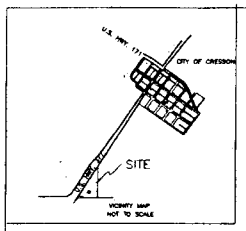
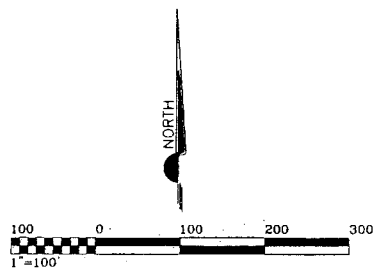
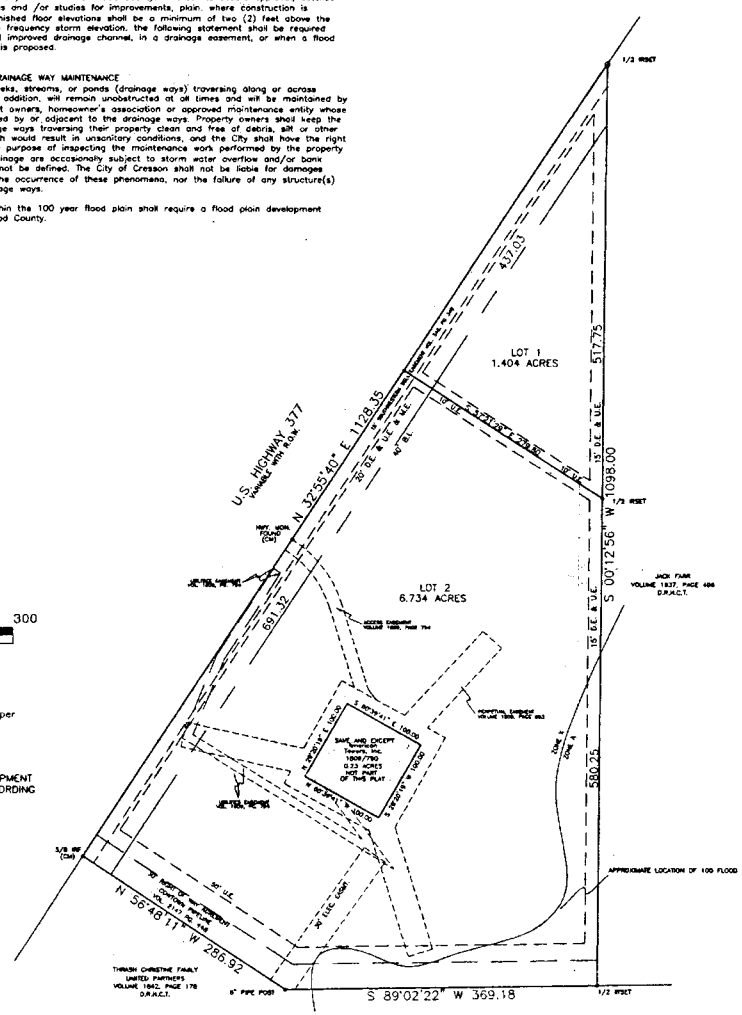


FLOOD PLAIN RESTRICTION
No Construction shall be allowed within the flood plain easement without the prior written approval of the City of Cresson or Hood County. In order to secure approval, detailed engineering plans and /or studies for improvements, plain. where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year design frequency storm elevation. the following statement shall be required when an unlined improved drainage channel, in a drainage easement, or when a flood plain easement is proposed.

FLOOD PLAIN/DRAINAGE WAY MAINTENANCE
The existing creeks, streams, or ponds (drainage ways) traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners, homeowner's association or approved maintenance entity whose lots are traversed by or adjacent to the drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work performed by the property owners. The Drainage are occasionally subject to storm water overflow and/or bank erosion the cannot be defined. The City of Cresson shall not be liable for damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways.

Development within the 100 year flood plain shall require a flood plain development permit from Hood County.





Basis of bearing is the West line of the tract conveyed to Tim Clark per Volume 1821, Page 32, Deed Records, Hood County, Texas

ACCORDING TO FEMA/U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT A PORTATION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48221C01000 DATED AUGUST 16, 2012.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF HOOD

WHEREAS I, Tim Clark, is the owner of a 8.138 acre tract of land situated in the Nancy Smith Survey, Abstract Number 512, County of Hood, State of Texas, according to the deed recorded in Volume 1821, Page 32, Deed Records, Hood County, Deed Records, and more particularly described as follows;

Being a 8.138 Acre tract or parcel of land lying and being situated in Hood County, Texas, and being part of the NANCY SMITH SURVEY ABSTRACT NUMBER 512, Hood County, Texas, and also being that same tract conveyed to Tim Clark by deed recorded in Volume 1821, Page 32, and less the 0.230 of an acre, save and except per Volume 1809, Page 790, Deed Records, Hood County, Texas and more fully described by metes and bounds as follows;

BEGINNING at a ⅝ iron rod found in the East line of U.S. Highway 377 and the Southwest corner of that tract conveyed to Tim Clark per deed recorded in Volume 1821, Page 32, Deed Records, Hood County, Texas;
THENCE along the East line of U.S. Highway 377, North 32 degrees 55 minutes 40 seconds East, passing a ½ inch iron rod found at 26.86 feet and passing a Highway Monument at 451.74 feet and South 57 degrees 04 minutes 20 seconds East, 0.27 feet and continuing a total distance of 1128.35 feet to a ½ inch iron rod set;
THENCE in the West line of that tract conveyed to Jack Vail Farr per Volume 1637, Page 495, Deed Records, Hood County, Texas South 00 degrees 12 minutes 56 seconds West, 1098.00 feet to a ½ inch iron rod set;
THENCE South 89 degrees 02 minutes 22 seconds West, 369.18 feet to a 6 inch pipe post;
THENCE North 56 degrees 48 minutes 11 seconds West, 286.92 feet to the point of beginning and containing 8.368 total acres of land more or less.

AND SAVE AND EXCEPT, that tract conveyed to American Towers Inc.

COMMENCING at a ⅝ inch capped iron rod found at the Southwest corner of said Clark Tract and being in the East Line of U.S. Highway 377, thence along the west line of Clark Tract, and the East line of U.S. Highway 377, North 32 degrees 55 minutes 40 seconds East 322.42 feet to a point, thence South 57 degrees 04 minutes 20 seconds East, 162.28 feet to a ⅝ inch iron rod found at the North corner of a 0.230 acre tract and being the Point of Beginning of the herein described tract.

THENCE South 60 degrees 39 minutes 41 seconds East, 100.00 feet to a ⅝ inch iron rod found;
THENCE South 29 degrees 20 minutes 19 seconds West, 100.00 feet to a ⅝ inch iron rod found;
THENCE North 60 degrees 39 minutes 41 seconds West, 100.00 feet to a ⅝ inch iron rod found;
THENCE North 29 degrees 20 minutes 19 seconds East, 100.00 feet to the point of beginning and containing 0.230 acres of lone more or less;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That Tim Clark owner does hereby adopt this plat designating the hereinabove described property as LOT 1 and LOT 2, CITY HALL ADDITION, an addition to the City of Cresson, Hood County, Texas. The Streets are dedicated for Public's Use forever, for the purposes indicated on this plat. No 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. The City of Cresson 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, without the necessity at any time procuring permission from anyone.

WITNESS our hands at City of Cresson, Hood County, Texas this the 11th day of DEC 2012.

Tim Clark

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersign authority, a Notary Public, in and For the State of Texas, on this day personally appeared Tim Clark known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, on this the 11th day of DEC 2012

Charlotte J. Huffman
Notary Public

My Commission Expires on: 03/28/13

FILED FOR RECORD
AT 10:19 A.M.
DEC 18 2012
County Clerk, Hood County, TX

OWNER
TIM CLARK
8901 E. HWY 377
CRESSON TEXAS 76035-4359

SURVEYOR
JAMES B. ODOM
JBO SURVEYING
8525 KINGSLEY CIRCLE
GRANBURY TEXAS 76049
(817) 579-7551
(817) 579-7556 FAX

LEGEND
—OH—=OVERHEAD FENCE
—X—X=WOOD FENCE
—E—E=ELECTRIC LINE
—T—T=TELEPHONE LINE
—G—G=GAS LINE
—W—W=WATER LINE
IRF=IRON ROD FOUND
IRS=IRON ROD SET
PIPF=PIPE FOUND
D.E.=DRAINAGE EASEMENT
WF=WOOD OR CONCRETE
U.E.=UTILITY EASEMENT
B.L.=BUILDING LINE
A.E.=AERIAL EASEMENT
D.E.=GUY EASEMENT
D.&U.E.=DRAINAGE & UTILITY EASEMENT
M.E.=MAINTENANCE EASEMENT

SURVEYORS CERTIFICATION

I, James B. Odom, a Registered Professional Land Surveyor of the State of Texas, hereby Certify that I prepared this plat from an actual survey on the ground and the corners, angle points have been properly marked on ground by me.

Surveyed on the ground November 14, 2012

James B. Odom
JAMES B. ODOM R.P.L.S. 5590

Approved by the City Council of the City of Cresson, Texas

By: Mayor 12/12/12 Date

Attest By: City Secretary 12/12/12 Date

This plat recorded in Slide P-423 Date 12/18/12

FINAL PLAT
LOT 1 & LOT 2
CITY HALL ADDITION
BEING A 8.138 ACRE TRACT OF LAND OUT OF THE NANCY SMITH SURVEY , ABSTRACT NUMBER 512, HOOD COUNTY, TEXAS
DECEMBER 2012
SHEET 1 OF 1