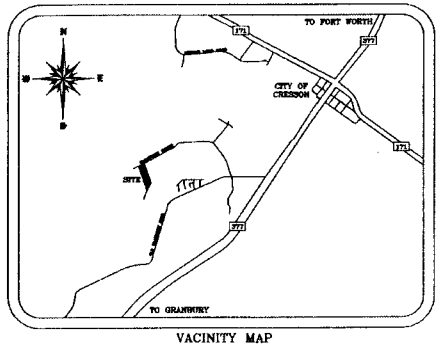
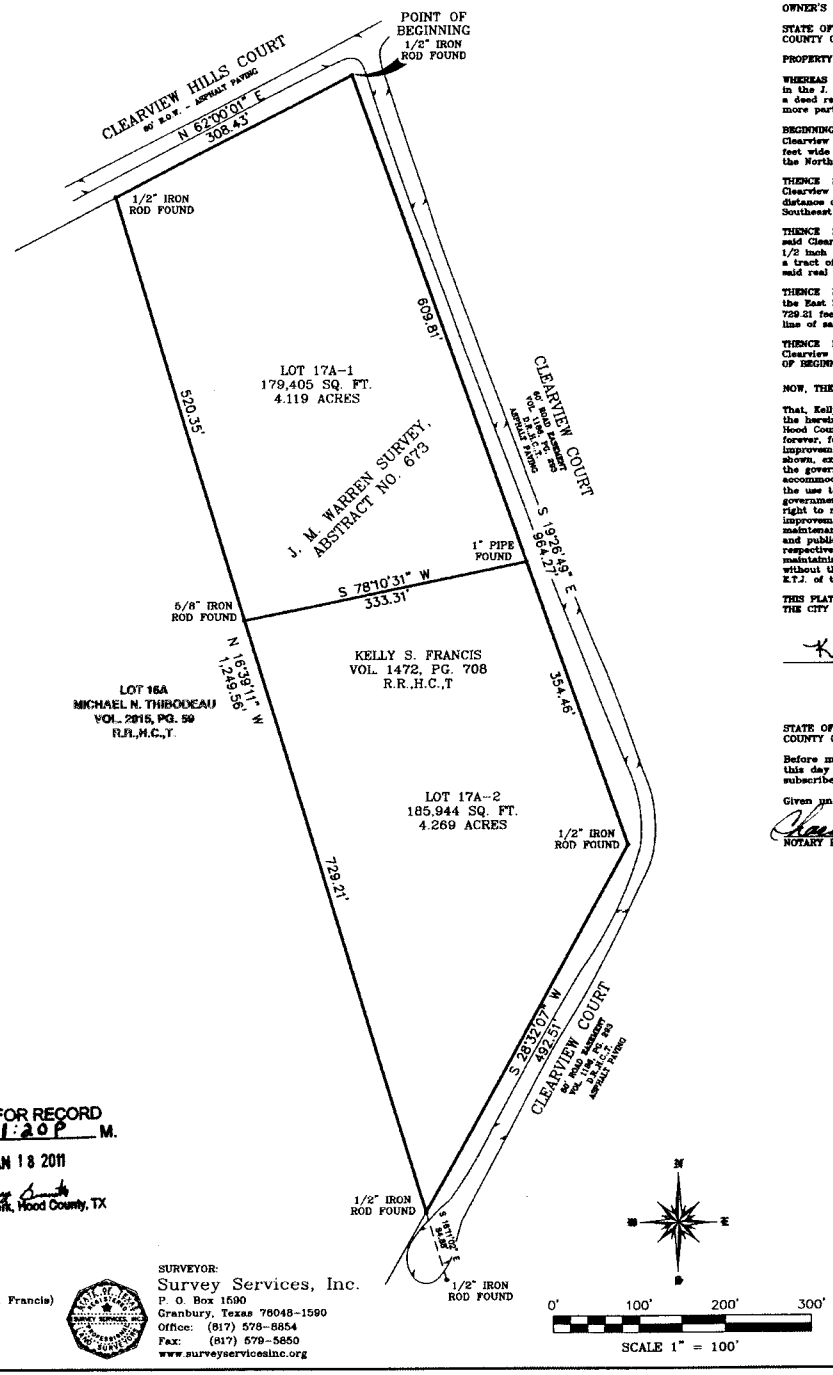


VACINITY MAP
(not to scale)

FLOOD STATEMENT: This property is located with in Zone-X, area determined to be outside of the 500-year flood plain according to the Flood Insurance Rate Map, Community-Panel No. 480356 0075 B, dated October 18, 1986.

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.



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF HOOD:

PROPERTY DESCRIPTION

WHEREAS Kelly S. Flud (formerly known as Kelly S. Francis) is the owner of a tract of land situated in the J. M. Warren Survey, Abstract No. 673, Hood County, Texas, said tract of land being descibed in a deed recorded in Volume 1472, Page 708, Real Records, Hood County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South Right-of-Way line of Clearview Hills Court (a 60 feet wide R.O.W.) and the West Right-of-Way line of Clearview Court (a 60 feet wide Road Easement recorded in Volume 1186, Page 293, Deed Records, Hood County, Texas) for the Northeast corner of said Francis tract;

THENCE South 19 degrees 26 minutes 49 seconds East, along the West Right-of-Way line of said Clearview Court and the East line of said Francis tract, passing through a 1 inch pipe found at a distance of 609.81 feet, a total distance of 964.27 feet to a 1/2 inch iron rod found for the Southeast corner of said Francis tract;

THENCE South 28 degrees 32 minutes 07 seconds West, along the Northwesterly Right-of-Way line of said Clearview Court and the Southeasterly line of said Francis tract, a distance of 492.51 feet to a 1/2 inch iron rod found for the Southwest corner of said Francis tract and the Southeast corner of a tract of land described in a deed to Michael N. Thibodeau recorded in Volume 2015, Page 59 of said real records;

THENCE North 16 degrees 39 minutes 11 seconds West, along the West line of said Francis tract and the East line of said Thibodeau tract, passing through a 5/8 inch iron rod found, at a distance of 729.21 feet, a total distance of 1,249.56 feet to a 1/2 inch iron rod found on the South Right-of-Way line of said Clearview Hills Court for the Northwest corner of said Francis tract;

THENCE North 62 degrees 00 minutes 01 seconds East, along the South Right-of-Way line of said Clearview Hills Court and the North line of said Francis tract, a distance of 308.43 feet to the POINT OF BEGINNING, containing 385,349 Square Feet or 8.368 Acres of Land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Kelly S. Flud (formerly known as Kelly S. Francis), Owner, do hereby adopt this plat designating the herein above described property as Lot 17A-1 & 17A-2, CLEARVIEW HILLS ESTATES, a subdivision in Hood County, Texas. 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 government agencies. In addition, utility easements 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 and government agencies use thereof. The government agencies and 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. The government agencies 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 part of their respective systems, without the necessity at any time, procuring permission from anyone. This property lies within the E.T.J. of the City of Cresson, Hood County.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CRESSON, HOOD COUNTY, TEXAS.

Kelly Flud — 12-17-10
Kelly Flud — 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 Kelly S. Flud, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 17th day of December 2010

Charlotte J. Huffman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHARLOTTE J. HUFFMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-29-2013

SURVEYOR'S CERTIFICATE:

I, Timthy G. Martin, Registered Professional Land Surveyor No. 5236, Do hereby declare that the plat as shown herein was prepared from an actual survey made on the ground under my direction and supervision.

Given Under My Hand and Seal, this the 09th Day Of December 2010.

Timothy G. Martin
Timothy G. Martin, RPLS NO. 5236

STATE OF TEXAS
REGISTERED
TIMOTHY G. MARTIN
5236
PROFESSIONAL
LAND SURVEYOR

LEGEND:

B.L. BUILDING LINE
U.E. UTILITY EASEMENT

APPROVED by the City of Cresson, Texas, this 11 day of February 2011.

W. R. Cornett
W. R. Cornett, Mayor

Charlotte Huffman
Attest City Secretary

FILED FOR RECORD
AT 1:20P M.
JAN 18 2011
County Clerk, Hood County, TX

CABINET C- Slide 353
PLAT RECORDS, HOOD COUNTY, TEXAS

OWNER:
KELLY S. FLUD
(Formerly Known as Kelly S. Francis)
7705 CLEARVIEW COURT
CRESSON, Texas 76035

SURVEYOR:
Survey Services, Inc.
P. O. Box 1590
Granbury, Texas 76048-1590
Office: (817) 578-8854
Fax: (817) 579-5850
www.surveyservicesinc.org

FINAL PLAT
LOT 17A-1 & 17A-2
CLEARVIEW HILLS ESTATES
BEING A FINAL PLAT OF A TRACT OF LAND SITUATED IN THE J.M. WARREN SURVEY, ABSTRACT NO. 673, HOOD COUNTY, TEXAS.

U:\SURVEY\2010\10231\10231 DATE: 12/02/2010 DRAWN BY: SMB