STATE OF TEXAS

COUNTY OF HOOD

WHEREAS the City of Tolar, is the owner of a portion of Block A of the TOWN of TOLAR situated in Hood County, Texas, according to the plat thereof recorded in volume T, page 210 of the Deed Records of Hood County, Texas also known as a portion of Lots 7, 8 and 9 in Block A, Town of Tolar; embracing Lots 7, 8 and 9 described in the deed to the City of Tolar recorded in volume 1918, page 392 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

Beginning at a marked "Y" set on concrete walk in the north-right-of-way of U. S. Highway No. 377 (Floyd Street per said volume T, Page 210 of the deed Deed Records), and in the east line of said Lot 7 and the west line of Lot 6 in said Block A, from which a 5/8" iron recovered at the intersection of the north right-of-way of said U. S. Highway No. 377 and the west line of Elm Street (Fitzhugh Street per said volume T, page 210 of the said Deed Records) bears north 75 degrees-57 minutes-13 seconds east 150-31/100 feet.

Thence south 75 degrees-57 minutes-13 seconds west, along the north right-of-way of said U. S. Highway No. 377, crossing said Lots 7, 8 and 9 a distance of 75-16/100 feet to a marked "Y" set on concrete walk in the west line of said Lot 9 and the east line of Lot 10 in said Block A.

Thence north 14 degrees-02 minutes-47 seconds west, along the common line of said Lots 9 and 10 a distance of, 94-09/100 feet to a 5/8" capped iron set for the northwest corner of said Lot 9.

Thence north 75 degrees-57 minutes-13 seconds east, along the north line of said Lot 9 to and along the north line of said Lots 8 and 7 a distance of, 75-16/100 feet to a 5/8" capped iron set for the northeast corner of said Lot 7 and the northwest corner of said Lot 6.

Thence south 14 degrees-02 minutes-47 seconds east, along the common line of said Lot 6 and 7 a distance of 94-09/100 feet to the place of beginning and containing 0-145/1000 of an acre.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). All 5/8" capped irons set called for in this description are marked " BROOKES BAKER SURVEYORS ".

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Tolar does hereby adopt this plat designating the herein above described property as Lot 7R in Block A, to the TOWN OF TOLAR, Hood County Texas, and does hereby dedicate, to the public use, the Easements as shown area dedicated to the public use forever and for the purpose 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 City of Tolar. In addition, Utility Easements may also be used for the mutual use and 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 City of Tolar's use thereof. The City of Tolar 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 City of Tolar 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 addition to or removing all 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 the City of Tolar, Hood County Texas.

WITNESS, my hand, this the 30 day of January 2013.

Terry R. Johnson (Mayor)

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 Terry R. Johnson, owner 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 considerations therein expressed.

Given under my hand and seal of office this 30 day of January 2013.

Notary Public in and for the State of Texas

JOYCE JOHNSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-16-2017

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS.

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Tolar, Texas. I have examined the Federal Insurance Administration Flood Hazard Boundary Map Community No. 482210D1750 for the Town of Tolar in Hood County, Texas effective date August 16, 2012, and it appears that no part of the subject property lies within Zone A, the 100-year flood plain.

Alan W. Hickey
Registered Professional Land Surveyor No. 5420

STATE OF TEXAS REGISTERED ALAN W. HICKEY 5420 PROFESSIONAL LAND SURVEYOR

APPROVED BY: Town of Tolar

BY: Terry R. Johnson, Mayor — 1-30-13 Date

PLANNING AND ZONING COMMISSION FOR THE CITY OF TOLAR

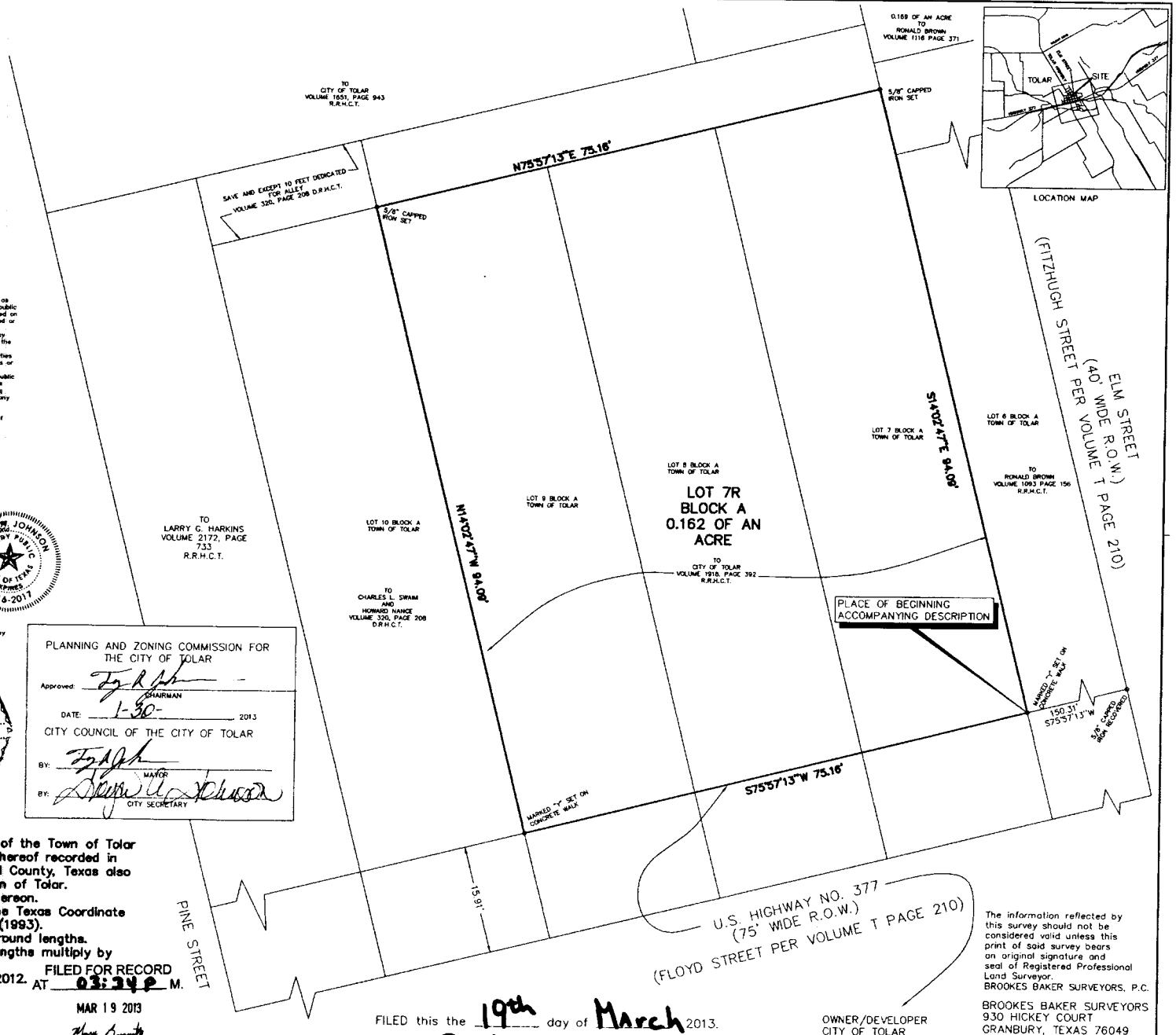
Approved: CHAIRMAN

DATE: 1-30- 2013

CITY COUNCIL OF THE CITY OF TOLAR

BY: MAYOR

BY: CITY SECRETARY



RE-PLAT
LOT 7R BLOCK A,
of the Town of Tolar, being a portion of Block A of the Town of Tolar in Hood County, Texas, according to the plat thereof recorded in Volume T Page 210 of the Deed Records of Hood County, Texas also known as Lots 7, 8 and 9 Block A Town of Tolar.
We marked the corners as shown hereon.
The bearings and coordinate positions are per the Texas Coordinate System North Central Zone, NAD83 (1993).
The lengths shown hereon are horizontal ground lengths.
To convert horizontal ground lengths to grid lengths multiply by .999889934.
Surveyed on the ground June 6, 2012.
BROOKES BAKER SURVEYORS

FILED FOR RECORD AT 03:34 P M.
MAR 19 2013
County Clerk, Hood County, TX

-10 -5 0 10 20 30
GRAPHIC SCALE IN FEET

FILE NAME: DON12\TOLBAL7.DWG DRAWN BY: DBC

FILED this the 19th day of March 2013.
DOC. NO. P-427 Plat Records of Hood County, Texas.

OWNER/DEVELOPER
CITY OF TOLAR
P.O. BOX 100
TOLAR, TEXAS 76476

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
alanh@brookesbakersurveyors.com