

- LEGEND**
- B/L.....Building Line
 - D. & U.E.....Drainage & Utility Easement
 - Esmt.....Easement
 - FFE.....Finish Floor Elevation
 - P.....Pond Lot/ Park Lot
 - (MB)Mailbox Location
 -Fire Hydrant

- NOTES:**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2011.0000.
 2. All distances shown are at ground.
 3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.
 4. The land use is designated as single family residential sites unless otherwise noted.
 5. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB".
 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 property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Hood County Clerk's Office.
 8. The above subdivision does not lie within the ETJ of any municipality.
 9. 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.
 10. 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.

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.

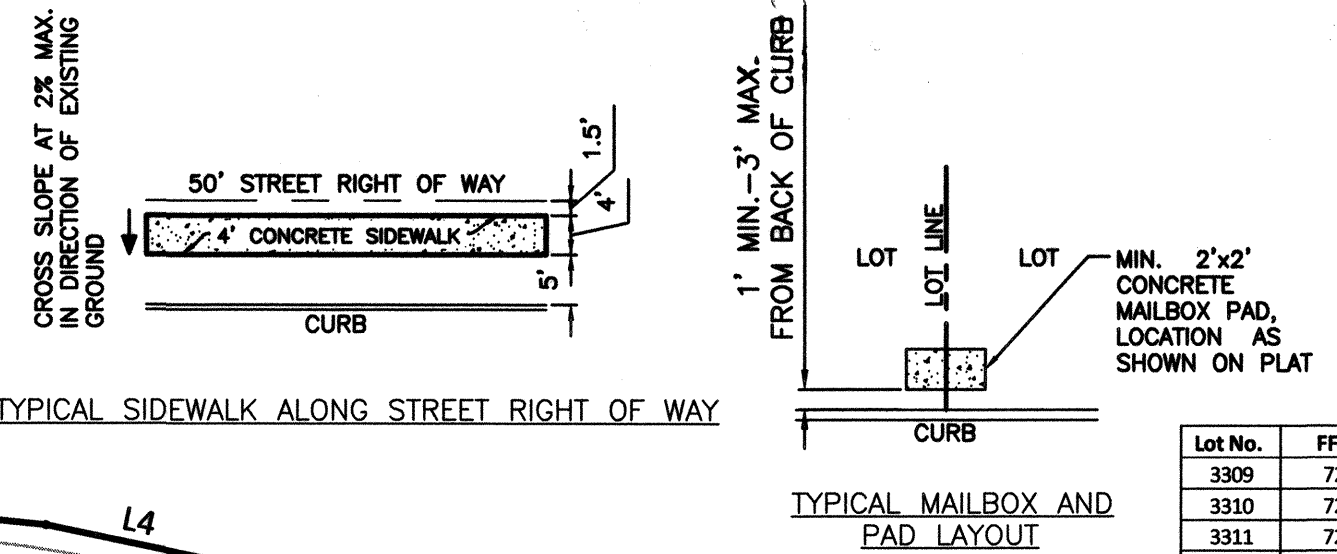
There are a total of 69 Single Family Lots.
 There are 47 Pond Lots.
 Reserve Area is designated as a Private Pond & Park.

OWNER:

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

ENGINEER AND LAND SURVEYOR:

B B Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 6300 Ridgela Place, Ste. 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bbhinc.com
 FIRM REGISTRATION NO: F-000044 / TBPLS FTW FIRM 10011300 / TBPLS GV FIRM 10011302



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

(Rear)
 10' D. & U.E.
 20' B/L (Rear)
 Typical Lot
 5' D. & U.E. (Side)
 25' B/L (Front)
 5' D. & U.E. (Side)
 15' D. & U.E.

Street R.O.W.

Typical Non Lake Front Lot Layout

(Rear)
 10' D. & U.E.
 20' B/L (Rear)
 Typical Lot
 5' D. & U.E. (Side)
 25' B/L (Front)
 5' D. & U.E. (Side)
 15' D. & U.E.

Street R.O.W.

Typical Corner Lot Layout

20' B/L (Rear)
 10' D. & U.E. (Rear)
 10' D. & U.E. (Rear)
 20' B/L (Rear)
 Typical Lot
 5' D. & U.E. (Side)
 25' B/L (Front)
 5' D. & U.E. (Side)
 15' D. & U.E.

Street R.O.W.

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

Lot No.	FF Elev.
3309	721.45
3310	720.65
3311	720.75
3312	720.25
3313	719.65
3314	718.95
3315	717.65
3316	716.15
3317	714.15
3318	712.95
3319	709.85
3320	709.15
3321	708.15
3322	708.25
3323	708.55
3324	708.85
3325	708.95
3326	708.55
3327	707.75
3328	706.95
3329	706.75
3330	706.95
3331	707.45
3332	708.45
3333	709.45
3334	710.85
3335	711.05
3336	710.65
3337	710.05
3338	709.75
3339	709.25
3340	707.95
3341	707.85
3342	707.45
3343	707.65
3344	708.15
3345	708.45
3346	709.45
3347	710.05
3348	711.05
3349	709.85
3350	708.05
3351	707.15
3352	708.45
3353	709.65
3354	710.85
3355	711.95
3356	713.25
3357	713.45
3358	714.45
3359	716.55
3360	717.35
3361	717.95
3362	718.45
3363	718.95
3364	719.05
3365	719.95
3366	716.65
3367	715.55
3368	714.45
3369	714.65
3370	713.65
3371	712.55
3372	710.95
3373	710.05
3374	721.15
3375	712.95
3376	713.85
3377	713.95

FINAL PLAT
ORCHARD 12A

69 SINGLE FAMILY LOTS
 BEING A 36.010 ACRE TRACT OF LAND WITHIN THE
JAMES W. MOORE SURVEY, ABSTRACT NO. 344
HOOD COUNTY, TEXAS
MAY 2015
SHEET 2 OF 2

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