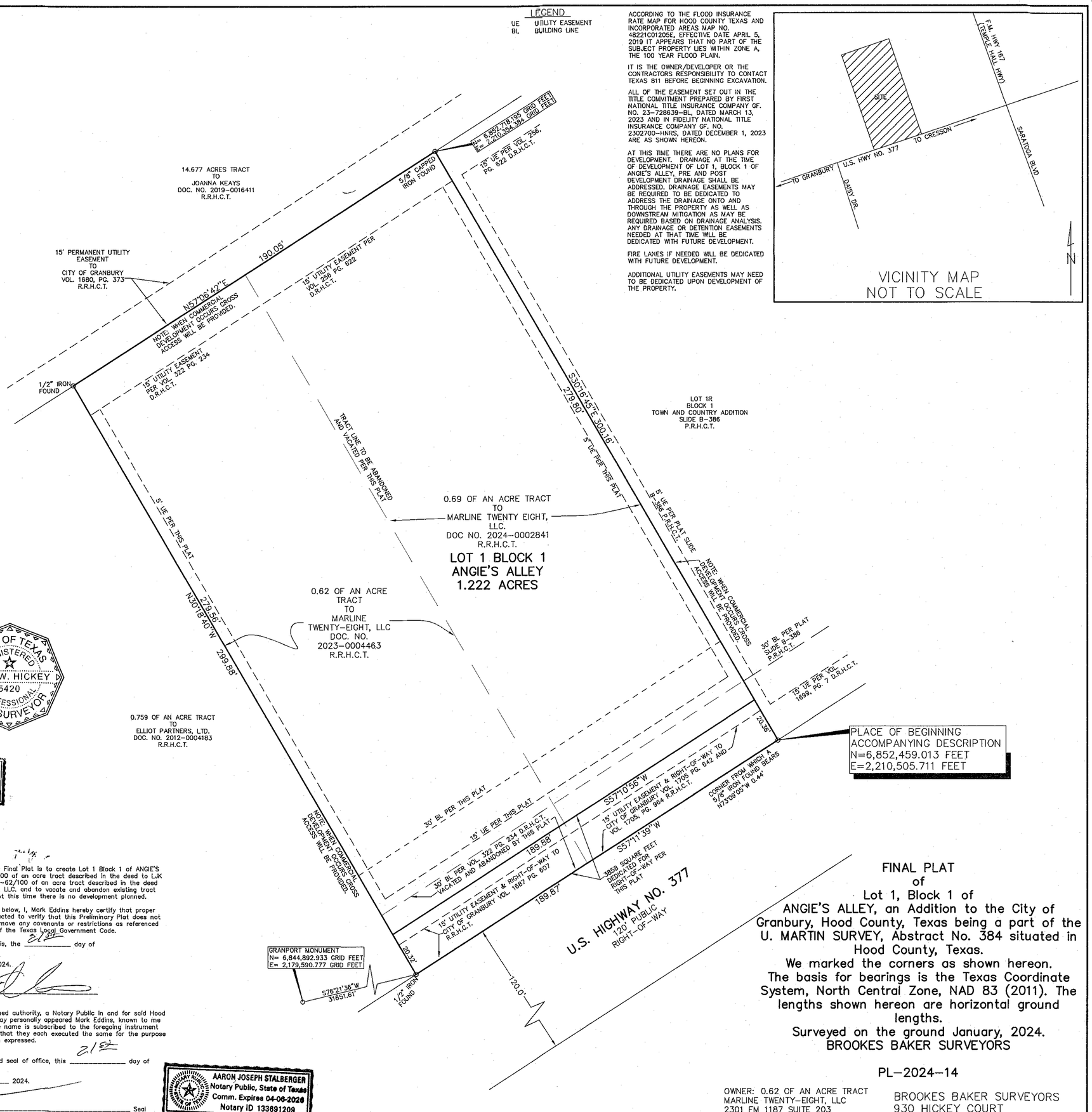
_____
Mark Eddins (Owner)

Before me, the undersigned authority, a Notary Public in and for said Hood County, Texas, on this day personally appeared Mark Eddins, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledge to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 21st day of October 2024.

_____ Seal
Notary
Public in and for the State of Texas

AARON JOSEPH STALBERGER
Notary Public, State of Texas
Comm. Expires 04-06-2026
Notary ID 133691209



ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY TEXAS AND INCORPORATED AREAS MAP NO. 48221C0120SE, EFFECTIVE DATE APRIL 5, 2019 IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

IT IS THE OWNER/DEVELOPER OR THE CONTRACTORS RESPONSIBILITY TO CONTACT TEXAS 811 BEFORE BEGINNING EXCAVATION.

ALL OF THE EASEMENT SET OUT IN THE TITLE COMMITMENT PREPARED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF. NO. 23-728639-BL, DATED MARCH 13, 2023 AND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY GF. NO. 2302700-HNRS, DATED DECEMBER 1, 2023 ARE AS SHOWN HEREON.

AT THIS TIME THERE ARE NO PLANS FOR DEVELOPMENT. DRAINAGE AT THE TIME OF DEVELOPMENT OF LOT 1, BLOCK 1 OF ANGIE'S ALLEY, PRE AND POST DEVELOPMENT DRAINAGE SHALL BE ADDRESSED. DRAINAGE EASEMENTS MAY BE REQUIRED TO BE DEDICATED TO ADDRESS THE DRAINAGE ONTO AND THROUGH THE PROPERTY AS WELL AS DOWNSTREAM MITIGATION AS MAY BE REQUIRED BASED ON DRAINAGE ANALYSIS. ANY DRAINAGE OR DETENTION EASEMENTS NEEDED AT THAT TIME WILL BE DEDICATED WITH FUTURE DEVELOPMENT.

FIRE LANES IF NEEDED WILL BE DEDICATED WITH FUTURE DEVELOPMENT.

ADDITIONAL UTILITY EASEMENTS MAY NEED TO BE DEDICATED UPON DEVELOPMENT OF THE PROPERTY.

FINAL PLAT
of
Lot 1, Block 1 of
ANGIE'S ALLEY, an Addition to the City of Granbury, Hood County, Texas being a part of the U. MARTIN SURVEY, Abstract No. 384 situated in Hood County, Texas.
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground January, 2024.
BROOKES BAKER SURVEYORS

PL-2024-14

OWNER: 0.62 OF AN ACRE TRACT
MARLINE TWENTY-EIGHT, LLC
2301 FM 1187 SUITE 203
MANSFIELD, TX 76063

OWNER: 0.69 OF AN ACRE TRACT
LJK & ASSOCIATES, LLC
610 WEST 6TH STREET
CISCO, TX. 76437

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
TBPLS FIRM No. 10092800
alanh@brookesbakersurveyors.com

-30 -15 0 30 60 90
GRAPHIC SCALE IN FEET

FILE NAME: DON24\AAL1P.DWG DRAWN BY: MMS

FILED this the _____ day of _____ 2024 SLIDE P-1022 PLAT RECORDS OF HOOD COUNTY, TEXAS