

FILED
 JAN 06 2022

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying
 6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 jmgotta@bhinc.com • 817.338.1277 • bhinc.com
 TBPELS Firm #44, #10011300

FINAL PLAT
LOTS 1-54 & HOA 1
SOUTH BEND ADDITION
 (55 LOTS)

BEING A 79.142 ACRE TRACT OF LAND SITUATED WITHIN
 GEORGE T. WATERS SURVEY, ABST. NO. 594,
 JOHN HIGGINS SURVEY, ABST. NO. 239
 N. DOTSON SURVEY, ABST. NO. 60
 HOOD COUNTY, TEXAS
 JANUARY 2022 SHEET 2 OF 4

HOOD COUNTY NOTES

Total length of all streets (as measured along the center lines of the streets), in linear feet, and a declaration as to which category of streets (in accordance with the County's Master Thoroughfare Plan) will be constructed, as described in Section 6.8 (paved, public streets to be maintained by the County) or Section 6.9 (paved, private streets maintained by an approved homeowner's association).

For any lot not served by a centralized wastewater system and/or by a centralized water system, the location of a viable percolation area for septic tanks and/or proposed water well sites, as required by the Hood County Health Department, shall be shown on the plat. The plat shall state that construction shall not be authorized until a site permit has been approved pursuant to the County's development permit guidelines.

No structure within this subdivision shall be occupied until it is connected to an individual water supply or to a State-approved community water system, and until it is connected to a public sewer system or to an on-site wastewater system that has been approved and permitted by the Hood County Health Department. Due to fluctuating ground water supply, prospective property owners are cautioned and advised by Hood County to question the seller of any lot whether the water provider has adequate water sources to meeting TCEQ requirements.

No streets will be accepted by the County until all drainage structures, including drain pipes for all driveways constructed as of the acceptance date, have been: (a) installed by the owner(s) or occupant(s) of the lot(s); and (b) inspected and approved by the Hood County Road Administrator.

The developer shall remain responsible for all maintenance and repair of streets within the subdivision until the Commissioners' Court, by formal written action or minute order, accepts the obligation to maintain and repair such roads. The Commissioner's Court's decision to approve a record plat or dedication of the right-of-way for a street shall not be deemed to constitute acceptance of the streets for maintenance.

All lots have been designed in compliance with the rules of Hood County for on-site sewage facilities, together with all planning and evaluation materials required to determine lot sizing under Hood County on-site sewage rules and any request for a variance under the rules of Hood County for on-site sewage facilities.

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.

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.

South Bend Driveway Culvert Sizing Table

Block	Lot	Minimum Driveway Culvert Size With Safety
1	1	1-18"
1	2	1-18"
1	3	1-18"
1	4	1-18"
1	5	1-24"
1	6	4-36"
1	7	1-24"
1	8	1-24"
1	9	1-24"
1	10	1-24"
1	11	1-24"
1	12	1-24"
1	13	1-24"
1	14	1-18"
1	15	1-18"
1	16	1-18"
1	17	1-18"
1	18	1-18"
1	19	1-18"
1	20	1-18"
1	21	1-18"
1	22	1-24"
1	23	1-24"
1	24	1-18"
1	25	1-18"
1	26	1-18"
1	27	2-18"
1	28	2-18"
1	29	2-18"
1	30	3-24"
1	31	3-24"
1	32	3-36"
1	33	3-36"
1	34	3-36"
1	35	3-36"
1	36	1-18"
1	37	1-24"
1	38	2-18"
1	39	2-18"
1	40	3-24"
1	41	1-24"
1	42	3-24"
1	43	3-24"
1	44	3-24"
1	45	3-24"
1	46	3-24"
1	47	2-18"
1	48	2-18"
1	49	1-18"
1	50	1-18"
1	51	1-18"
1	52	1-18"
1	53	1-18"
1	54	1-18"

Line Table		
Line #	Direction	Length
L1	N49°54'27"E	173.90
L2	N27°24'27"E	118.31
L3	N18°40'44"W	5.86
L4	S58°51'54"W	2.76
L5	N58°51'54"E	20.00
L6	S27°24'27"W	28.34
L7	N27°24'27"E	8.31
L8	S58°51'53"W	2.76
L9	N26°01'27"E	48.76
L10	S31°53'25"E	36.11
L11	S58°50'29"W	24.50
L12	S31°53'25"E	41.17
L13	N58°51'54"E	2.76
L14	N31°53'25"W	14.20
L15	N58°18'58"E	20.00
L16	S31°08'06"E	26.97
L17	N31°08'06"W	17.23
L18	N78°46'39"E	128.33
L19	S31°08'06"E	26.89
L20	N31°08'06"W	26.61
L21	S31°08'06"E	33.79
L22	S58°06'35"W	68.34
L23	S11°55'09"W	1.60
L24	S62°35'33"E	95.36
L25	S83°15'35"W	78.25
L26	N50°56'42"W	23.96
L27	N24°25'31"W	60.51

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	15°29'18"	270.00'	72.99'	S19°39'48"W	72.77'
C2	46°56'45"	480.00'	393.29'	N35°23'32"E	382.38'
C3	90°45'19"	350.00'	554.39'	S13°29'15"W	498.23'
C4	43°44'20"	270.00'	206.11'	N53°00'16"W	201.15'
C5	1°42'47"	450.00'	13.46'	S12°46'33"W	13.45'
C6	17°57'41"	450.00'	141.07'	S22°36'47"W	140.49'
C7	15°40'13"	450.00'	123.07'	S39°25'44"W	122.69'
C8	11°36'04"	450.00'	91.11'	S53°03'52"W	90.96'
C9	6°06'53"	380.00'	40.55'	S55°48'28"W	40.53'
C10	18°53'53"	380.00'	125.34'	S43°18'05"W	124.77'
C11	18°11'21"	380.00'	120.63'	S24°45'28"W	120.13'
C12	19°32'36"	380.00'	129.62'	S5°53'30"W	128.99'
C13	7°20'33"	380.00'	48.70'	S7°33'05"E	48.66'
C14	9°09'22"	380.00'	60.73'	S15°48'03"E	60.66'
C15	11°30'41"	380.00'	76.35'	S26°08'04"E	76.22'
C16	15°29'18"	300.00'	81.10'	S19°39'48"W	80.85'
C17	156°55'34"	50.00'	136.94'	S31°53'25"E	97.98'
C18	101°30'34"	50.00'	88.58'	N18°53'31"E	77.44'
C19	20°42'17"	440.00'	159.00'	N48°29'20"E	158.14'
C20	5°09'31"	240.00'	21.61'	N24°49'41"E	21.60'
C21	10°19'47"	240.00'	43.27'	N17°05'02"E	43.21'
C22	9°47'02"	510.00'	87.09'	N16°48'40"E	86.98'
C23	14°36'17"	510.00'	130.00'	N29°00'20"E	129.65'
C24	14°52'33"	510.00'	132.41'	N43°44'45"E	132.04'
C25	7°40'53"	510.00'	68.37'	N55°01'27"E	68.32'
C26	12°07'43"	320.00'	67.74'	N52°48'03"E	67.61'
C27	32°29'18"	320.00'	181.45'	N30°29'32"E	179.03'
C28	46°08'17"	320.00'	257.68'	N8°49'16"W	250.78'
C29	15°12'54"	300.00'	79.67'	N67°15'59"W	79.43'
C30	14°56'17"	300.00'	78.21'	N52°11'24"W	77.99'
C31	13°35'09"	300.00'	71.14'	N37°55'41"W	70.97'
C32	16°32'53"	240.00'	69.32'	S39°24'33"E	69.08'
C33	27°11'27"	240.00'	113.90'	S61°16'43"E	112.83'
C34	45°47'44"	41.00'	32.77'	S73°50'34"E	31.91'
C35	26°31'11"	41.00'	18.98'	S37°41'06"E	18.81'

OWNER:
SOUTHERN BEND DEVELOPMENT
3200 E. HWY. 377
GRANBURY, TX 76049



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Walt Long
County Clerk, Hood County, Tx

P-839

FINAL PLAT
LOTS 1-54 & HOA 1
SOUTH BEND ADDITION

(55 LOTS)

BEING A 79.142 ACRE TRACT OF LAND SITUATED WITHIN

GEORGE T. WATERS SURVEY, ABST. NO. 594,

JOHN HIGGINS SURVEY, ABST. NO. 239

N. DOTSON SURVEY, ABST. NO. 60


HOOD COUNTY, TEXAS

JANUARY 2022

SHEET 3 OF 4

DRAINAGE & DETENTION EASEMENT CERTIFICATION


This plat is hereby adopted by the Owners and approved by Hood County, Texas (called "County"), subject to the following condition which shall be binding upon the Owners, their heirs, grantees and successors: A portion of **LOTS 1-54 & HOA 1, SOUTH BEND ADDITION**, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the Home Owners Association. The county will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by the construction of any type of building, fence, or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the County. Provided, however, it is understood that in the event it becomes necessary for the County to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the County shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Home Owners Association shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the County shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable condition which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The County shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

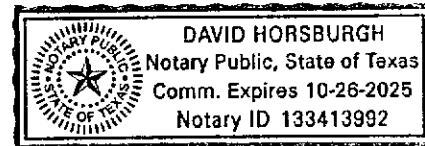
BY: 
Southern Bend Development, LLC

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, David Horsburgh notary public, State of Texas, on this day, personally appeared Donny Couto, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 5th day of January, 2022.


David J. Horsburgh
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF HOOD §

WHEREAS, Southern Bend Development, LLC, being the owner of a tract land situated in Hood County, Texas and within the J. Willcockson Survey, Abstract No. 579 and the J. Beldin Survey, Abstract No. 60 to wit:

BEING a tract of land situated within the George T. Waters Survey, Abstract Number 594, N. Dotson Survey, Abstract Number 151, and the John Higgins Survey, Abstract No. 239, Hood County, Texas, same being all of a tract of land described by deed to Southern Bend Development, LLC as recorded in Document Number 2020-0019631, Deed Records, Hood County, Texas (DRHCT) and 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 AllTerra 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 point having a Northing of 6,833,771.29 feet, and an Easting of 2,223,335.46 feet, Texas State Plane Grid - Texas North Central Zone (4202) NAD83, same being for an angle point in the remainder of a tract of land as described by deed to Robert R. and Maria M. Lowden Family Partnership as recorded in Volume 2086, Page 222, DRHCT, from said point a found 5/8-inch capped iron rod marked "BROOKES BAKER SURVEYORS" (CIRF(BB)) bears North 81°19'52" West, a distance of 0.67 feet;

THENCE South 31°08'06" East, with the common line between the said Southern Bend tract and the said Lowden Family Partnership remainder tract, a distance of 1465.75 feet to found RR Spike in asphalt and having a Northing of 6,832,516.80 feet, and an Easting of 2,224,093.27 feet Texas State Plane Grid - Texas North Central Zone (4202) NAD83 for the southeast corner of the said Southern Bend tract, same being the southwest corner of the said Lowden Family Partnership remainder tract;

THENCE South 58°51'54" West, with the southern line of the said Southern Bend tract, a distance of 1255.16 feet to a found 5/8-inch iron rod (IRF) for an ell corner of the said Southern Bend tract, same being an ell corner of a remainder tract of land as described by deed to Charlie W. Sims and Eileen J. Sims as recorded in Volume 1674, Page 933, DRHCT;

THENCE North 18°40'44" West, with the common line between the said Southern Bend tract and the said Sims remainder tract, a distance of 5.86 feet to an IRF for a re-entrant corner of the said Southern Bend tract and the said Sims tract;

THENCE South 58°06'35" West, with the common line between the said Southern Bend tract and the said Sims remainder tract, passing at a distance of 443.69 feet, a found 1/2-inch iron rod for the most southerly northwest corner of the said Sim remainder tract, same being the most easterly southeast corner of a tract of land as described by deed to Todd J. Strever and Lesley D. Strever as recorded in Document Number 2020-0011803, D.R.H.C.T., and now continuing with the common line between the said Southern Bend tract and the said Strever tract, in all, for a total distance of 530.00 feet to a found 1/2-inch iron rod for the southwest corner of the said Southern Bend tract, same being an ell corner of the said Strever tract;

THENCE North 31°53'25" West, with the common line between the said Southern Bend tract and the said Strever tract, passing at a distance of 1252.80 feet a found 1/2-inch iron rod, and now continuing with the said common line passing at a distance of 1263.37 feet the northeast corner of the said Strever tract, and now continuing with the southwesterly line of the said Southern Bend tract, in all, for a total distance of 1583.52 feet to a point for the northwest corner of the said Southern Bend tract;

THENCE with the northwesterly line of the said Southern Bend tract the following courses and distances:

- North 26°01'27" East, a distance of 295.00 feet to a point;
- North 49°54'27" East, a distance of 173.90 feet to a point;
- North 26°24'27" East, a distance of 905.00 feet to a point;

North 27°24'27" East, a distance of 118.31 feet to a point for the northeast corner of the said Southern Bend tract, same for the northwest corner of the aforementioned Lowden Family Partnership remainder tract;

THENCE South 62°35'33" East, with the common line between the said Southern Bend tract and the said Lowden Family Partnership remainder tract, passing at a distance of 208.00 feet a CIRF(BB) and now continuing with the said common line, in all, for a total distance of 997.45 feet to the POINT OF BEGINNING and CONTAINING 3,447,413 square feet or 79.142 acres of land more or less.

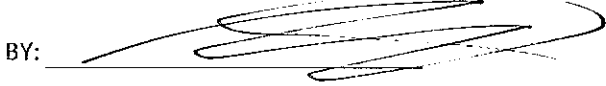
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Southern Bend Development, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **LOTS 1-54 & HOA 1, SOUTH BEND ADDITION**, 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 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 5th day of January, 2022.

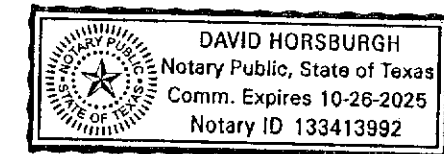
BY: 
Authorized Agent
Southern Bend Development, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, David Horsburgh, notary public, State of Texas, on this day, personally appeared Donny Couto, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.


Given under my hand and seal of office this the 5th day of January, 2022.

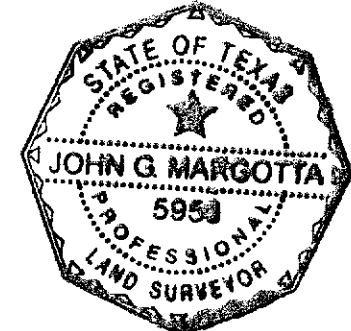

David J. Horsburgh
Notary Public, State of Texas



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 Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: January 5, 2022

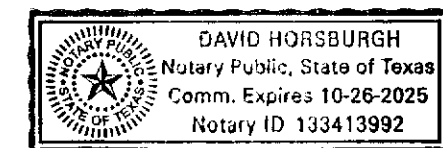


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, David J. Horsburgh, notary public, State of Texas, on this day, personally appeared John G. Margotta, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this the 5th day of January, 2022.


David J. Horsburgh
Notary Public, State of Texas



FINAL PLAT
LOTS 1-54 & HOA 1
SOUTH BEND ADDITION

(55 LOTS)

BEING A 79.142 ACRE TRACT OF LAND SITUATED WITHIN
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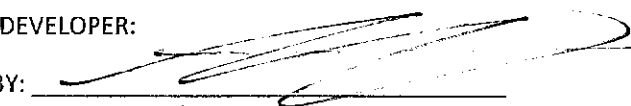

JANUARY 2022

SHEET 4 OF 4

FILED

JAN 06 2022


County Clerk, Hood County, TX

DEVELOPER:
BY: 

HONORABLE JUDGE PRESIDING
Judge

ATTEST: _____

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER:
SOUTHERN BEND DEVELOPMENT
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