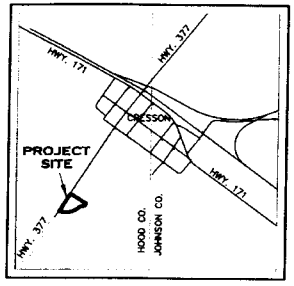
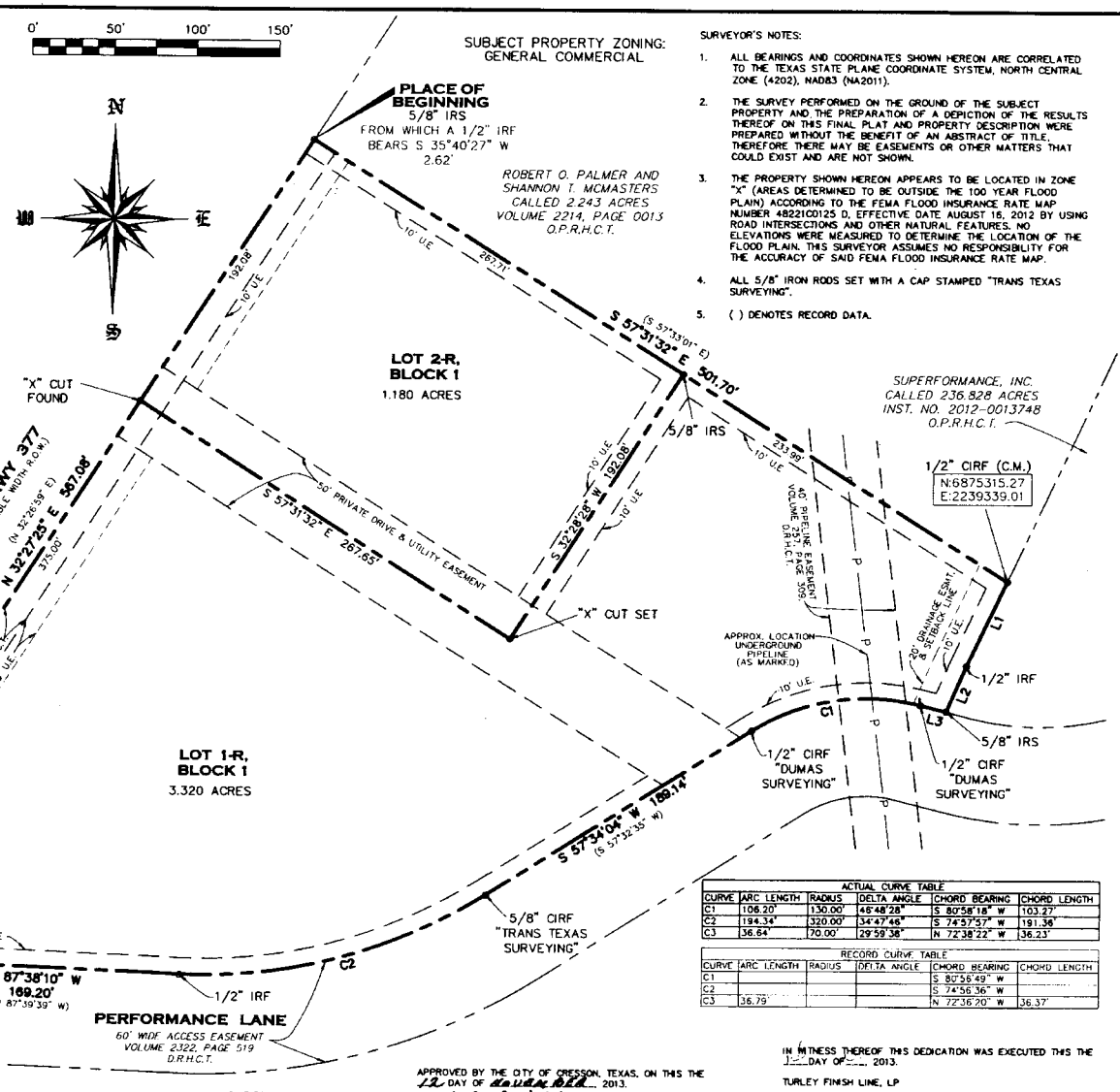
LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT



VICINITY MAP
(NOT TO SCALE)

NANCY SMITH SURVEY
ABSTRACT NO. 512



ACTUAL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°01'54" W	57.09'
L2	S 23°03'56" W	30.81'
L3	N 75°37'28" W	15.85'
L4	N 57°31'33" W	30.73'

RECORD LINE TABLE	
LINE	BEARING
L1	S 25°00'25" W
L2	S 23°02'27" W
L3	N 75°37'28" W
L4	N 57°33'01" W

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48221C0125 D, EFFECTIVE DATE AUGUST 16, 2012 BY USING ROAD INTERSECTIONS AND OTHER NATURAL FEATURES. NO ELEVATIONS WERE MEASURED TO DETERMINE THE LOCATION OF THE FLOOD PLAIN. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
4. ALL 5/8" IRON RODS SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING".
5. ( ) DENOTES RECORD DATA.

STATE OF TEXAS
COUNTY OF HOOD

KNOW ALL PRESENTS THAT FIRST FINANCIAL BANK, N.A., CLEBURNE REGION AND TURLEY FINISH LINE, L.P., ARE THE OWNERS OF THE FOLLOWING PROPERTY TO WIT:

BEING ALL OF LOTS 1 AND 2, BLOCK 1, TWO TURLEYS' ADDITION, AS SHOWN ON THE PLAT RECORDED IN SLIDE C-162, PLAT RECORDS, HOOD COUNTY, TEXAS (P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE NORTHWEST CORNER OF LOT 2 OF SAID TWO TURLEYS' ADDITION, BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 377, ALSO IN THE SOUTHWEST CORNER OF A CALLED 2.243 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2214, PAGE 0013, O.P.R.H.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS S 35°40'27" W, A DISTANCE OF 2.62 FEET;

THENCE S 57°31'32" E, WITH THE COMMON LINE BETWEEN SAID LOT 2 AND SAID 2.243 ACRE TRACT, AT A DISTANCE OF 267.71 PASSING A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING", CONTINUING IN ALL A TOTAL DISTANCE OF 501.70 FEET TO A 1/2" IRON ROD FOUND WITH A CAP AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BEING THE SOUTHEAST CORNER OF SAID 2.243 ACRE TRACT, AND BEING IN A WEST LINE OF A CALLED 236.828 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 2012-0013748, O.P.R.H.C.T.;

THENCE WITH THE COMMON LINE BETWEEN SAID TWO TURLEYS' ADDITION AND SAID 236.828 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES;

S 25°01'54" W, A DISTANCE OF 57.09 FEET TO A 1/2" IRON ROD FOUND;

S 23°03'56" W, A DISTANCE OF 30.81 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING", AND BEING IN THE NORTH LINE A 60' ACCESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2322, PAGE 519, O.P.R.H.C.T.

THENCE WITH THE COMMON LINE BETWEEN SAID TWO TURLEYS' ADDITION AND SAID 60' ACCESS EASEMENT THE FOLLOWING BEARINGS AND DISTANCES;

N 75°37'28" W, A DISTANCE OF 15.85 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00';

WITH SAID CURVE TO THE LEFT HAVING A CHORD BEARING S 80°58'18" W, A DISTANCE OF 103.27 FEET, AND AN ARC LENGTH OF 106.20 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" AT THE END OF SAID CURVE;

S 57°34'04" W, A DISTANCE OF 189.14 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET;

WITH SAID CURVE TO THE RIGHT HAVING A CHORD BEARING S 74°57'57" W, A DISTANCE OF 191.36 FEET, AND AN ARC LENGTH OF 194.34 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE;

N 87°38'10" W, A DISTANCE OF 169.20 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET;

WITH SAID CURVE TO THE RIGHT HAVING A CHORD BEARING N 72°38'22" W, A DISTANCE OF 36.23 FEET, AND AN ARC LENGTH OF 36.64 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" AT THE END OF SAID CURVE;

N 57°31'33" W, A DISTANCE OF 30.73 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TRANS TEXAS SURVEYING" AT THE SOUTHWEST CORNER OF SAID LOT 1 OF SAID TWO TURLEYS' ADDITION AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 377;

THENCE N 32°27'25" E, WITH THE COMMON LINE OF LOT 1 OF SAID TWO TURLEYS' ADDITION AND SAID U.S. HIGHWAY NO. 377, AT A DISTANCE OF 375.00 FEET PASSING A "X" CUT FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 2 OF SAID TWO TURLEYS' ADDITION, CONTINUING IN ALL A TOTAL DISTANCE OF 567.08 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 4.500 ACRES OF LAND.

ACTUAL CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.20'	130.00'	46°48'28"	S 80°58'18" W	103.27'
C2	194.34'	320.00'	34°47'46"	S 74°57'57" W	191.36'
C3	36.64'	70.00'	29°59'38"	N 72°38'22" W	36.23'

RECORD CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1				S 80°56'49" W	
C2				S 74°56'36" W	
C3	36.79'			N 72°36'20" W	36.37'

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT CORRY R. TURLEY, II, PRESIDENT, OF TURLEY FINISH LINE, LP, AND TOM O'NEIL, IN HIS CAPACITY OF CEO, FIRST FINANCIAL BANK, N.A., CLEBURNE REGION, DO HEREBY ADOPT THIS PLAT AS LOT 1R AND LOT 2R, BLOCK 1, TWO TURLEYS' ADDITION, AN ADDITION TO THE CITY OF CRESSON, HOOD COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

IN WITNESS THEREOF THIS DEDICATION WAS EXECUTED THIS THE ___DAY OF May 2013.

FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: _____
TOM O'NEIL, IN HIS CAPACITY OF CEO

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOM O'NEIL, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF _____, 2013.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

DAPHNE HAWKINS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2016

FILED FOR RECORD
AT 02:22 P M.

NOV 15 2013

Mary Lou Cantu
County Clerk, Hood County, TX

SURVEYOR'S CERTIFICATION

I, ROBERT L. YOUNG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

Robert L. Young
ROBERT L. YOUNG, R.P.L.S. NO. 5400
STATE OF TEXAS

REGISTERED 5400 PROFESSIONAL

VOID UNLESS RECORDED IN THE PLAT RECORDS OF HOOD COUNTY, TEXAS, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE CITY.

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE P-455
DATE 11-15-13

_____
COUNTY CLERK, HOOD COUNTY, TEXAS

_____
DEPUTY

APPROVED BY THE CITY OF CRESSON, TEXAS, ON THIS THE 12 DAY OF November, 2013.

MAYOR

ATTEST:
CITY SECRETARY

IN WITNESS THEREOF THIS DEDICATION WAS EXECUTED THIS THE 13 DAY OF ___, 2013.

TURLEY FINISH LINE, LP

BY: BRIGHT CREATIONS, INC., ITS GENERAL PARTNER

BY: _____
CORRY R. TURLEY, II, PRESIDENT

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CORRY R. TURLEY, II, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF _____, 2013.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

DAPHNE HAWKINS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2016

OWNER:
TURLEY FINISH LINE, LP
P.O. BOX 887,
MIDLOTHIAN, TEXAS 76065
PHONE: (214) 202-2007

OWNER:
FIRST FINANCIAL BANK
403 N. MAIN STREET
CLEBURNE, TEXAS 46033
PHONE: (817) 556-5008

REPLAT SHOWING

LOT 1-R AND LOT 2-R, BLOCK 1, TWO TURLEYS' ADDITION

AN ADDITION TO THE CITY OF CRESSON, HOOD COUNTY, TEXAS

BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, ACCORDING TO THE PLAT RECORDED IN SLIDE C-162, PLAT RECORDS, HOOD COUNTY, TEXAS

TRANS TEXAS SURVEYING & MAPPING
901 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3990
FAX: 817-556-3515

Scale: 1"=50'	Date: 10/25/13	DWG: 20130120-REPLAT
Drawn: LGP	Checked: RLY	Job: 20130120