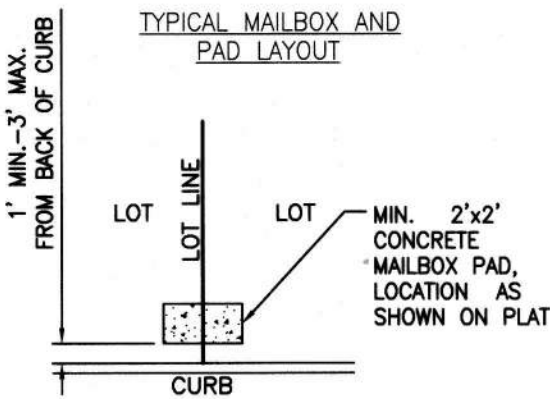
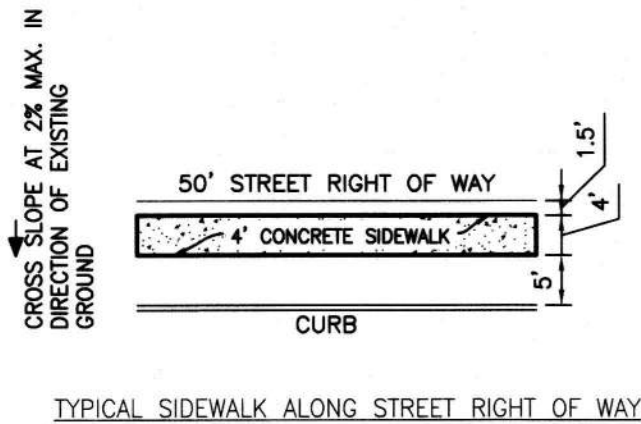


Curve Data Table					
Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°01'26"	1030.00'	90.32'	S84°14'27"W	90.29'
C2	1°09'33"	470.00'	107.95'	S86°18'31"W	107.71'
C3	45°22'00"	268.27'	212.42'	S66°28'44"E	206.91'
C4	19°20'52"	1185.00'	400.15'	S78°49'45"E	398.26'
C5	32°44'53"	1400.00'	800.19'	S38°10'23"W	789.34'
C6	6°38'41"	1400.00'	182.36'	N51°13'29"E	162.27'
C7	20°45'57"	200.00'	72.49'	N29°28'02"W	72.09'
C8	14°02'16"	200.00'	49.00'	N12°03'55"W	48.88'
C9	5°01'42"	200.00'	17.55'	N2°31'56"W	17.55'
C10	19°02'55"	200.00'	66.49'	N9°30'22"E	66.19'
C11	18°33'50"	200.00'	64.80'	N28°18'44"E	64.52'
C12	0°41'34"	1170.00'	14.15'	N3°14'52"E	14.15'
C13	3°46'11"	1170.00'	76.98'	N35°00'59"E	76.96'
C14	3°43'18"	1170.00'	76.00'	N31°16'15"E	75.98'
C15	3°41'26"	1170.00'	75.36'	N27°33'53"E	75.35'
C16	3°40'31"	1170.00'	75.05'	N23°52'55"E	75.04'
C17	19°10'41"	150.00'	50.21'	N12°27'18"E	49.97'
C18	41°41'19"	150.00'	109.14'	S17°58'42"E	106.75'
C19	4°42'48"	980.00'	80.62'	N41°10'45"W	80.59'
C20	4°54'43"	980.00'	84.01'	N45°59'31"W	83.99'
C21	4°54'43"	980.00'	84.01'	N50°54'13"W	83.99'
C22	4°54'43"	980.00'	84.01'	N55°48'56"W	83.99'
C23	4°54'43"	980.00'	84.01'	N60°43'39"W	83.99'
C24	4°54'43"	980.00'	84.01'	N65°38'21"W	83.99'
C25	4°54'43"	980.00'	84.01'	N70°33'04"W	83.99'
C26	4°54'43"	980.00'	84.01'	N75°27'46"W	83.99'
C27	4°54'43"	980.00'	84.01'	N80°22'29"W	83.99'
C28	4°54'43"	980.00'	84.01'	N85°17'12"W	83.99'
C29	5°30'16"	980.00'	94.15'	S89°30'19"W	94.12'
C30	4°18'02"	1030.00'	77.31'	S89°23'37"W	77.29'
C31	4°20'01"	1030.00'	77.90'	S86°17'22"E	77.88'
C32	4°04'23"	1030.00'	73.22'	N82°05'10"W	73.21'
C33	4°04'23"	1030.00'	73.22'	N78°00'46"W	73.21'
C34	4°04'23"	1030.00'	73.22'	N73°56'23"W	73.21'
C35	4°04'23"	1030.00'	73.22'	N69°51'59"W	73.21'
C36	4°04'23"	1030.00'	73.22'	N65°47'36"W	73.21'
C37	4°10'30"	1030.00'	75.05'	S61°40'10"E	75.03'
C38	4°10'21"	1030.00'	75.01'	S57°29'44"E	74.99'

Number	Bearing	Distance
L1	N8°03'02"E	118.48'
L2	N2°33'55"E	97.22'
L3	N38°49'22"W	221.08'
L4	N49°34'36"W	141.55'
L5	N58°16'17"W	141.28'
L6	N68°05'43"W	141.28'
L7	N77°55'08"W	141.28'
L8	N84°03'03"W	147.87'
L9	N4°30'34"W	145.00'
L10	N3°14'50"W	50.00'
L11	N85°06'43"W	276.25'
L12	S4°36'02"E	108.60'
L13	S89°13'58"E	90.56'
L14	S0°25'55"W	149.86'
L15	S89°34'05"E	64.34'

Number	Bearing	Distance
L16	S69°09'19"E	111.98'
L17	S54°32'50"W	64.72'
L18	N21°47'57"E	11.76'
L19	N5°02'47"W	19.84'
L20	N5°02'47"W	70.40'
L21	S38°49'22"E	43.19'
L22	N38°49'22"W	3.06'
L23	S38°49'22"E	46.25'
L24	S2°33'55"W	48.61'
L25	N2°33'55"E	48.61'
L26	S69°09'19"E	27.41'
L27	S38°49'22"E	196.25'
L28	S5°02'47"E	75.12'
L29	N44°02'46"E	21.72'
L30	S85°06'43"E	18.78'

Number	Bearing	Distance
L31	N5°02'47"W	55.28'



BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea place, Suite 700, Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPE Firm #44 • TBPLS FIRM #10011300

OWNER:

PLANTATION ORCHARD, L.P.
7900 N. MONTICELLO
GRANBURY, TEXAS 76049

Attest:
COUNTY CLERK

HONORABLE JUDGE PRESIDING
Judge

FILED
FEB 05 2019

County Clerk, Hood County, TX

P687

STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS Benjamin L. Anthony, President of Orchard, L.P., being the owner of said lots shown on Plat Slide P-657, Plat Records of Hood County, Texas (P.R.H.C.T.) and a tract of land situated in Hood County, Texas and within the James W. Moore Survey, Abstract 344 to wit:

BEING a 22.071 acre tract of land situated in the James W. Moore Survey, Abstract Number 344, Hood County, Texas same being all of Lots 3378 - 3426, Orchard 12B, an addition to Hood County, Texas as shown on plat recorded in Slide P-657 of the Plat Records of Hood County, Texas, and being a portion of a tract of land as described by Partition Deed to LENMCO, Inc. (Parcel Three) as recorded in Volume 1457, Page 624, of the Deed Records of Hood County, Texas (D.R.H.C.T.), said tract of land being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a found 5/8-inch iron rod with yellow cap marked "BHB INC" (CIRF) in the northwesterly right-of-way of Plantation Boulevard (a 100' Right-of-Way), as shown on the plat recorded in Slide B-226, Plat Records of Hood County Texas, same being the southeast corner of Orchard 12A, an addition to Hood County, Texas, shown on the plat recorded in Slide P-510 of the P.R.H.C.T.;

THENCE departing the said northwesterly right-of way line and with the eastern and northern lines of the said Orchards 12A plat the following courses and distances:

North 05°02'47" West, a distance of 343.37 feet to an CIRF;

North 08°03'02" East, a distance of 118.48 feet to an CIRF;

North 31°24'43" East, a distance of 315.37 feet to an CIRF;

North 02°33'55" East, a distance of 97.22 feet to an CIRF;

North 38°49'22" West, a distance of 221.08 feet to an CIRF;

North 49°34'36" West, a distance of 141.55 feet to an CIRF;

North 58°16'17" West, a distance of 141.28 feet to an CIRF;

North 68°05'43" West, a distance of 141.28 feet to an CIRF;

North 77°55'08" West, a distance of 141.28 feet to an CIRF;

North 84°03'03" West, a distance of 147.87 feet to an CIRF;

North 04°30'34" West, a distance of 145.00 feet to an CIRF;

North 03°14'50" West, a distance of 50.00 feet to an CIRF;

along a non-tangent curve to the left having a central angle of 05°01'26", a radius of 1030.00 feet, an arc length of 90.32 feet, and a chord which bears South 84°14'27" West, a distance of 90.29 feet to a CIRF;

along a curve to the right having a central angle of 13°09'33", a radius of 470.00 feet, an arc length of 107.95 feet, and a chord which bears South 88°18'31" West, a distance of 107.71 feet to a CIRF;

North 85°06'43" West, a distance of 276.25 feet to a CIRF for the northwest corner of said Orchards 12A, and being in the east line of Orchards 11, an addition to Hood County, Texas as shown on plat recorded in Slide C-160, P.R.H.C.T.;

THENCE North 05°01'47" West, with the east line of said Orchards 11, a distance of 231.44 feet to a found 5/8-inch capped iron rod marked " WALLACE GROUP" for the northeast corner of said Orchards 11, same being the southeast corner of Pecan Plantation, Unit One, an addition to Hood County, Texas as shown on plat recorded in Slide A-72, P.R.H.C.T.;

THENCE North 04°36'00" West, with the east line of said Pecan Plantation, Unit One, a distance of 236.93 feet to an IRS;

THENCE North 85°16'10" East, departing the said east line, a distance of 250.00 feet to an IRS;

THENCE South 04°36'02" East, a distance of 108.60 feet to an IRS;

THENCE along a non-tangent curve to the right having a central angle of 45°22'00", a radius of 268.27 feet, an arc length of 212.42 feet, and a chord which bears South 66°28'44" East, a distance of 206.91 feet to an IRS;

THENCE South 89°13'58" East, a distance of 90.56 feet to an IRS;

THENCE South 00°25'55" West, a distance of 149.86 feet to an IRS;

THENCE South 89°34'05" East, a distance of 64.34 feet to an IRS;

THENCE along an arc of a curve to the right having a central angle of 19°20'52", a radius of 1185.00 feet, an arc length of 400.15 feet, and a chord which bears South 78°49'45" East, a distance of 398.26 feet to an IRS;

THENCE South 6909'19" East a distance of 111.98 feet to an IRS;

THENCE South 5729'47" East a distance of 259.59 feet to an IRS;

THENCE South 45°38'18" East, a distance of 661.54 feet to an IRS in the northwesterly right-of-way line of the aforementioned Plantation Boulevard;

THENCE South 21°47'57" West with the said northwesterly right-of-way line, a distance of 253.27 feet to an IRS;

THENCE continuing with the said northwesterly right-of-way line and along an arc of a curve to the right having a central angle of 32°44'53", a radius of 1400.00 feet, an arc length of 800.19 feet, and a chord which bears South 38°10'23" West, a distance of 789.34 feet to an IRS;

THENCE South 54°32'50" West continuing with the said northwesterly right-of-way line, a distance of 64.72 feet to the **POINT OF BEGINNING** containing 961,403 square feet or 22.071 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Plantation Orchard, L.P. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **ORCHARDS 12B**, an addition to Hood County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, 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 County. In addition, Utility Easements may also be used for the mutual use and accommodation of all public & private utilities and Orchard Irrigation Company desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the County's use thereof. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs and/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 County 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 of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Hood County, Texas.

WITNESS, my hand, this the 28th day of January, 2019.

BY: Benjamin L. Anthony
Benjamin L. Anthony
President, Plantation Orchard, L.P.

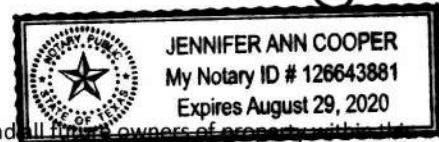
STATE OF TEXAS

COUNTY OF HOOD

Before me, the undersigned, a Notary Public for the State of Texas, appeared Benjamin L. Anthony, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of January, 2019.

Notary Public
Jennifer Ann Cooper
PRIVATE STREETS



Plantation Orchard, L.P., by filing this Plat of record, and all those owners of property within the subdivision, by purchasing such property, acknowledges and agree that they or their approved 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 be responsibility or liability of Hood County, Texas, its officers, agents, servants, and employees. In this connection, Plantation Orchards, L.P. and all future Owners of property within this subdivision or their approved maintenance entity shall indemnify, hold harmless and defend Hood County, Texas, its 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 private streets.

MINIMUM FINISH FLOOR

Min FFE shown on this plat shall be followed unless otherwise noted. Positive drainage away from the foundation must be maintained in all directions.

SHARED ACCESS DRIVEWAYS

No more than three (3) single-family residences may share the use of the shared access driveway, and if any other development of a dwelling unit occurs on any of the lots obtaining access through the shared access driveway, then such new dwelling unit must be constructed on a separate platted lot with direct frontage onto and physical access onto a permitted street prior to construction of the dwelling unit. A duplex will not be considered a single-family residence for the purpose of this subsection.

The Homeowners of the single-family residences obtaining access through the shared access driveway shall be solely responsible for all maintenance of the driveway, including maintaining any drainage structures associated with the driveway. The driveway must be maintained at all times in a condition that will permit unencumbered vehicular access by emergency vehicles.

Each of the lots sharing use of the shared access driveway shall hold equal, individual, irrevocable and unrestricted rights in the shared access driveway, which rights shall be established by a recorded easement and the easement shall run with the land of each of the benefitted lots. The easement instrument shall clearly state each lot's pro rata responsibility with respect to future maintenance and/or repairs of the shred access driveway.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

John G. Margotta
John G. Margotta
Registered Professional Land Surveyor
No. 5956
Date: January 9, 2019



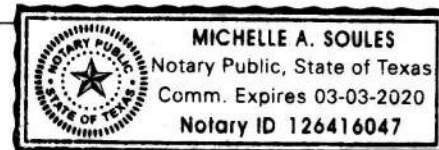
STATE OF TEXAS §

COUNTY OF TARRANT§

Before me, the undersigned, a Notary Public for the State of Texas, appeared John G. Margotta, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of January, 2019.

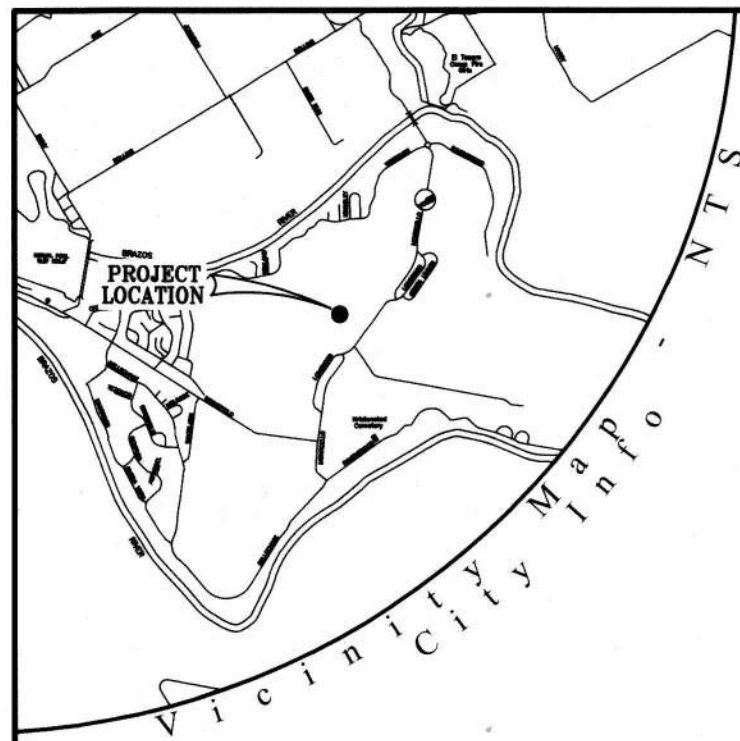
Michelle A. Soules
Notary Public



FINAL PLAT

ORCHARD 12B

49 SINGLE FAMILY LOTS & RESERVE AREAS A & B
BEING A 22.071 ACRE TRACT OF LAND SITUATED IN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 344
HOOD COUNTY, TEXAS
JANUARY 2019
SHEET 2 OF 2



LOT NO.	FF ELEV.	LOT NO.	FF ELEV.
3378	715.20	3403	711.50
3379	713.55	3404	711.00
3380	712.12	3405	710.60
3381	711.33	3406	710.20
3382	711.00	3407	709.80
3383	711.00	3408	709.30
3384	710.10	3409	709.00
3385	709.60	3410	708.50
3386	709.10	3411	708.30
3387	707.50	3412	708.00
3388	706.60	3413	708.30
3389	707.10	3414	708.30
3390	707.60	3415	708.30
3391	708.05	3416	709.00
3392	708.50	3417	709.80
3393	709.00	3418	710.00
3394	709.50	3419	710.40
3395	710.00	3420	711.00
3396	710.50	3421	711.60
3397	710.95	3422	712.00
3398	711.50	3423	712.40
3399	711.50	3424	713.50
3400	710.80	3425	703.50
3401	711.40	3426	698.50
3402	711.50		

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
 3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
 4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
 5. The land use is designated as single family residential sites unless otherwise noted.
 6. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Hood County Clerk's Office.
 7. The above subdivision does not lie within the ETJ of any municipality.
 8. 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 and Compliance.
 9. 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.
 10. Covenants or Restrictions are Un-altered
- This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

FLOODPLAIN STATEMENT

The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48221C0350D, Effective Date: August 16, 2012.

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying

6300 Ridglea place, Suite 700, Fort Worth, TX 76116
 jmargin@bhbinc.com • 817.338.1277 • bhbinc.com
 TBPE Firm #44 • TBPLS FIRM #10011300

OWNER:

PLANTATION ORCHARD, L.P.
 7900 N. MONTICELLO
 GRANBURY, TEXAS 76049

There are a total of 49 Single Family Lots.
 There are a total of 2 Reserve Lots.
 There are 23 Pond Lots.

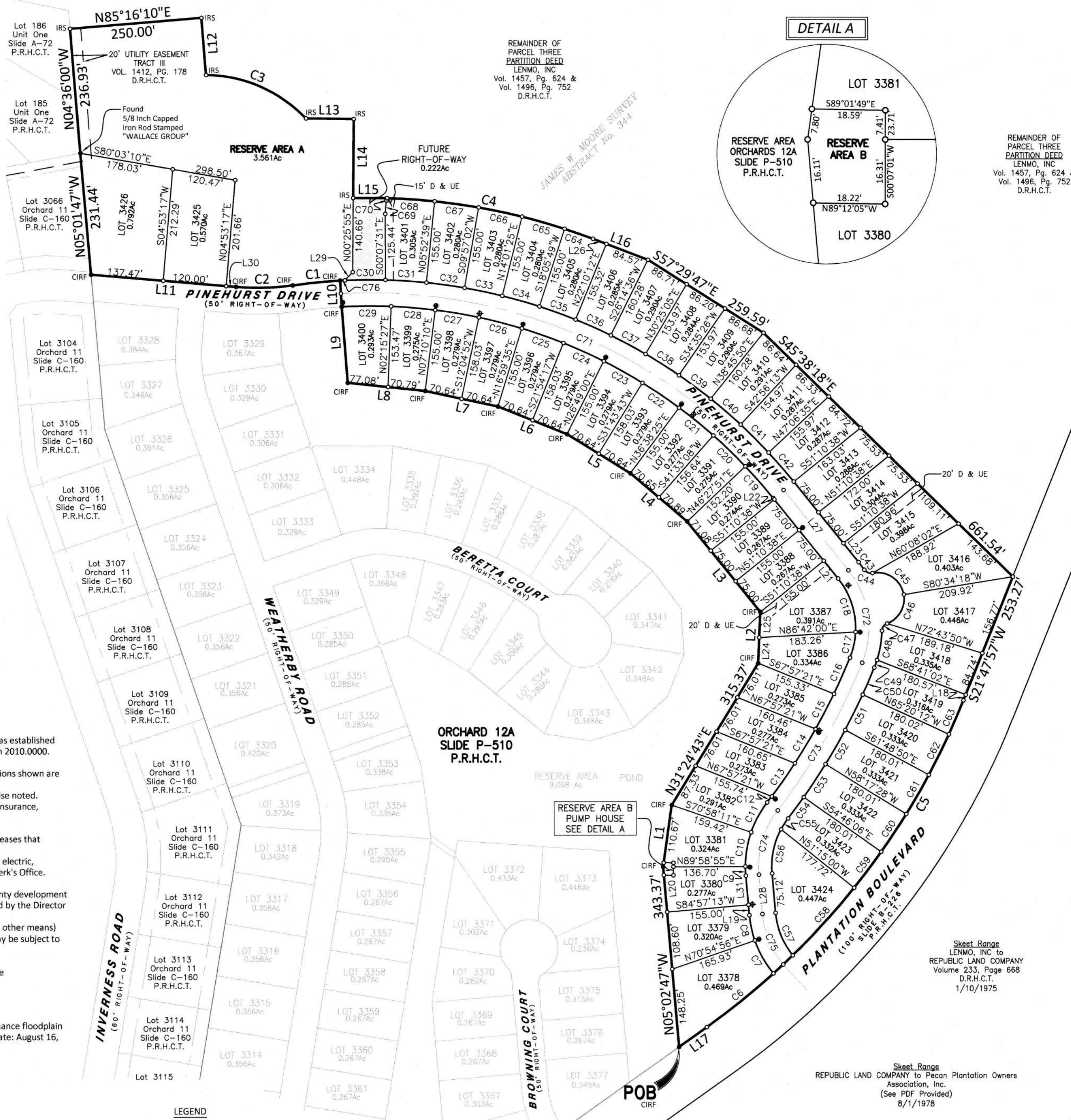
LEGEND

- B/L.....Building Line
- CIRF.....Found 5/8 Capped Iron Rod Marked 'BHB' Found
- D. & U.E.....Drainage & Utility Easement
- Esmt.....Easement
- FFE.....Finish Floor Elevation
- P.....Pond Lot/ Park Lot
- MB.....Mailbox Location
-Fire Hydrant

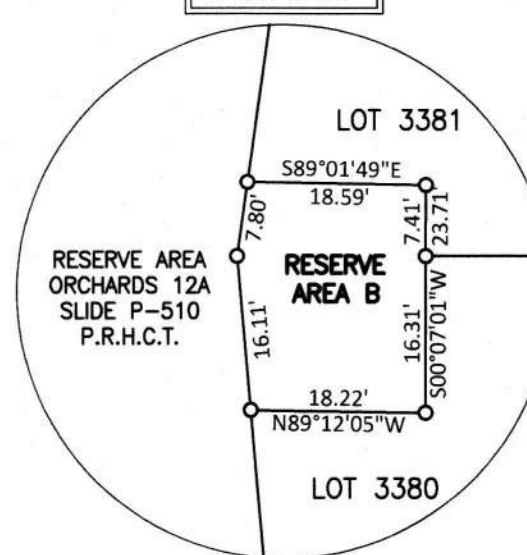
FILED
FEB 05 2019

County Clerk, Hood County, TX

P-687



DETAIL A

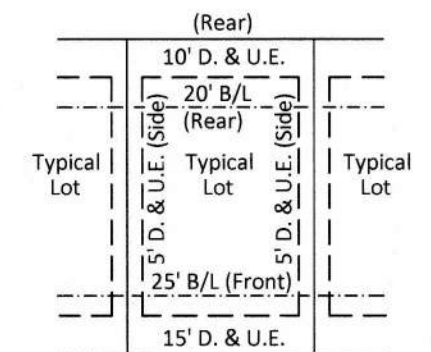


REMAINDER OF
 PARCEL THREE
 PARTITION DEED
 LENMO, INC
 Vol. 1457, Pg. 624 &
 Vol. 1496, Pg. 752
 D.R.H.C.T.



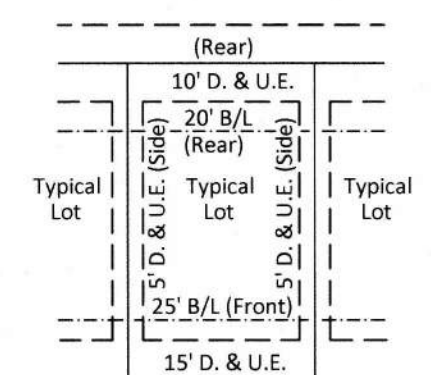
150' 75' 0 150'
 DRAWING SCALE: 1" = 150'

Typical Lake Front Lot Layout Building Setback, Drainage & Utility Easement Line Locations



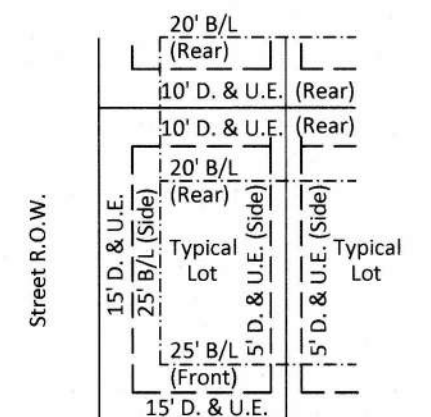
Street R.O.W.

Typical Non Lake Front Lot Layout



Street R.O.W.

Typical Corner Lot Layout



Street R.O.W.

These buildings, drainage & utility
 easement lines shall be strictly
 followed unless otherwise noted.

REPLAT

ORCHARD 12B

49 SINGLE FAMILY LOTS & RESERVE AREAS A & B
BEING A 22.071 ACRE TRACT OF LAND SITUATED IN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 344
HOOD COUNTY, TEXAS
JANUARY 2019
SHEET 1 OF 2

The sole purpose of this Replat is to add Reserve Areas A & B,
 and future right-of-way.
 This Replat does not attempt to amend or remove any covenants
 or restrictions as referenced under Section 212.014 (3) of the
 Texas Local Government Code.