

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2018-0001462 -
Filed and Recorded - Real Records

DECLARATION

Grantor: HARBOR LAKES DEVELOPMENT LLC

Pages: 11

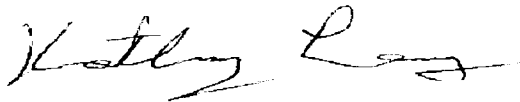
Recorded On: 02/06/2018 02:37 PM

**This page is a permanent part of the document.
Do Not Destroy**

Recorded On:	02/06/2018 02:37 PM	Notes:
Document Number:	2018-0001462	
Receipt Number:	R181573	
Amount:	\$57.00	
Recorded By:	Simplifile	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
HARBOR LAKES SECTION 14 – THE PLANTATION**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HOOD §**

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HARBOR LAKES PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE (this "Annexation Agreement") is made this 6 day of February, 2018, by Harbor Lakes Development, Inc. (the "Association").

WITNESSETH:

WHEREAS, Forestar Real Estate Group, Inc. ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Harbor Lakes HOA" on June 15, 2001, as Instrument No. 12199 Vol. 2028, Page 0927 of the Real Property Records of Hood County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners association created by the Declarant to manage or regulate the planned unit development covered by the Declaration, which regime is more particularly described in the Declaration; and

WHEREAS, Forestar (USA) Real Estate Group Inc., a Delaware Corporation and Harbor Lakes Development, LLC, executed an assignment of declarant's rights under declaration of covenants, conditions and restrictions for Harbor Lakes and assumption of declarant's obligations and duties on April 2, 2015; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the development is located; and

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

WHEREAS, the Association desires to record the attached dedicatory instruments in the Real Property Records of Hood County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Hood County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused these Annexation Declarations for Harbor Lakes, Section 4 – The Aviara, to be executed by its duly authorized agent as of the date first above written.

**HARBOR LAKES DEVELOPMENT, INC.,
a Texas non-profit corporation**

By: _____

Its: AUTHORIZED AGENT

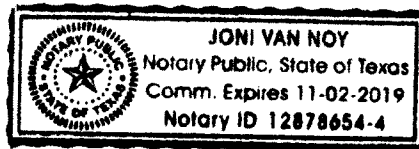
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HOOD §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas, auth agent of Harbor Lakes Development, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 6 day of February, 2018.

Joni Van Noy
Notary Public, State of Texas
11/27/2019
My Commission Expires



**SECTION 14, THE PLANTATION AT HARBOR LAKES
DECLARATION OF ANNEXATION AND SUPPLEMENTAL DECLARATION
HARBOR LAKES – THE PLANTATION
EXHIBIT A - LOTS**

THIS SECTION 14, THE PLANTATION AT HARBOR LAKES DECLARATION OF ANNEXATION AND SUPPLEMENTAL DECLARATION (the "Plantation at Harbor Lakes Supplemental Declaration") is made effective as of the 6th day of February, 2018 by Harbor Lakes Development, LLC, a Texas Corporation (Declarant).

WITNESSETH:

WHEREAS, the Declarant executed a Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (the "Original Declaration"), dated effective as of the 27th 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, Forestar (USA) Real Estate Group Inc., a Delaware Corporation and Harbor Lakes Development, LLC, executed an assignment of declarant's rights under declaration of covenants, conditions and restrictions for Harbor Lakes Homeowners Association, Inc. (the Association) and assumption of declarant's obligations and duties on April 2, 2015.

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

NOW, THEREFORE the Declarant (with the joinder of the Current Owners and the Master Association) declare that the Affected Lots (hereinafter described) shall be held, sold and conveyed subject to the restrictions, covenants and conditions declared below, all of which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Affected Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. All of such covenants shall be binding on all parties having any right, title or interest in the Property or any part thereof, their respective heirs, personal representatives, successors' and

assigns, and shall inure to the benefit of each Declarant, Successor Declarant (as hereinafter defined), if any, Master Association and Owner (as hereinafter defined) thereof.

1. Section 14 (The Plantation at Harbor Lakes Additional Property). The lots and other real property described in SECTION 14 - EXHIBIT "A", attached hereto and fully incorporated herein by references for all purposes ("the Section 14 – the Plantation at Harbor Lakes Property") are and shall be subject to the scheme of the Amended and Restated Declaration, and the Section 14 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 Amended and Restated Declaration (the Amended and Restated Declaration being incorporated herein by reference for all purposes as modified herein).

2. Subjecting Residential Lots to Amended and Restated Declaration. All residential lots hereinafter described on any and all subsequent final plats covering a portion or all of the Section 14 Property now or hereinafter approved and filed of record shall be subject to the scheme of the Amended and Restated 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 Amended and Restated Declaration.

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

Section 26. "Section 14, The Plantation at Harbor Lakes Private Easement Area" shall mean the portion of the streets, curbs, landscaping, irrigation, if any, and drainage system under the streets within Section 14 of Harbor Lakes commonly referred to as (Michelson Drive, Fowler Drive, Watson Way, Spieth Street, Spieth Court, Johnson Street, Reed Court and McIlroy Drive) which are not located on any Section 14 Lots."

Section 27. "Section 14 Lots" shall mean all of the Affected Lots located within Section 14 of Harbor Lakes.

Section 28. "Section 14 Lot Owners" shall mean each and all of the Owners of Lots in Section 14 of Harbor Lakes.

4. Access to Section 14, The Plantation at Harbor Lakes. Access to and from Section 14 of Harbor Lakes will be through secured controlled gates located at Waters Edge Drive and (Johnson Street), Waters Edge Drive and (McIlroy Drive), and at Harbor Lakes Drive and (Watson Way), (the "Plantation Gates"), which will be access controlled by gate controller card readers. Section 14 Owners will be initially issued two gate controller cards; 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 Plantation Gates. 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 14 Owner. No one other than the Section 14 Owner

(and/or such Section 14 Owner's tenant(s)) and Section 14 Owner's (and such Section 14 Owner's tenant's) immediate family may use the gate controller card.

5. Section 14, The Plantation Private Easement Area and Easement Rights. The Section 14 Lot Owners and/or such Section 14 Owner's tenant(s) and their guests and invitees shall have a right and easement in, to, over and across the Section 14 Private Easement Area to the Section 14 Lot Owners' (and/or their tenants') Section 14 Lots and a right and easement of ingress and egress to and from each of their respective Section 14 Lots to dedicated roads (Michelson Drive, Fowler Drive, Watson Way, Spieth Street, Spieth Court, Johnson Street, Reed Court and McIlroy Drive) and such easements shall be appurtenant to and shall pass with title to every Section 14 Lot provided, however, the Association through the Board of Directors may promulgate rules and regulations regarding the use of the Section 14 Private Easement Areas by the Section 14 Lot Owners, including, but not limited to, restricting parking on (Michelson Drive, Fowler Drive, Watson Way, Spieth Street, Spieth Court, Johnson Street, Reed Court and McIlroy Drive) to specific hours during the day and night.

6. (a) Section 14 Maintenance Assessment. Subject to the terms of this Article, each Section 14 Lot is hereby subject to an initial annual maintenance assessment to include the Section 14 Private Easement Area (the "Section 14 Maintenance Assessment") of \$500.00 per annum commencing in year 2018; provided however, that the annual Section 14 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 14 Maintenance Assessment Amount (as hereinafter defined) for the prior year without the necessity of a vote of Section 14 Owners in accordance with the By-Laws of the Association. The term "Cumulative Maximum Annual Section 14 Maintenance Assessment Amount" shall mean the maximum accumulated amount the Board of Directors could have assessed and charged Section 14 Lots and the Section 14 Owners as a Section 14 Maintenance Assessment in any given year regardless of whether or not the Board of Directors in fact assessed such amount against the Section 14 Lots. The Cumulative Maximum Annual Section 14 Maintenance Assessment Amount shall increase automatically by twenty percent (20%) over the prior year's Cumulative Maximum Annual Section 14 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 14 Maintenance Assessment Amount for the year 2019 shall be \$600.00; the Cumulative Maximum Annual Section 14 Maintenance Assessment Amount for the year 2020 would be \$720.00, and the Cumulative Maximum Annual Section 14 Maintenance Assessment Amount for the year 2021 would be \$864.00. The Association shall create a fund to be designated and known as the "Section 14 Maintenance Assessment Fund". The annual Section 14 Maintenance Assessment will be paid by the Section 14 Owner of each Section 14 Lot (except as set forth below), commencing as to a Section 14 Lot on the earlier to occur of (i) one hundred twenty (120) days after the conveyance of such Section 14 Lot to a Class A member by Declarant; (ii) completion of a Unit on such Section 14 Lot owned by a Class A member; or (iii) issuance of a certificate of occupancy for the Unit; however, no Section 14 Lot owned by Declarant or Declarant's successor-in-interest shall be subjected to any assessments unless and until the earlier of a Unit is completed on a Section 14 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 14 Lot owned by Declarant or Declarant's successor-in-interest. Any increase in the rate at which each Section 14 Lot subject to the Section 14 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 14 Maintenance Assessment may be adjusted up to the applicable Cumulative Maximum Annual Section 14 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 14 Private Easement Area and the Plantation Gates required by applicable governmental authorities and for no other purpose. Except as set forth above with respect to a Section 14 Lot owned by Declarant or Declarant's successor-in-interest (regardless of class of membership), the assessment for each Section 14 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 14 Maintenance Assessment Fund. The Association shall establish a Section 14 Maintenance Assessment Fund composed of the Section 14 Owners' annual Section 14 Maintenance Assessments and use the proceeds of such fund for recurring and non-recurring maintenance charges related to the Section 14 streets, drainage, common landscape area, security gates and gate controllers, including capital improvements to such Section 14 areas. 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, irrigation, street paving, drainage, including storm water drainage, removing, improving and replacing streets, fences and gates and gate controllers 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 Section 14 shall be final and conclusive so long as such judgment is exercised in good faith.

7. Special Section 14 Maintenance Assessment Fund for Working Capital. Nonrecurring Maintenance and Capital Improvements. In addition to the annual Section 14 Maintenance Assessment authorized above, the Association shall, by a vote of two-thirds (2/3) of the Section 14 Lot Owners of the Association, in the aggregate, who are voting in person or by proxy at a meeting called for this purpose, levy Special Section 14 Maintenance Assessments (herein so called) against the Section 14 Lots in any assessment year, a Special Section 14 Maintenance 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 14 area, including curbs, streets and drainage including storm water 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 14 Lots and Section 14 Owners a Special Section 14 Maintenance Assessment if the Section 14 Lot Owners do not agree by two-thirds (2/3rds) vote of the Section 14 Lot Owners to a Special Section 14 Maintenance Assessment, if applicable governmental rules and regulations require the Association to repair or

replace all or any portion of the Section 14 Private Easement Area. The Association shall establish a Special Section 14 Maintenance Assessment Fund (herein so called) for the Special Section 14 Maintenance Assessment and shall not commingle the proceeds of such Special Section 14 Maintenance Assessment Fund with the Section 14 Maintenance Assessment Fund or any other assessment fund permitted in this Declaration, except that excess amount at year end from the annual Section 14 Maintenance Fund will be transferred to the Special Section 14 Maintenance 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 14 Lot Owners and their Section 14 Lots only.

8. Maintenance of Retaining Wall. Lots with retaining walls in Section 14 of Harbor Lakes (the "Section 14 Retaining Wall Lots") shall have the duty and obligation to maintain the retaining wall of each such Affected Lot in good repair at all times at its sole cost and expense and the Association shall have the right to assess the Section 14 Retaining Wall Lots, if a Section 14 Owner of a Section 14 Retaining Wall Lot fails to maintain such retaining wall. The obligation to maintain the retaining wall extends to any portion of the retaining wall that is located within a Section 14 Retaining Wall Lot and that portion of the retaining wall that is not located on a Section 14 Retaining Wall Lot, but is included in the area immediately to the rear of such Section 14 Retaining Wall Lot that has a boundary which is the rear boundary of such Section 14 Retaining Wall Lot on one side, the retaining wall (inclusive of the retaining wall) opposite the rear boundary line as the second *side* and the two remaining side boundary lines being the side boundary lines of such Section 14 Retaining Wall Lot extended to the retaining wall. Each Section 14 Lot Owner of a Section 14 Retaining Wall Lot shall have an easement within such area behind his or her respective rear boundary line of his or her Section 14 Retaining Wall Lot for the purpose of maintaining the retaining wall within such area. If a Section 14 Lot Owner fails to maintain the retaining wall in good repair, each such Section 14 Lot Owner agrees that the Association shall have a right to maintain the retaining wall and shall have an easement over, across and on such Section 14 Retaining Wall Lot of such Section 14 Lot Owner to repair and maintain the retaining wall. Furthermore, the Association shall have the right to access any Section 14 Retain Wall Lot Owner for any and all amounts incurred by the Association in maintaining the portion of the retaining wall that such Section 14 Lot Owner is required to maintain and such assessment will constitute a lien upon such Section 14 Retaining Wall Lot and the Association will have all the enforcement rights set forth in the Amended and Restated Declaration with respect to such lien.

9. Minimum Dwelling Size Requirements for Section 14 Lots. Minimum Dwelling Size Requirements for Section 14 Lots, notwithstanding anything in Section 20(c) of Article VIII of the Amended and Restated Declaration to the contrary, each residence within Section 14 of Harbor Lakes shall have a minimum air conditioned living area excluding the garage of 2,200 square feet on the golf course lots and 2,000 square feet on non-golf course lots.

10. Approval of Builder. Harbor Lakes Development retains the sole right to approve or disapprove any builders.

11. New Home Approval. The Limited Committee of the Harbor Lakes Development will have sole approval of all initial home construction.

12. Builder Responsibility. Each house under construction will be required to have a portable toilet. Trash containers are required and jobsites will be kept clean at all times.

13. Mailboxes. Mailboxes in Section 14 will be made of Granbury Stone per the mailbox requirements for the Association.

14. Chimneys. All chimneys will be finished in either brick or stone to match the home.

15. Roofs. The entire roof of each Home shall have a pitch of at least eight (8") of rise to every twelve (12") of run, unless otherwise approved by Declarant. All roofing shall be, at a minimum, 30 year shingle.

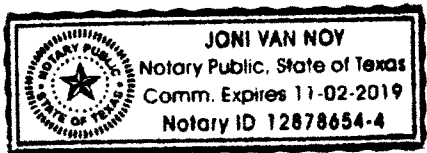
16. Rental of Home. No home may be rented until occupied by the owner for a period of not less than 12 months unless approved in writing by the Board of Directors and must meet all other tests of the declaration for Harbor Lakes Homeowners Association established for leasing.

17. Construction Requirements. Harbor Lakes Homeowners Association prohibits construction by the same builder of any two homes with the same elevation from the street unless such homes are separated by three or more lots. Builders must build a minimum of 50 percent of their homes with J-Swing garages.

18. Declarant Responsibility. The Declarant will transfer all warranties, bonds, agreements, etc. to the Harbor Lakes Homeowners Association, Inc. upon completion of the phase. A minimum one year warranty will be available on all fences, gates, irrigation systems, shrubs or other maintenance items.

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

EXECUTED as of the 6 day of February, 2018, but effective on the day and year first above written.

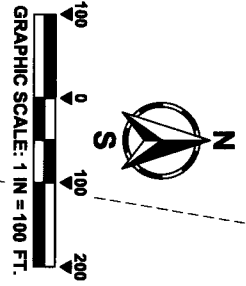
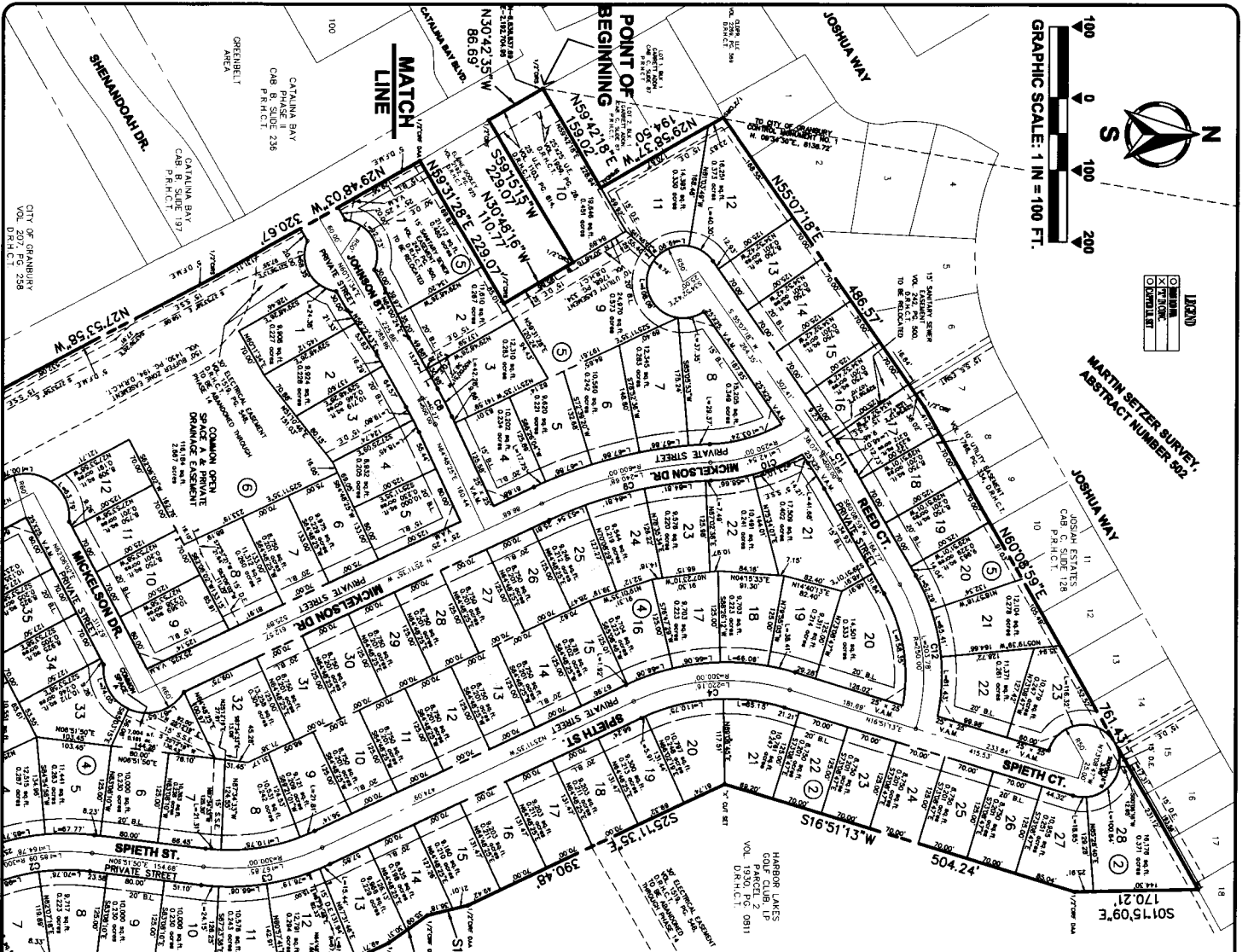


HARBOR LAKES DEVELOPMENT, LLC,
a Texas Corporation

By: [Signature]

Name:
Title: Authorized Agent

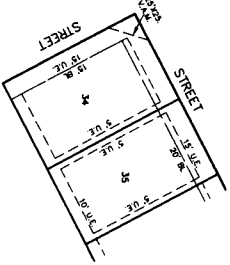
Exhibit A



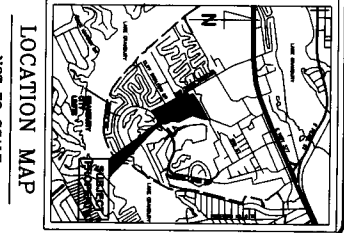
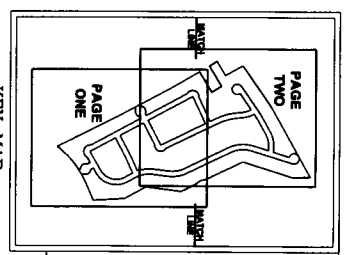
LEGEND

○	BOUNDARY
○	PLATLINE
○	CONVEYANCE

MARTIN SETZER SURVEY, ABSTRACT NUMBER 502



TYPICAL EASEMENT & BUILDING LINE EXHIBIT
 UNIT: EXHIBIT
 FRONT - 15' ADJACENT TO NORTH-OF-WAY - 15'
 REAR - 15' ADJACENT TO NORTH-OF-WAY - 15'
 SIDE - 5' ADJACENT TO 15' ADJACENT TO SIDE
 BUILDING LINE: 5' ADJACENT TO 15' ADJACENT TO SIDE
 REAR YARD - 20'



FINAL PLAT
 LOTS 1-7, BLOCK 3; COMMON SPACE A, LOTS 1-36, BLOCK 4;
 LOTS 1-23, BLOCK 5 AND COMMON SPACE A, LOTS 1-12, BLOCK 6

HARBOR LAKES SECTION 14

BEING 39.179 ACRES OF LAND IN THE MARTIN SETZER SURVEY, ABSTRACT NUMBER 502 CITY OF GRANBURY, HOOD COUNTY, TEXAS 112 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS

ONE PHASE
 DENSITY 2,889 LOTS/ACRE
 PREPARED AUGUST 1, 2017

WHITFIELD HALL SURVEYORS
 5839 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TX 76118
 (817) 560-2818
 Texas Licensed Surveyors Firm 10136600

NOTE:
 STREETS IN THIS SECTION WILL BE PRIVATE.

DEVELOPER/APPLICANT:
 HARBOR LAKES DEVELOPMENT, LLC
 P.O. BOX 939
 BURLINGTON, TX. 76097
 (817) 426-3113
 CONTACT: PETER THOMAS

CHAIRMAN, PLANNING AND ZONING COMMISSION
 APPROVED BY THE PLANNING AND ZONING COMMISSION
 DATE: _____

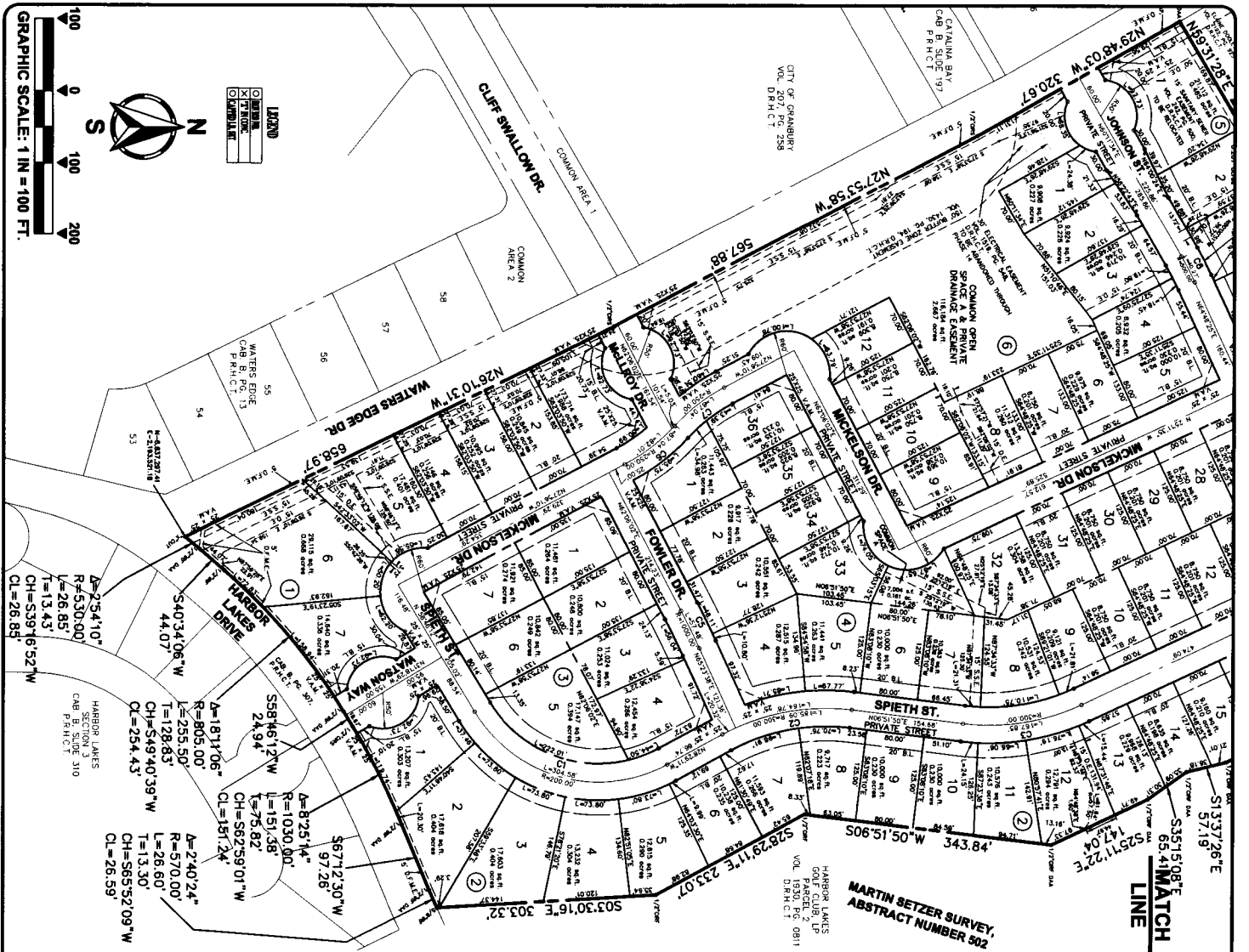
ATTEST: ADMINISTRATIVE ASSISTANT
 APPROVED BY THE CITY COUNCIL
 DATE: _____

MAYOR, CITY OF GRANBURY

ATTEST: CITY SECRETARY

CENTERLINE CURVE DATA:

C1	C2	C3	C4	C5	C6
Δ=373.923°	Δ=352.010°	Δ=320.326°	Δ=420.748°	Δ=377.36°	Δ=193.654°
R=200.00'	R=200.00'	R=200.00'	R=200.00'	R=200.00'	R=200.00'
L=304.50'	L=185.09'	L=67.85'	L=115.30'	L=26.75'	L=43.07'
CH=N190.65°	T=88.60'	T=86.18'	T=26.75'	T=43.07'	T=43.07'
CH=N150.8°	CH=N104.840°	CH=N09.0953°	CH=N04.1011°	CH=N63.4450°	CH=N37.5437°
CL=275.99'	CL=182.17'	CL=165.67'	CL=215.25'	CL=57.47'	CL=86.60'
C7	C8	C9	C10	C11	C12
Δ=193.654°	Δ=436.91°	Δ=225.910°	Δ=324.006°	Δ=301.41°	Δ=484.214°
R=200.00'	R=200.00'	R=200.00'	R=200.00'	R=200.00'	R=200.00'
L=43.07'	L=40.21'	L=80.68'	L=73.27'	L=21.85'	L=183.30'
CH=N37.5437°	CH=N62.2959°	CH=N13.9420°	CH=N18.3239°	CH=N67.3810°	CH=N83.3006°
CL=86.60'	CL=40.25'	CL=239.07'	CL=140.62'	CL=43.86'	CL=198.19'



○	LOT
□	STREET
○	ANCHOR

NOTE:
STREETS IN THIS SECTION WILL BE PRIVATE.

SURVEYOR: HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TX 76116
(817) 560-2916
TEXAS LICENSED SURVEYING FIRM 10138500

DESIGNER/APPLICANT:
HARBOR LAKES DEVELOPMENT, LLC
P.O. BOX 939
BURLESON, TX 76097
(817) 428-3113
CONTACT: PETER THOMAS

FINAL PLAT
LOTS 1-7, BLOCK 1; LOTS 1-28, BLOCK 2;
LOTS 1-7, BLOCK 3; COMMON SPACE A, LOTS 1-36, BLOCK 4;
LOTS 1-23, BLOCK 5 AND COMMON SPACE A, LOTS 1-12, BLOCK 6

HARBOR LAKES SECTION 14

BEING 39.179 ACRES OF LAND IN THE
MARTIN SETZER SURVEY, ABSTRACT NUMBER 502
CITY OF GRANBURY, HOOD COUNTY, TEXAS
112 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS

DENSITY 2.689 LOTS/ACRE
ONE PHASE
PREPARED AUGUST 1, 2017

WHITFIELD HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
Texas Licensed Surveyors Firm 10138500

CENTERLINE CURVE DATA:

C1	$\Delta=8715.52^{\circ}$ $R=200.00'$ $L=190.65'$ $T=190.65'$ $CH=N157.98^{\circ}30'E$ $CL=275.99'$	C2	$\Delta=3521.01^{\circ}$ $R=200.00'$ $L=151.58'$ $T=151.58'$ $CH=N104.40^{\circ}40'W$ $CL=182.17'$	C3	$\Delta=32703.28^{\circ}$ $R=200.00'$ $L=1220.00'$ $T=1220.00'$ $CH=N097.93^{\circ}53'W$ $CL=215.25'$	C4	$\Delta=4202.48^{\circ}$ $R=200.00'$ $L=174.23'$ $T=174.23'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$	C5	$\Delta=3177.36^{\circ}$ $R=200.00'$ $L=157.48'$ $T=157.48'$ $CH=N63.54^{\circ}30'E$ $CL=86.60'$	C6	$\Delta=1956.54^{\circ}$ $R=200.00'$ $L=122.00'$ $T=122.00'$ $CH=N37.4^{\circ}37'W$ $CL=40.25'$	C7	$\Delta=436.51^{\circ}$ $R=200.00'$ $L=41.98'$ $T=41.98'$ $CH=N132.32^{\circ}39'W$ $CL=198.19'$	C8	$\Delta=2259.00^{\circ}$ $R=200.00'$ $L=174.23'$ $T=174.23'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$	C9	$\Delta=3240.06^{\circ}$ $R=200.00'$ $L=250.00'$ $T=250.00'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$	C10	$\Delta=3240.06^{\circ}$ $R=200.00'$ $L=250.00'$ $T=250.00'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$	C11	$\Delta=5701.41^{\circ}$ $R=200.00'$ $L=419.88'$ $T=419.88'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$	C12	$\Delta=4642.14^{\circ}$ $R=200.00'$ $L=202.78'$ $T=202.78'$ $CH=N132.32^{\circ}39'W$ $CL=140.62'$
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ATTEST: ADMINISTRATIVE ASSISTANT
"APPROVED BY THE CITY COUNCIL"
DATE: _____

MAYOR, CITY OF GRANBURY
ATTEST, CITY SECRETARY

CHAIRMAN, PLANNING AND ZONING COMMISSION

FINAL PLAT
"APPROVED BY THE PLANNING AND ZONING COMMISSION"
DATE: _____

