

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Roffino Custom Homes, Inc., a Texas Corporation, is the owner, Anthony Roffino, acting by and through his duly authorized agent, does hereby adopt this plat designating the herein above described property as "Lots 16-28, Block A, Lots 1-12, Block C, Camelot Addition, Phase III", an addition to the City of Glen Rose, Somervell County, Texas, and does hereby dedicate the easements as shown if any, 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 if any, as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements if any, may also be used for the mutual use in accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof. Public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs 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. 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 procuring permission from anyone.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS.

Anthony Roffino, owner _____ Date _____

STATE OF TEXAS
COUNTY OF SOMERVELL

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Anthony Roffino, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____ 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF SOMERVELL

WHEREAS Roffino Custom Homes, Inc., a Texas Corporation is the owner of a tract of land situated in Blocks 35 and 43 of the Milam County School Land Survey, Abstract No. 136, City of Glen Rose, Somervell County, Texas, said tract being described in a deed to Roffino Custom Homes, Inc., a Texas Corporation recorded in Document No. 2010423 Real Records, Somervell County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found (SS1) for the Northeast Right-of-Way corner of Camelot Drive (a 60' wide R.O.W.) of Camelot Addition Phase II according to the plat thereof recorded in Cabinet 1, Slide 144, Plat Records of said Somervell County and the Northwest corner of the herein described tract of land and on the South line of the remainder of a tract of land described in a deed to Larry P. Smith recorded in Volume 67, Page 265, Deed Records of said Somervell County, from which a 5/8 inch capped iron rod found (SS1) for the Northwest Right-of-Way corner of said Camelot Drive;

THENCE South 84 degrees 45 minutes 49 seconds East, along the North line of the herein described tract and a South line of said Smith tract, a distance of 609.99 feet to a 5/8 inch capped iron rod found (SS1) for an angle point in the North line of the herein described tract;

THENCE South 48 degrees 40 minutes 48 seconds East, continuing along the North line of the herein described tract and a South line of said Smith tract, a distance of 562.59 feet to a 5/8 inch capped iron rod set (SS2) for the Northeast corner of the herein described tract and an interior all corner of said Smith tract;

THENCE South 41 degrees 18 minutes 35 seconds West, along the East line of herein described tract and a West line of said Smith tract, a distance of 70.27 feet to a 5/8 inch capped iron rod found (SS1) for an angle point in the East line of the herein described tract and a West line of said Smith tract;

THENCE South 77 degrees 24 minutes 00 seconds West, continuing along the East line of herein described tract and a West line of said Smith tract, a distance of 187.38 feet to a rail road spike found for the Southeast corner of the herein described tract and an angle point in a North line of said Smith tract;

THENCE North 84 degrees 45 minutes 49 seconds West, along the South line of the herein described tract and a North line of said Smith tract, a distance of 77.21 feet to a 5/8 inch capped iron rod found (SS1) for the South most Southwest corner of the herein described tract and being on the East line of said Camelot Addition Phase II;

THENCE North 25 degrees 18 minutes 11 seconds East, along a West line of the herein described tract and a East line of said Camelot Addition Phase II, passing through a 5/8 inch capped iron rod found (SS1) for the Southwest Right-of-Way corner of King Arthur Drive, at a distance of 110.00 feet, in all a total distance of 160.00 feet to the Northeast Right-of-Way corner of said King Arthur Drive and being an interior all corner of the herein described tract;

THENCE North 84 degrees 45 minutes 49 seconds West, along the North Right-of-Way line of said King Arthur Drive and a South line of the herein described tract, a distance of 62.76 feet to a 5/8 inch capped iron rod found (SS1) for the Northeast corner of the intersection of East Right-of-Way line of said Camelot Drive and the North Right-of-Way line said King Arthur Drive for the North most Southwest corner of the herein described tract;

THENCE North 25 degrees 18 minutes 11 seconds East, along the East Right-of-Way line of said Camelot Drive and a West line of the herein described tract, a distance of 130.00 feet to the POINT OF BEGINNING, containing 250,398 Square feet or 5.748 Acres of Land.

SURVEYOR'S CERTIFICATION:
Drawing showing to the best of my knowledge, information, and belief an accurate delineation of a field survey performed on the ground, and office computations performed by me or under my supervision. There are no observed visible encroachments or protrusions other than shown hereon.

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Timothy G. Martin, R.P.L.S. No. 6236

Date _____

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy G. Martin, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____ 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION:

BY: CHAIRMAN, PLANNING AND ZONING COMMISSION DATE _____

APPROVED BY THE CITY COUNCIL:

BY: MAYOR, CITY OF GLEN ROSE DATE _____

ATTEST, CITY SECRETARY DATE _____

FILED THIS _____ DAY OF _____ 2015.

CAMPELOT, BLOCK _____, PLAT NUMBER _____, SOMERVELL COUNTY, TEXAS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.81	90.00	232° 02'	S 76° 28' 44" E	136.55
C2	67.77	90.00	162° 15'	N 78° 37' 53" E	47.21
C3	4.14	90.00	2° 35' 07"	N 80° 04' 32" E	4.14
C4	23.19	50.00	28° 34' 34"	N 48° 37' 12" E	22.88
C5	65.48	50.00	67° 37' 47"	S 82° 11' 19" W	75.45
C6	43.89	50.00	83° 45' 14"	S 72° 05' 03" W	60.25

OWNER: Roffino Custom Homes
Anthony Roffino
P.O. BOX 72
RAINBOW, TEXAS 76077
PHONE: 817-876-1716

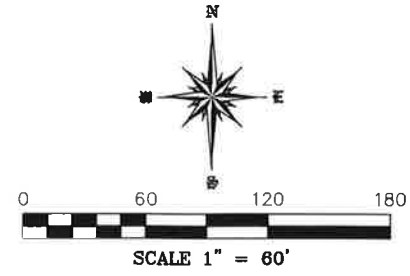
SURVEYOR: Enprotec/Hibbs & Todd, Inc.
ENVIRONMENTAL AND CIVIL ENGINEERING
2601 Glen Rose Hwy, Ste. 107
Glen Rose, Texas 76048
RPLS File Reg. No. 1001900 & 1000726

Notes: Lots with front entry garage must have the front of the garage set back to 25 feet from the front property line.

FLOOD STATEMENT: This property is located within Zone-X, areas determined to be outside of the 500-year flood plain, according to the Flood Insurance Rate Map, Community-Panel No. 481188 0060 C, dated April 3, 1995.

Bearings are based on the Texas State Plane Coordinate System; N.A.D. 83 (Geoid 03) North Central Zone 4202 and are derived from GPS observations using Trimble Real Time Kinematic System (RTK) on the WDS Network.

All property corners are 5/8 inch capped iron rods set (ERT) unless otherwise noted.



PRELIMINARY PLAT
LOTS 1 THRU 12, BLOCK C
LOTS 16 THRU 28, BLOCK A
CAMELOT ADDITION
PHASE III
Being a 5.748 Acre tract of land,
as situated in the
MILAM COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 136, BLOCKS 35 & 43,
CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS