

**SECTION 13, THE HIDEAWAY AT HARBOR LAKES  
DECLARATION OF ANNEXATION AND SUPPLEMENTAL DECLARATION  
HARBOR LAKES – THE HIDEAWAY  
49 LOTS**

THIS SECTION 13, THE HIDEAWAY AT HARBOR LAKES DECLARATION OF ANNEXATION AND SUPPLEMENTAL DECLARATION (the "Hideaway at Harbor Lakes Supplemental Declaration") is made effective as of the 15, day of November, 2016 by Harbor Lakes Development, LLC, a Texas Corporation.

**WITNESSETH:**

**WHEREAS**, the Declarant executed a Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (the "Original Declaration"), dated effective as of the 27<sup>th</sup> day of December, 2000, applicable to certain real property (the "Original Property") described in Exhibit "A" attached thereto, which Original Declaration was recorded on December 28, 2000 in Volume 1726, Page 0001 of the Real Property Records of Hood County, Texas;

**WHEREAS**, Declarant, with the joinder of T.D. Murphy Construction Company, Inc. and Homes By Dunn, Inc., as Current Owners, amended the Original Declaration pursuant to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (with Joinder of Current Owners) dated as of June 15, 2001, recorded in Volume 1755, Page 0738 of the Real Property Records of Hood County, Texas (the "Amended Declaration"). The Original Declaration, as amended and supplemented by the Amended Declaration and subsequent supplemental declarations of annexation are hereinafter referred to collectively as the "Declaration");

**WHEREAS**, Declarant has the absolute and unrestricted right to add additional property to the scheme of the Declaration.

**NOW, THEREFORE**, the Declarant hereby declares as follows:

1. Section 13 (The Hideaway At Harbor Lakes Additional Property). The lots and other real property described in SECTION 13 - EXHIBIT "A", attached hereto and fully incorporated herein by references for all purposes ("the "Hideaway at Harbor Lakes Section 13 Property") are and shall be subject to the scheme of the Declaration, and the Section 13 Lots and other real property described therein are and shall be held, transferred, sold, conveyed. used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes as modified herein).

2. Subjecting Residential Lots to Declaration. All residential lots hereinafter described on any and all subsequent final plats covering a portion or all of the Section 13 Property now or hereinafter approved and filed of record shall be subject to the scheme of the Declaration and shall constitute "Affected Lots" for all purposes, and shall be held, transferred, sold,

conveyed, used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration.

3. Additional Definitions. The following definitions are added to Article I of the Declaration.

Section 23. "Section 13, The Hideaway at Harbor Lakes Private Easement Area" shall mean the portion of the streets, curbs, if any, and drainage system under the streets within Section 13 of Harbor Lakes commonly referred to as (Clive Drive and Pate Street) which are not located on any Section 13 Lots."

Section 24. "Section 13 Lots" shall mean all of the Affected Lots located within Section 13 of Harbor Lakes.

Section 25. "Section 13 Lot Owners" shall mean each and all of the Owners of Lots in Section 13 of Harbor Lakes.

4. Access to Section 13, The Hideaway at Harbor Lakes. Access to and from Section 13 of Harbor Lakes will be through secured controlled gates located at Clubhouse Drive and (Clive Drive) (the "Hideaway Gate"), which will be access controlled by gate controller card readers. Section 13 Owners will be initially issued two gate controller card; all additional gate controller cards (including replacements) will be issued at the Association's actual cost plus \$25.00 per card which gate controller card will control the Hideaway Gate. The Association through the Board of Directors will have the right to promulgate such rules and regulations regarding the maximum number of cards to be issued per Section 13 Owner. No one other than the Section 13 Owner (and/or such Section 13 Owner's tenant(s)) and Section 13 Owner's (and such Section 13 Owner's tenant's) immediate family may use the gate controller card. In addition to the Hideaway Gate emergency fire, police and ambulance services will have access to one or more Emergency Access Gates (herein so called).

5. Section 13, The Hideaway Private Easement Area and Easement Rights. The Section 13 Lot Owners and/or such Section 13 Owner's tenant(s) and their guests and invitees shall have a right and easement in, to, over and across the Section 13 Private Easement Area to the Section 13 Lot Owners' (and/or their tenants') Section 13 Lots and a right and easement of ingress and egress to and from each of their respective Section 13 Lots to dedicated roads (Clive Drive and Pate Street) and such easements shall be appurtenant to and shall pass with title to every Section 13 Lot. The right of ingress and egress between the Hideaway Gate and Section 13 Lot Owners' (and/or their tenants') Section 13 Lot across and over the (Clive Drive and Pate Street) shall be appurtenant to and shall pass with title to every Section 13 Lot; provided, however, the Association through the Board of Directors may promulgate rules and regulations regarding the use of the Section 13 Private Easement Areas by the Section 13 Lot Owners, including, but not limited to, restricting parking on (Clive Drive and Pate Street) to specific hours during the day and night.

6. (a) Section 13 Private Road Maintenance Assessment. Subject to the terms of this Article, each Section 13 Lot is hereby subject to an initial annual road maintenance assessment for the Section 13 Private Easement Area (the "Section 13 Private Road Maintenance Assessment") of \$480.00 per annum commencing in year 2016; provided however, that the annual Section 13 Private Road Maintenance Assessment may not be increased by the Board of Directors of the Association each year by more than twenty percent (20%) above the Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount (as hereinafter defined) for the prior year without the necessity of a vote of Section 13 Owners in accordance with the By-Laws of the Association. The term "Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount" shall mean the maximum accumulated amount the Board of Directors could have assessed and charged Section 13 Lots and the Section 13 Owners as a Section 13 Private Road Maintenance Assessment in any given year regardless of whether or not the Board of Directors in fact assessed such amount against the Section 13 Lots. The Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount shall increase automatically by twenty percent (20%) over the prior year's Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount and shall continue to accumulate each year without any action of the Board of Directors. For example, the Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount for the year 2016 shall be \$480.00; the Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount for the year 2017 would be \$576.00, and the Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount for the year 2018 would be \$691.20. The Association shall create a fund to be designated and known as the "Section 13 Private Road Maintenance Assessment Fund". The annual Section 13 Private Road Maintenance Assessment will be paid by the Section 13 Owner of each Section 13 Lot (except as set forth below), commencing as to a Section 13 Lot on the earlier to occur of (i) one hundred eighty (120) days after the conveyance of such Section 13 Lot to a Class A member by Declarant or by another Class B member; (ii) completion of a Unit on such Section 13 Lot owned by a Class A member; or (iii) issuance of a certificate of occupancy for the Unit; however, no Section 13 Lot owned by Declarant or Declarant's successor-in-interest (regardless of whether Declarant or Declarant's successors-in-interest is a Class A member or a Class B member) shall be subjected to any assessments unless and until the earlier of a Unit is completed on a Section 13 Lot owned by Declarant or Declarant's successor-in-interest or a certificate of occupancy is issued by the appropriate governmental authority on a Section 13 Lot owned by Declarant or Declarant's successor-in-interest. Any increase in the rate at which each Section 13 Lot subject to the Section 13 Private Road Maintenance Assessment will be assessed, and whether such assessment shall be payable monthly, quarterly or annually, will be determined by the Board of Directors of the Association. The Section 13 Private Road Maintenance Assessment may be adjusted up to the applicable Cumulative Maximum Annual Section 13 Private Road Maintenance Assessment Amount from time to time by the Board of Directors as the needs of the Association may, in the judgment of the Board of Directors, require with respect to maintenance of the Section 13 Private Easement Area, the Hideaway Gate, all emergency gate controllers for Emergency Access Gates required by applicable governmental authorities and for no other purpose. Except as set forth above with respect to a Section 13 Lot owned by Declarant or Declarant's successor-in-interest (regardless of class of membership), the assessment for each Section 13 Lot shall be uniform. The

Association shall, upon written demand and for a reasonable charge, furnish a certificate setting forth whether or not the assessment has been paid for the assessment period.

(b) Purpose of Section 13 Private Road Maintenance Assessment Fund. The Association shall establish a Section 13 Private Road Maintenance Assessment Fund composed of the Section 13 Owners' annual Section 13 Private Road Maintenance Assessments and shall the proceeds of such fund for recurring and non-recurring maintenance charges related to the Section 13 streets, drainage, common area, security gates and gate controllers, including capital improvements to such Section 13 Private Easement Areas, including the Hideaway Gate and Emergency Access Gate(s). Such uses and benefits to be provided by the Association may include, by way of clarification and not limitation, any and all of the following: street and pothole repairs and maintenance, common area landscape maintenance, street paving, drainage, removing, improving and replacing streets, fences and gates and gate controller and the repair, maintenance and replacement thereof. It is understood that the judgment of the Board of Directors in the expenditure of said funds and the determination of what constitutes maintenance, repair, replacement and improvements of the Section 13 Private Easement Area, including, but not limited to the Hideaway Gate and the Emergency Access Gate(s) and gate controllers shall be final and conclusive so long as such judgment is exercised in good faith. Unused funds in the Section 13 Private Road Maintenance Assessment Fund at the end of each year shall be transferred to a Special Section 13 Private Road Assessment Fund (defined below) and shall be maintained as a reserve fund for the periodic maintenance, repair, replacement and improvement of such Section 13 Private Easement Area, in subsequent years as provided below, The fund will be established and maintained out of regular annual Section 13 Private Road Maintenance Assessments and will be referred to as the Hideaway Private Road Maintenance Assessment Fund.

7. Special Section 13 Private Road Assessment Fund for Working Capital. Nonrecurring Maintenance and Capital Improvements. In addition to the annual Section 13 Private Road Maintenance Assessment authorized above, the Association shall, by a vote of two-thirds (2/3) of the Section 13 Lot Owners and Class B Member of the Association, in the aggregate, who are voting in person or by proxy at a meeting called for this purpose, levy Special Section 13 Private Road Assessments (herein so called) against the Section 13 Lots in any assessment year, a Special Section 13 Private Road Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any nonrecurring maintenance, or the acquisition, construction, reconstruction, repair or replacement of a capital improvement upon any area within the Section 13 Private Easement Area, including curbs, streets and drainage related thereto and gate repair and/or replacement may be assessed. Notwithstanding the foregoing sentence, the Association through the Board of Directors shall assess the Section 13 Lots and Section 13 Owners a Special Section 13 Private Road Assessment if the Section 13 Lot Owners do not agree by two-thirds (2/3rds) vote of the Section 13 Lot Owners and the Class B Member(s) to a Special Section 13 Private Road Assessment, if applicable governmental rules and regulations require the Association to repair or replace all or any portion of the Section 13 Private Easement Area. The Association shall establish a Special Section 13 Private Road Assessment Fund (herein so called) for the Special Section 13 Private Road Assessment and shall not commingle the

proceeds of such Special Section 13 Private Road Assessment Fund with the Section 13 Private Road Maintenance Assessment Fund or any other assessment fund permitted in this Declaration, except that excess amount at year end from the annual Section 13 Private Road Maintenance Fund will be transferred to the Special Section 13 Private Road Assessment Fund. Such proceeds shall be used solely and exclusively to fund the nonrecurring maintenance or improvements in question and shall be the obligation of the Section 13 Lot Owners and their Section 13 Lots only.

8. Minimum Dwelling Size Requirements for Section 13 Lots. Notwithstanding anything in Section 20(c) of Article VIII of the Declaration to the contrary, each residence within Section 13 of Harbor Lakes shall have a minimum of 2,000 square feet of air-conditioned living area, excluding the garage.

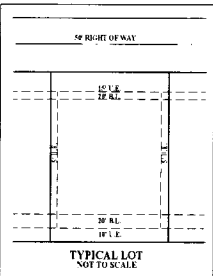
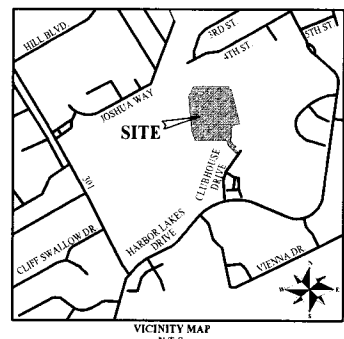
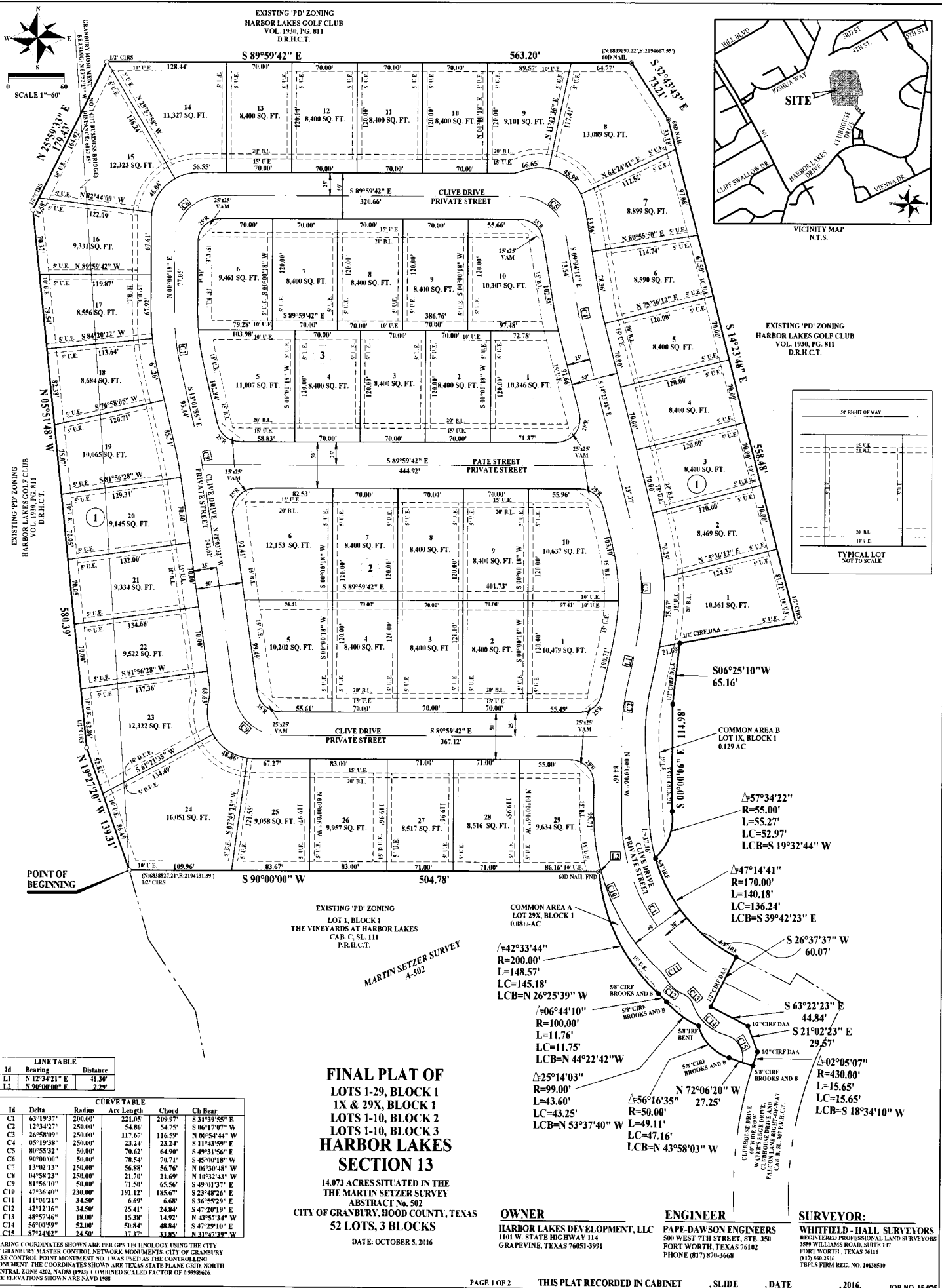
9. Ratification. The Declaration, except as expressly modified herein, remains in full force and effect and is hereby ratified and confirmed.

**EXECUTED** as of the 1 day of November, 2016, but effective on the day and year first above written.

HARBOR LAKES DEVELOPMENT, LLC,  
a Texas Corporation

By: Mike Brown  
Name: Mike Brown  
Title: President

EXHIBIT A



EXISTING 'PD' ZONING  
HARBOR LAKES GOLF CLUB  
VOL. 1930, PG. 811  
D.R.H.C.T.

EXISTING 'PD' ZONING  
HARBOR LAKES GOLF CLUB  
VOL. 1930, PG. 811  
D.R.H.C.T.

EXISTING 'PD' ZONING  
LOT 1, BLOCK 1  
THE VINEYARDS AT HARBOR LAKES  
C.A.B. C. S. 111  
P.R.H.C.T.

**FINAL PLAT OF  
LOTS 1-29, BLOCK 1  
LOTS 1-10, BLOCK 2  
LOTS 1-10, BLOCK 3  
HARBOR LAKES  
SECTION 13**

14.073 ACRES SITUATED IN THE  
THE MARTIN SETZER SURVEY  
ABSTRACT No. 502  
CITY OF GRANBURY, HOOD COUNTY, TEXAS

COMMON AREA A  
LOT 29X, BLOCK 1  
0.88± AC

COMMON AREA B  
LOT 1X, BLOCK 1  
0.129 AC

LINE TABLE

Id	Bearing	Distance
L1	N 12°34'21" E	41.30'
L2	N 90°00'00" E	2.29'

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch. Bear
C1	63°19'37"	200.00'	221.05'	209.97'	S 31°39'55" E
C2	12°34'27"	250.00'	54.86'	54.75'	S 106°17'07" W
C3	26°58'09"	250.00'	117.67'	116.59'	N 00°54'44" W
C4	05°19'38"	250.00'	23.24'	23.24'	S 11°43'59" E
C5	80°55'32"	50.00'	70.62'	64.90'	S 49°31'56" E
C6	90°00'00"	50.00'	78.54'	70.71'	N 06°30'48" W
C7	13°02'13"	250.00'	56.88'	56.76'	N 10°32'43" W
C8	04°58'23"	250.00'	21.70'	21.69'	N 10°32'43" W
C9	81°56'10"	50.00'	71.50'	65.56'	S 49°01'37" E
C10	47°36'40"	230.00'	191.12'	185.67'	S 23°48'26" E
C11	11°06'21"	34.50'	6.69'	6.68'	S 36°55'29" E
C12	42°12'16"	34.50'	25.41'	24.84'	S 47°20'19" E
C13	48°57'46"	18.00'	15.38'	14.92'	N 43°57'34" W
C14	56°00'59"	52.00'	50.84'	48.84'	S 47°29'10" E
C15	87°24'02"	24.50'	37.37'	33.85'	N 31°27'39" W

BEARING COORDINATES SHOWN ARE PER GPS TECHNOLOGY USING THE CITY OF GRANBURY MASTER CONTROL NETWORK MONUMENT. CITY OF GRANBURY BASE CONTROL POINT MONUMENT NO. 1 WAS USED AS THE CONTROLLING MONUMENT. THE COORDINATES SHOWN ARE TEXAS STATE PLANE GRID, NORTH CENTRAL ZONE, ADA8 (1994) COMBINED SCALING FACTOR OF 0.9999626. THE ELEVATIONS SHOWN ARE NAVD 1988

DATE: OCTOBER 5, 2016

**OWNER**  
HARBOR LAKES DEVELOPMENT, LLC  
1101 W. STATE HIGHWAY 114  
GRAPEVINE, TEXAS 76051-3991

**ENGINEER**  
PAPE-DAWSON ENGINEERS  
500 WEST 7TH STREET, STE. 350  
FORT WORTH, TEXAS 76102  
PHONE (817) 870-3668

**SURVEYOR:**  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3589 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76104  
(817) 560 2516  
TBLPS FIRM REG. NO. 1013650

State of Texas X  
County of Hood X

WHEREAS Harbor Lakes Development, LLC is the Owners of the following described property to wit:

HEINZ A 14.075 acre tract of land in the Martin Setzer Survey, Abstract No. 502, situated in Hood County, Texas, and being all of a certain tract of land described as Tract 4 in deed of Harbor Lakes Development, LLC recorded in Document Number 2015-2048, Real Records, Hood County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, North Central Zone 4202, N.A.D. 83. Grid, and are also based on the bearings as they appear in the Final Plat for Harbor Lakes, Section 6B as recorded in Cabinet C, Slide 143, Plat Records, Hood County, Texas. Said 14.075 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southeast corner of said Tract 4, also being at the northeast corner of Lot 1, Block 1 of The Vineyards at Harbor Lakes, an addition to the City of Granbury, Hood County, Texas, recorded in Cabinet C, Slide 111, Plat Records, Hood County, Texas, and being in an east line of a certain tract of land described in deed to Harbor Lakes Golf Club, recorded in Volume 1930, Page 811, Deed Records, Hood County, Texas.

THENCE along the west, north and east lines of said Harbor Lakes Golf Club, the following courses and distances:

- North 19° 27' 20" West, a distance of 133.31 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 05° 51' 48" West, a distance of 580.39 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- North 25° 59' 58" East, a distance of 179.43 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- South 89° 59' 42" East, a distance of 563.20 Feet to a 60D nail found;
- South 32° 42' 43" East, a distance of 75.21 Feet to a 60D nail found;
- South 14° 28' 46" East, a distance of 558.48 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
- South 79° 28' 41" West, a distance of 126.43 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found;
- South 06° 25' 07" West, a distance of 65.16 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found;
- South 00° 00' 06" East, a distance of 114.98 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found for the point of curvature of a non-tangent curve, concave to the west, having a radius of 55.00 Feet a central angle of 57.3427", and a chord of 52.97 Feet bearing South 19° 32' 47" West;
- Southerly along said curve, a distance of 55.27 Feet to a 5/8" iron rod found for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 170.00 Feet a central angle of 47.1841", and a chord of 136.24 Feet bearing South 39° 42' 23" East;
- Southerly along said curve, a distance of 140.18 Feet to a 5/8" iron rod found in the west right of way line of Chubboss Drive, a 66' wide public right-of-way as shown in Water's Edge Drive, Chubboss Drive and Falcon Lane Right-of-Way, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Cabinet B, Slide 307, Plat Records, Hood County, Texas;

THENCE along the said west right of way line, the following courses and distances:

- South 26° 57' 37" West, a distance of 60.07 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found;
- South 65° 22' 25" East, a distance of 44.84 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found;
- South 21° 02' 23" East, a distance of 29.57 Feet to a 1/2" iron rod with plastic cap stamped "DAA" found for the point of curvature of a non-tangent curve, concave to the east, having a radius of 430.00 Feet a central angle of 02° 05' 07", and a chord of 15.65 Feet bearing South 18° 34' 10" West;
- Southerly along said curve, a distance of 15.65 Feet to a 5/8" iron rod with plastic cap stamped "BROOKS AND B" found for the most easterly northeast corner of said Lot 1, Block 1;

THENCE along the east and north lines of said Lot 1, Block 1, the following courses and distances:

- North 72° 06' 20" West, a distance of 27.25 Feet to a 5/8" iron rod with plastic cap stamped "BROOKS AND B" found for the point of curvature of a tangent curve, concave to the northeast, having a radius of 50.00 Feet a central angle of 56° 16' 55", and a chord of 43.16 Feet bearing North 45° 58' 18" West;
- Westerly along said curve, a distance of 49.11 Feet to a 5/8" iron rod found for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 99.00 Feet a central angle of 25° 14' 05", and a chord of 43.25 Feet bearing North 55° 37' 40" West;
- Northerly along said curve, a distance of 43.60 Feet to a 5/8" iron rod with plastic cap stamped "BROOKS AND B" found for the point of curvature of a reverse curve, concave to the southwest, having a radius of 100.00 Feet a central angle of 06° 44' 08", and a chord of 11.75 Feet bearing North 44° 22' 42" West;
- Northerly along said curve, a distance of 11.75 Feet to a 5/8" iron rod with plastic cap stamped "BROOKS AND B" set for the point of curvature of a reverse curve, concave to the northeast, having a radius of 200.00 Feet a central angle of 42° 35' 44", and a chord of 145.18 Feet bearing North 26° 25' 59" West;
- Northerly along said curve, a distance of 145.18 Feet to a 60D nail found;
- South 90° 06' 00" West, a distance of 504.78 Feet to the POINT OF BEGINNING and containing a computed area of 14,075 Acres, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Harbor Lakes Development, LLC, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as Lots 1-29, 1X & 29X, Block 1, Lots 1-10, Block 2 & Lots 1-10, Block 3, Harbor Lakes, Section 13, an addition to the City of Granbury, Texas, Hood County, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys and canals shown thereon, the streets and alleys are indicated for street purposes, and canals are dedicated hereafter for waterway ingress egress purposes and show thereon. 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 encroachments 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 City of Granbury, in addition, utility easements may also be used for the normal 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 and City of Granbury's, its Successors, Assigns or Agents and/or Hood County's, its Successors, Assigns or Agents. The City of Granbury, Hood County, HRA, public utility and franchise utility owners shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other encroachments or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements or dedicated areas, or if such easements or dedicated areas are to be maintained by the property owner or home/business owner's association, the City of Granbury, Hood County, HRA, public utility and franchise utility owners shall at all times have the full right of ingress and egress to or from their respective easements or dedicated areas, even if such easement or dedicated areas are to be maintained by the property owner or home/business owner's association for the purpose of constructing, reconstructing, inspecting, maintaining, installing, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all planning, ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

Witness my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

By:

Authorized signature of owner

Printed name and title

State of Texas X  
County of Hood X

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared \_\_\_\_\_, the

of Harbor Lakes Development, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary public in and for the State of Texas

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, JOHNNY D.L. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN FEBRUARY, 2016 AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY - FOR REVIEW ONLY  
NOT TO BE FILED FOR ANY REASON

JOHNNY D.L. WILLIAMS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4818  
TPPLS FIRM REG. NO. 10138500



STATE OF TEXAS X  
COUNTY OF HOOD X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

OF HARBOR LAKES DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

"APPROVED BY THE PLANNING AND ZONING COMMISSION"

DATE: \_\_\_\_\_, 2016

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST, ADMINISTRATIVE ASSISTANT

"APPROVED BY THE CITY COUNCIL"

DATE: \_\_\_\_\_, 2016

MAYOR, CITY OF GRANBURY

ATTEST, CITY SECRETARY

**FINAL PLAT OF  
LOTS 1-29, BLOCK 1  
1X & 29X, BLOCK 1  
LOTS 1-10, BLOCK 2  
LOTS 1-10, BLOCK 3  
HARBOR LAKES  
SECTION 13**  
14.075 ACRES SITUATED IN THE  
THE MARTIN SETZER SURVEY  
ABSTRACT NO. 502  
CITY OF GRANBURY, HOOD COUNTY, TEXAS  
EXISTING PD SE-3 ZONING  
52 LOTS, 3 BLOCKS

DATE: OCTOBER 5, 2016

**OWNER**  
HARBOR LAKES DEVELOPMENT, LLC  
1101 W. STATE HIGHWAY 114  
GRAPEVINE, TEXAS 76051-3991

**ENGINEER**  
PAPE-DAWSON ENGINEERS  
500 WEST 7TH STREET, STE. 350  
FORT WORTH, TEXAS 76102  
PHONE (817) 870-3668

**SURVEYOR:**  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3589 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 562-2916  
TPPLS FIRM REG. NO. 10124500