

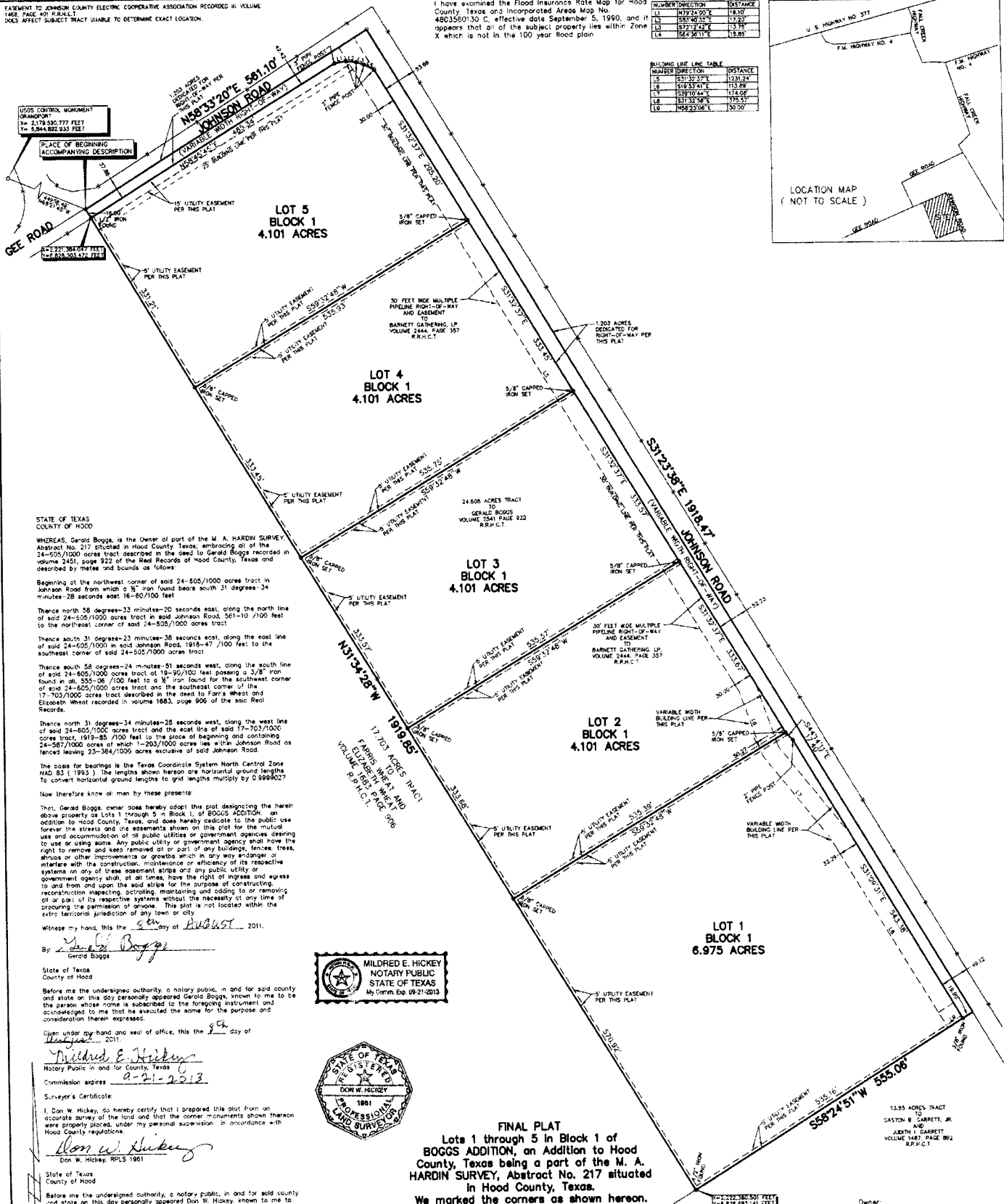
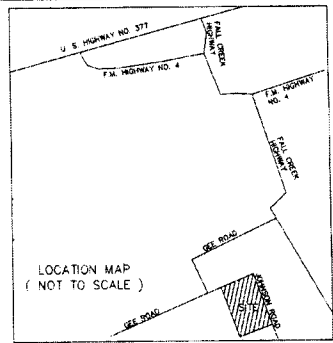
EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1468, PAGE 407 R.R.H.C.T. DOES AFFECT SUBJECT TRACT LIABLE TO DETERMINE EXACT LOCATION.

I have examined the Flood Insurance Rate Map for Hood County, Texas, and incorporated Areas Map No. 480-3501-30 C, effective date September 5, 1990, and it appears that all of the subject property lies within Zone X which is not in the 100 year flood plan.

NUMBER	DIRECTION	DISTANCE
L1	N79°24'00"E	180.00'
L2	S87°02'55"E	17.80'
L3	S77°24'24"E	13.30'
L4	S64°36'11"E	18.80'

BUILDING LINE TABLE	DIRECTION	DISTANCE
L5	S71°52'37"E	1339.24'
L6	S19°53'41"E	413.89'
L7	S28°10'04"W	174.60'
L8	S11°32'46"E	176.50'
L9	N48°22'08"E	30.70'



STATE OF TEXAS  
COUNTY OF HOOD

WHEREAS, Gerald Boggs, is the Owner of part of the M. A. HARDIN SURVEY, Abstract No. 217 situated in Hood County, Texas, embracing all of the 24-505/1000 acres tract described in the deed to Gerald Boggs recorded in volume 2451, page 922 of the Red Records of Hood County, Texas and described by metes and bounds as follows:

Beginning at the northwest corner of said 24-505/1000 acres tract in Johnson Road from which a 1/2" iron found bore south 31 degrees 34 minutes 28 seconds east 16-60/100 feet

Thence north 58 degrees 33 minutes 20 seconds east, along the north line of said 24-505/1000 acres tract in said Johnson Road, 561-10/100 feet to the northeast corner of said 24-505/1000 acres tract.

Thence south 31 degree 23 minutes 38 seconds east, along the east line of said 24-505/1000 acres tract, 1918-47/100 feet to the southeast corner of said 24-505/1000 acres tract.

Thence south 58 degrees 24 minutes 51 seconds west, along the south line of said 24-505/1000 acres tract of 19-90/100 feet passing a 3/8" iron found in at 555-36/100 feet to a 1/2" iron found for the southwest corner of said 24-505/1000 acres tract and the southeast corner of the 17-703/1000 acres tract described in the deed to Farra Wheat and Elizabeth Wheat recorded in volume 1683, page 806 of the said Red Records.

Thence north 31 degrees 34 minutes 28 seconds west, along the west line of said 24-505/1000 acres tract and the east line of said 17-703/1000 acres tract, 1919-85/100 feet to the place of beginning and containing 24-567/1000 acres of which 1-203/1000 acres lies within Johnson Road as fenced leaving 23-364/1000 acres exclusive of said Johnson Road.

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 0.9999027.

Now therefore know all men by these presents:

That, Gerald Boggs, owner does hereby adopt this plat designating the herein above property as Lots 1 through 5 in Block 1, of BOGGS ADDITION, 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 renew and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way encroach 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, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity of 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 9th day of August, 2011.

By Gerald Boggs  
Gerald Boggs

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 Gerald Boggs, 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 9th day of August, 2011.

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

Surveyor's Certificate:  
I, Don W. Hickey, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Hood County regulations.

Don W. Hickey  
Don W. Hickey, RPLS 1961

State of Texas  
County of Hood

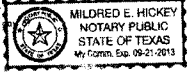
Before me the undersigned authority, a notary public, in and for said county and state on this day personally appeared Don W. Hickey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 9th day of August, 2011.

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

I hereby certify this plat was approved this 10th day of July, 2011, by the Hood County Commissioners Court, and may be filed for record in the Best Records of Hood County, Texas by the County Clerk.

Don W. Hickey  
County Judge



**FINAL PLAT**  
Lots 1 through 5 in Block 1 of BOGGS ADDITION, an Addition to Hood County, Texas being a part of the M. A. HARDIN SURVEY, Abstract No. 217 situated in Hood County, Texas.

We marked the corners as shown hereon. 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 0.9999027.

Surveyed on the ground June, 2011.  
BROOKES BAKER SURVEYORS

FILED FOR RECORD  
AT 03:38 P.M.  
AUG 09 2011  
Hoy Smith  
County Clerk, Hood County, TX

Owner:  
GERALD BOGGS  
P.O. BOX 5059  
GRANBURY, TEXAS 76049-0059  
CONTACT: STEVE DOOK  
(817) 929-1905

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  
donh@brookesbakersurveyors.com

