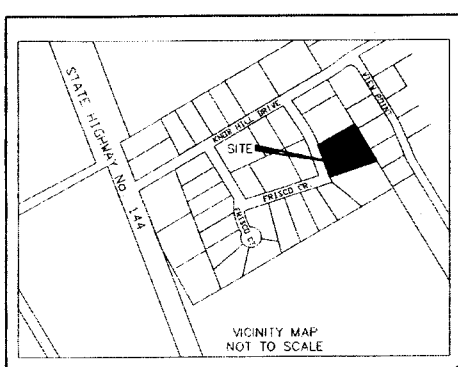

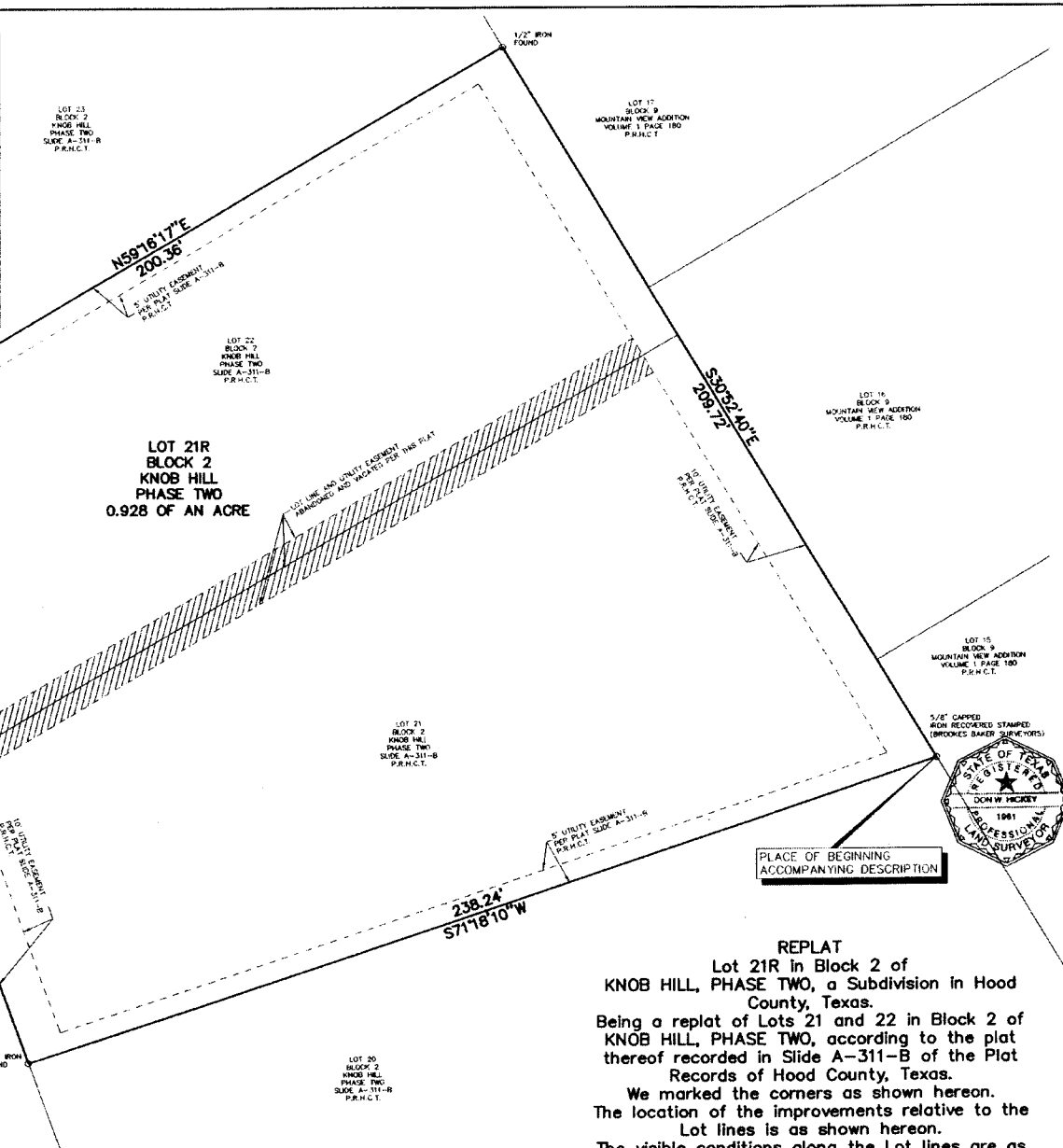

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Robert and Cindy Anderson are the owners of Lots 20 and 21 in Block 2 of KNOB HILL PHASE TWO, an Addition to Hood County, Texas according to the plat thereof recorded in Slide A-311-B of the Plat Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.9999596014. All 5/8" capped irons set or recovered called for in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at a 5/8" capped iron recovered for the southeast corner of said lot 21, and the northeast corner of lot 20 in said block 2 of KNOB HILL, PHASE TWO, and in the west line of lot 15 block 9 of MOUNTAIN VIEW ADDITION according to the plat thereof recorded in volume 1 page 180 of the said Plat Records.

Thence south 71 degrees-18 minutes-10 seconds west, along the south line of said lot 21, and the north line of said lot 20, 238.-24/100 feet to a 1/2" iron found.

Thence north 19 degrees-15 minutes-14 seconds west, along the east line of lot 21, and the east line of Frisco Circle, to and along the west line of lot 22, 142.-44/100 feet to a 1/2" iron found at the beginning of a curve to the left having a radius of 635.-46/100 feet.

Thence northwesterly along said curve to the left, and the said west line of lot 22, and the said east line of Frisco Circle, an arc length of 20.-81/100 feet to a 1/2" iron found, the long chord of the said 20.-81/100 feet arc is north 20 degrees-18 minutes-46 seconds west 20.-81/100 feet.

Thence north 59 degrees-16 minutes-17 seconds east, along the north line of said lot 22, and the south line lot 23 in said block 2 of KNOB HILL, PHASE TWO, 200.-36/100 feet to 1/2" iron found for the northeast corner of said lot 22, and the southeast corner of said lot 23, and in the west line of lot 17 of said block 9 of MOUNTAIN VIEW ADDITION.

Thence south 30 degrees-52 minutes-40 seconds east, along the east line of said lot 22, to and along the west line of said lot 21, and along the west line of said lot 17, to and along the west line of lot 16 of said block 9, and said lot 15 of MOUNTAIN VIEW ADDITION, 209.-72/100 feet to the place of beginning and containing 0.-928/1000 of an acre.

Now therefore know all men by these presents:

That, Robert and Cindy Anderson, owners does hereby adopt this plat designating the herein above property as Lot 21R in Block 2 KNOB HILL PHASE TWO, an addition to Hood County, Texas, and does hereby dedicate to the public use forever the streets and the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. This plat is not located within the extra territorial jurisdiction of any town or city.

Witness my hand, this the 17 day of June 2010.

By Robert Anderson

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 Robert Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 17 day of June 2010.

Mildred E. Hickey
Notary Public in and for County, Texas
Commission expires 9-21-2013

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-21-2013

By Cindy Anderson
Cindy Anderson

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 Cindy Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 17 day of June 2010.

Mildred E. Hickey
Notary Public in and for County, Texas
Commission expires 9-21-2013

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-21-2013

Surveyor's Certificate

I, Don W. Hickey, do hereby certify that I prepared this plat from an actual survey on the ground and that the corner monuments shown thereon were properly placed under my supervision in accordance with Hood County regulations.

Don W. Hickey, RPLS 1961

I hereby certify this plat was approved this 28th day of Dec. 2010, by the Hood County Commissioners Court, and may be filed for record in the Plat Records of Hood County, Texas by the County Clerk.

County Judge

REPLAT
Lot 21R in Block 2 of
KNOB HILL, PHASE TWO, a Subdivision in Hood County, Texas.
Being a replat of Lots 21 and 22 in Block 2 of KNOB HILL, PHASE TWO, according to the plat thereof recorded in Slide A-311-B of the Plat Records of Hood County, Texas.
We marked the corners as shown hereon.
The location of the improvements relative to the Lot lines is as shown hereon.
The visible conditions along the Lot lines are as shown hereon.
The bearings and coordinate positions are per the Texas State Plane Coordinate System North Central Zone, NAD83 (1993).
The lengths shown hereon are horizontal ground lengths.

FILED FOR RECORD
AT 12:47 P M.
JAN 18 2011
County Clerk, Hood County, TX

C-352

OWNER/DEVELOPER
ROBERT AND CINDY ANDERSON
3923 FRISCO CIRCLE
GRANBURY, TEXAS 76048
PH: 817-573-8673

SURVEYOR
DON W. HICKEY
BROOKES BAKER SURVEYORS