

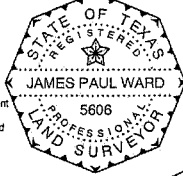
The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. According to Map No. 48221 (2005) dated April 05, 2015 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Hood County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone "X" and is NOT in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A, Condition II Survey, Surveyed on the ground August 13, 2021.

A-Ward Surveying

*James Paul Ward* 8-23-2021

James Paul Ward  
Registered Professional Land Surveyor, No. 5606  
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**LEGEND**

EM	ELECTRIC METER
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SSNH	SANITARY SEWER MANHOLE
MH	MANHOLE
PP	POWER POLE
LS	LIGHT STANDARD
EB	ELECTRICAL BOX
TR	TELEPHONE RISER
WF	WIRE FENCE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
IF	IRON FENCE
UG	UNDERGROUND
OHU	OVERHEAD UTILITY
PH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
OSF	ON SITE SEWER FACILITY
MH	MANHOLE
STSM	STORM SEWER MANHOLE
BLDG	BUILDING WITH PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
AC	AIR CONDITIONER
POSE	PUBLIC OPEN SPACE EASEMENT
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET
MAR	MARKEED "A" MARK
IRR	5/8" IRON ROD RECOVERED
MAR	MARKEED "A" MARK
CM	CONTROL MONUMENT
BE	BEARINGS OR DISTANCE SHOWN IN '1' ARE PLAT OR DEED CALL

All of Lot 8 and a part of Lot 7 of AIKEN SUBDIVISION NO. ONE, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Volume 117, Page 600 of the Plat Records of Hood County, Texas; embracing all of the called 4.925 acre tract of land described in the deed to Gabe Salmons as recorded in Document No. 2019-0015720 of the of the Official Public Records of Hood County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (having a northing of 2201918.00 and an easting of 6846768.82) for the southwest corner of said Lot 8, the southeast corner of Lot 9 in said AIKEN SUBDIVISION No. ONE, and being in the northwest line of State Highway No. 377, having a variable width right-of-way as dedicated in Volume 80, Page 574 of the of the Deed Records of Hood County, Texas;

THENCE North 29°51'60" West, along the common of said Lots 8 and 9, a distance of 603.13 feet to a 5/8" iron rod found for the common north corner of said Lot 8 and 9 and being in the southeasterly line of Old Granbury Road, having a variable width right-of-way;

THENCE North 37°4'32" East, along the common line of said Lot 8 and said Old Granbury Road, to and along the northwesterly line of said Lot 7, a distance of 353.04 feet to a point for the north corner of said 4.925 acre tract, and the west corner of a called 8.455 acre tract of land described in the deed to Martin L. West Living Trust as recorded in Volume 1839, Page 780 of said Deed Records, from which a 2" steel fence post bears South 29° East a distance of 1.02 feet;

THENCE South 29°52'9" East, along the common line of said 4.925 acre tract and said 8.455 acre tract, a distance of 717.70 feet to a Texas Department of Transportation monument for the common south corner of said 4.925 acre tract and said 8.455 acre tract and being in said northwesterly right-of-way line of East US Highway No. 377 and being in the southeasterly line of said Lot 7;

THENCE South 55°57'38" West, along the common line of said Lot 7 and said East US Highway No. 377, a distance of 325.73 feet to the POINT OF BEGINNING and containing 4.9251 acres.

SURVEY ACCEPTED BY:

TITLE COMPANY: PROVIDENCE TITLE  
G.F. NO.: 118012185  
ADDRESS: 2440 EAST US HIGHWAY 377, GRANBURY, TX 76049  
BUYER: MANSAROVAR HOSPITALITY, LLC  
SELLER: GABE SALMONS

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Providence Title Insurance GF. No. 118012185, effective July 6, 2021 issued July 14, 2021.

a. Lateral line easement as recorded in Volume 1009, Page 377, of the Real Records, Hood County, Texas does not affect surveyed property.

b. Through k. Not a Survey Matter.

GRAPHIC SCALE SCALE IN FEET 1" = 60'

A-WARD PROJECT NO: 2021-1606 EAST HIGHWAY 377

OLD GRANBURY ROAD  
RIGHT OF WAY  
ASPHALT PAVEMENT  
N87°04'32"E 353.04'

POINT FOR CORNER FROM WHICH A 2" PIPE POST BEARS SOUTH 29° EAST 1.02'

A PORTION OF LOT 7  
AIKEN SUBDIVISION NO. ONE  
VOLUME 117, PAGE 600

4.9251 ACRES  
214,538 SQ. FT.

LOT 8  
AIKEN SUBDIVISION NO. ONE  
VOLUME 117, PAGE 600

S29°52'09"E 717.70'

REMAINING PORTION OF LOT 7  
AIKEN SUBDIVISION NO. ONE  
VOLUME 117, PAGE 600

CALLLED 8.455 ACRE  
MARTIN L. WEST LIVING TRUST  
VOLUME 1839, PAGE 780

ONE STORY BRICK  
AND FRAME  
BUILDING

TX DOT MONUMENT

EAST US HIGHWAY 377  
RIGHT OF WAY  
7.215 ACRES VOLUME 80, PAGE 574  
ASPHALT PAVEMENT

LAND TITLE SURVEY

All of Lot 8 and a part of Lot 7 of AIKEN SUBDIVISION NO. ONE, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Volume 117, Page 600 of the of the Plat Records of Hood County, Texas

**A-WARD SURVEYING COMPANY**

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