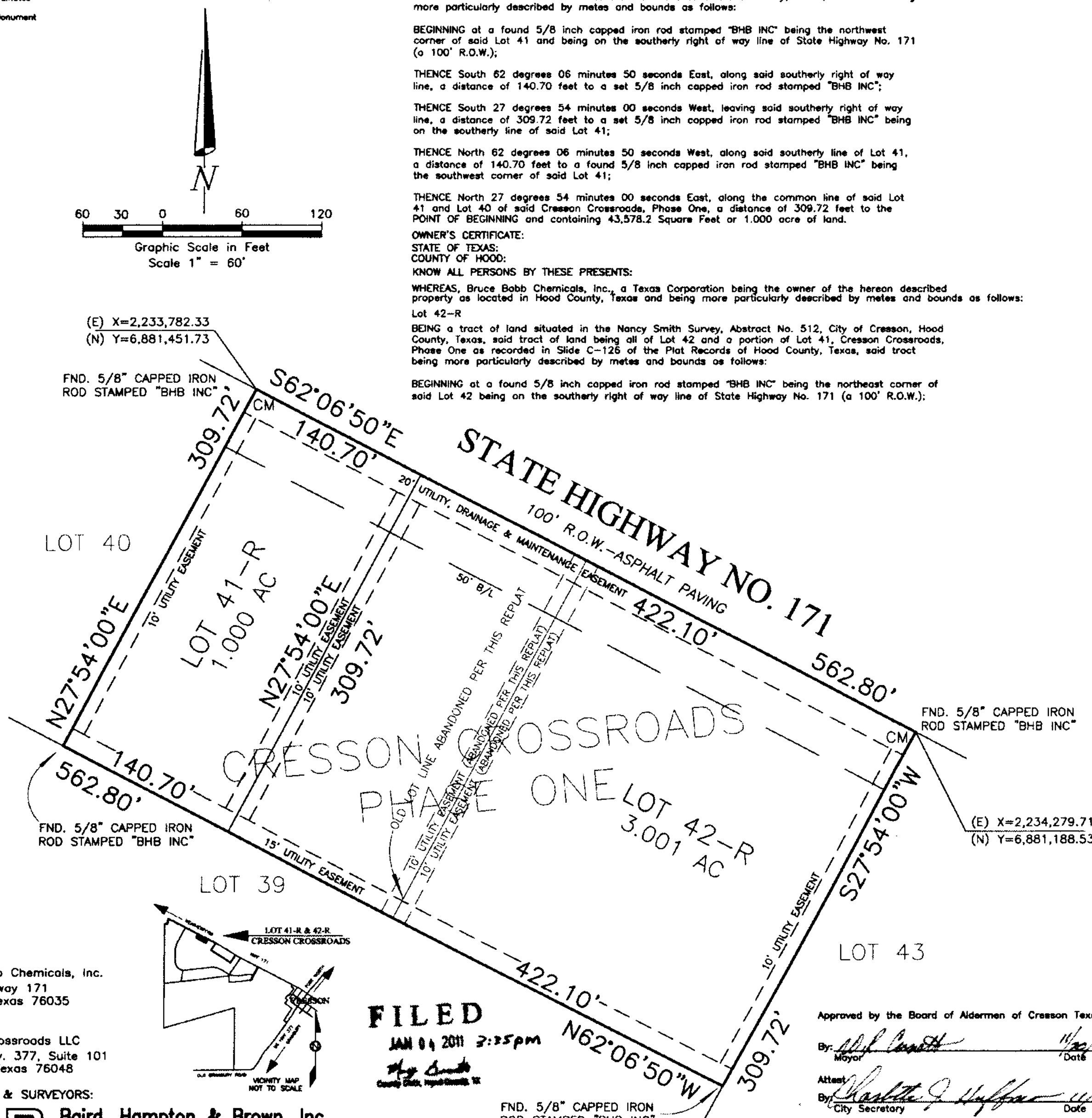
NOTES:

All corners are set 5/8" capped iron rods stamped BHB INC unless otherwise noted.

FLOOD STATEMENT: The subject property lies within Zone X, areas determined to be outside 500-year floodplain according to the Flood Insurance Rate Maps: Community Panel No. 480356 0075 B, dated October 18, 1988.

Basis of bearing is State Plane Grid, Texas North Central Zone, 4202 (NAD83) as established by GPS technology. The field control data (X, Y & Z) was processed using the National Geodetic Survey (NGS) Online Positioning User Service (OPUS) to derive with a State Plane Grid Bearing. The distances shown are horizontal ground distances, to convert to a grid distance multiply the distance as shown by a combined scale factor of 0.999870190. Coordinates as shown are Texas State Plane Coordinates

CM=Controlling Monument




FILED
JAN 04 2011 3:35pm

OWNER:
Bruce Babb Chemicals, Inc.
State Highway 171
Cresson, Texas 76035

OWNER:
Cresson Crossroads LLC
919 E. Hwy. 377, Suite 101
Granbury, Texas 76048

ENGINEERS & SURVEYORS:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridglea Place, Suite 700, Fort Worth, TX 76116 Tel(817)338-1277 Fax(817)338-9245

OWNER'S CERTIFICATE:
STATE OF TEXAS:
COUNTY OF HOOD:
KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Cresson Crossroads LLC, a Texas Limited Liability Company, being the owner of the hereon described property as located in Hood County, Texas and being more particularly described by metes and bounds as follows:

Lot 41-R

BEING a tract of land situated in the Nancy Smith Survey, Abstract No. 512, City of Cresson, Hood County, Texas, said tract of land being a portion of Lot 41, Cresson Crossroads, Phase One as recorded in Slide C-126 of the Plat Records of Hood County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 41 and being on the southerly right of way line of State Highway No. 171 (a 100' R.O.W.);

THENCE South 62 degrees 06 minutes 50 seconds East, along said southerly right of way line, a distance of 140.70 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE South 27 degrees 54 minutes 00 seconds West, leaving said southerly right of way line, a distance of 309.72 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on the southerly line of said Lot 41;

THENCE North 62 degrees 06 minutes 50 seconds West, along said southerly line of Lot 41, a distance of 140.70 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of said Lot 41;

THENCE North 27 degrees 54 minutes 00 seconds East, along the common line of said Lot 41 and Lot 40 of said Cresson Crossroads, Phase One, a distance of 309.72 feet to the POINT OF BEGINNING and containing 43,578.2 Square Feet or 1.000 acre of land.

OWNER'S CERTIFICATE:
STATE OF TEXAS:
COUNTY OF HOOD:
KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Bruce Babb Chemicals, Inc., a Texas Corporation being the owner of the hereon described property as located in Hood County, Texas and being more particularly described by metes and bounds as follows:

Lot 42-R

BEING a tract of land situated in the Nancy Smith Survey, Abstract No. 512, City of Cresson, Hood County, Texas, said tract of land being all of Lot 42 and a portion of Lot 41, Cresson Crossroads, Phase One as recorded in Slide C-126 of the Plat Records of Hood County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of said Lot 42 being on the southerly right of way line of State Highway No. 171 (a 100' R.O.W.);

THENCE South 27 degrees 54 minutes 00 seconds West, leaving said southerly right of way line and along the common line of said Lot 42 and Lot 43 of said Cresson Crossroads, Phase One, a distance of 309.72 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 42 also being the southwest corner of said Lot 43;

THENCE North 62 degrees 06 minutes 50 seconds West, along the southerly line of Lots 42 and 41, a distance of 422.10 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being on said southerly line of Lot 41;

THENCE North 27 degrees 54 minutes 00 seconds East, leaving said southerly line of Lot 41, a distance of 309.72 feet to a set 5/8 inch capped iron rod stamped "BHB INC" on said southerly right of way line of State Highway 171 (a 100' R.O.W.);

THENCE South 62 degrees 06 minutes 50 seconds East, along said southerly right of way line of State Highway 171 (a 100' R.O.W.), a distance of 422.10 feet to the POINT OF BEGINNING and containing 130,734.5 Square Feet or 3.001 acres of land.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That, Cresson Crossroads LLC, a Texas Limited Liability Company and Bruce Babb Chemicals, Inc., a Texas Corporation does hereby adopt this replat designating the hereinabove described property as LOT 41-R AND 42-R CRESSON CROSSROADS, PHASE ONE an addition to the City of Cresson, Hood County, Texas. The streets are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public's 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 City of Cresson. 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 Publics and City of Cresson's use thereof. The City of Cresson 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 Cresson 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 parts of their respective systems without the necessity at any time procuring permission from anyone.

Executed, this 27 day of Oct, 2010.

[signature]
Lot 41-R
Ryan Thomas, President
Cresson Crossroads LLC

Executed, this 18 day of Nov., 2010.

[signature]
Lot 42-R
Bruce Babb, President
Bruce Babb Chemicals, Inc.

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 Ryan Thomas, known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 30th day of November, 2010.

[signature]
Notary Public in and for the State of Texas

KELLY M. GRAVES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-25-2013

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 Bruce Babb, known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 18 day of NOVEMBER, 2010.

[signature]
Notary Public in and for the State of Texas

CHARLOTTE J. HUFFMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-28-2013

SURVEYOR'S CERTIFICATE:

That I, Daniel H. Joslin, a Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this replat from an actual field survey of the land and that the corner monuments located thereon as set were properly placed under my supervision.

[signature]
Daniel H. Joslin
R.P.L.S. No. 4749

MICHELLE A. SOULES
Notary Public, State of Texas
My Commission Expires
February 19, 2012

STATE OF TEXAS:
COUNTY OF TARRANT:
Before me, the undersigned authority, a notary Public in and for said County and State, on this day personally appeared Daniel H. Joslin, known to me to be the person whose name is subscribed to this plat.
Given under my hand and seal of office, this 20th day of October, 2010.

[signature]
Notary Public in and for the State of Texas

Approved by the Board of Aldermen of Cresson Texas

By: [signature] 11/30/10
Mayor Date

Attest:
By: [signature] 11/30/11
City Secretary Date

This plat recorded in Cabinet C-350, Date 1-4-11

REPLAT

# LOT 41-R & 42-R CRESSON CROSSROADS PHASE ONE

BEING A REPLAT OF LOTS 41 & 42
CRESSON CROSSROADS, PHASE ONE
AS RECORDED IN SLIDE C-126, P.R.H.C.T.
CITY OF CRESSON, HOOD COUNTY, TEXAS
OCTOBER 20, 2010
SHEET 1 OF 1