

ALL LOTS SHALL HAVE A 20' FRONT SETBACK FROM THE ADJACENT PROPERTY LINE UNLESS A DIFFERENT SETBACK IS SPECIFIED ON THE FACE OF THIS ABSTRACT.

THE CITY OF CRESON HAS A 20' FRONT SETBACK FROM THE ADJACENT PROPERTY LINE UNLESS A DIFFERENT SETBACK IS SPECIFIED ON THE FACE OF THIS ABSTRACT.

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LOCUS TABLE

LINE	FROM	TO	BEARING	DISTANCE	POINT
1-1	1-1	1-2	N 89° 59' 59" W	100.00	1-2
1-2	1-2	1-3	S 89° 59' 59" E	100.00	1-3
1-3	1-3	1-4	N 89° 59' 59" W	100.00	1-4
1-4	1-4	1-5	S 89° 59' 59" E	100.00	1-5
1-5	1-5	1-6	N 89° 59' 59" W	100.00	1-6
1-6	1-6	1-7	S 89° 59' 59" E	100.00	1-7
1-7	1-7	1-8	N 89° 59' 59" W	100.00	1-8
1-8	1-8	1-9	S 89° 59' 59" E	100.00	1-9
1-9	1-9	1-10	N 89° 59' 59" W	100.00	1-10
1-10	1-10	1-11	S 89° 59' 59" E	100.00	1-11
1-11	1-11	1-12	N 89° 59' 59" W	100.00	1-12
1-12	1-12	1-13	S 89° 59' 59" E	100.00	1-13
1-13	1-13	1-14	N 89° 59' 59" W	100.00	1-14
1-14	1-14	1-15	S 89° 59' 59" E	100.00	1-15
1-15	1-15	1-16	N 89° 59' 59" W	100.00	1-16
1-16	1-16	1-17	S 89° 59' 59" E	100.00	1-17
1-17	1-17	1-18	N 89° 59' 59" W	100.00	1-18
1-18	1-18	1-19	S 89° 59' 59" E	100.00	1-19
1-19	1-19	1-20	N 89° 59' 59" W	100.00	1-20
1-20	1-20	1-21	S 89° 59' 59" E	100.00	1-21
1-21	1-21	1-22	N 89° 59' 59" W	100.00	1-22
1-22	1-22	1-23	S 89° 59' 59" E	100.00	1-23
1-23	1-23	1-24	N 89° 59' 59" W	100.00	1-24
1-24	1-24	1-25	S 89° 59' 59" E	100.00	1-25
1-25	1-25	1-26	N 89° 59' 59" W	100.00	1-26
1-26	1-26	1-27	S 89° 59' 59" E	100.00	1-27
1-27	1-27	1-28	N 89° 59' 59" W	100.00	1-28
1-28	1-28	1-29	S 89° 59' 59" E	100.00	1-29
1-29	1-29	1-30	N 89° 59' 59" W	100.00	1-30
1-30	1-30	1-31	S 89° 59' 59" E	100.00	1-31
1-31	1-31	1-32	N 89° 59' 59" W	100.00	1-32
1-32	1-32	1-33	S 89° 59' 59" E	100.00	1-33
1-33	1-33	1-34	N 89° 59' 59" W	100.00	1-34
1-34	1-34	1-35	S 89° 59' 59" E	100.00	1-35
1-35	1-35	1-36	N 89° 59' 59" W	100.00	1-36
1-36	1-36	1-37	S 89° 59' 59" E	100.00	1-37
1-37	1-37	1-38	N 89° 59' 59" W	100.00	1-38
1-38	1-38	1-39	S 89° 59' 59" E	100.00	1-39
1-39	1-39	1-40	N 89° 59' 59" W	100.00	1-40
1-40	1-40	1-41	S 89° 59' 59" E	100.00	1-41
1-41	1-41	1-42	N 89° 59' 59" W	100.00	1-42
1-42	1-42	1-43	S 89° 59' 59" E	100.00	1-43
1-43	1-43	1-44	N 89° 59' 59" W	100.00	1-44
1-44	1-44	1-45	S 89° 59' 59" E	100.00	1-45
1-45	1-45	1-46	N 89° 59' 59" W	100.00	1-46
1-46	1-46	1-47	S 89° 59' 59" E	100.00	1-47
1-47	1-47	1-48	N 89° 59' 59" W	100.00	1-48
1-48	1-48	1-49	S 89° 59' 59" E	100.00	1-49
1-49	1-49	1-50	N 89° 59' 59" W	100.00	1-50
1-50	1-50	1-51	S 89° 59' 59" E	100.00	1-51
1-51	1-51	1-52	N 89° 59' 59" W	100.00	1-52
1-52	1-52	1-53	S 89° 59' 59" E	100.00	1-53
1-53	1-53	1-54	N 89° 59' 59" W	100.00	1-54
1-54	1-54	1-55	S 89° 59' 59" E	100.00	1-55
1-55	1-55	1-56	N 89° 59' 59" W	100.00	1-56
1-56	1-56	1-57	S 89° 59' 59" E	100.00	1-57
1-57	1-57	1-58	N 89° 59' 59" W	100.00	1-58
1-58	1-58	1-59	S 89° 59' 59" E	100.00	1-59
1-59	1-59	1-60	N 89° 59' 59" W	100.00	1-60
1-60	1-60	1-61	S 89° 59' 59" E	100.00	1-61
1-61	1-61	1-62	N 89° 59' 59" W	100.00	1-62
1-62	1-62	1-63	S 89° 59' 59" E	100.00	1-63
1-63	1-63	1-64	N 89° 59' 59" W	100.00	1-64
1-64	1-64	1-65	S 89° 59' 59" E	100.00	1-65
1-65	1-65	1-66	N 89° 59' 59" W	100.00	1-66
1-66	1-66	1-67	S 89° 59' 59" E	100.00	1-67
1-67	1-67	1-68	N 89° 59' 59" W	100.00	1-68
1-68	1-68	1-69	S 89° 59' 59" E	100.00	1-69
1-69	1-69	1-70	N 89° 59' 59" W	100.00	1-70
1-70	1-70	1-71	S 89° 59' 59" E	100.00	1-71
1-71	1-71	1-72	N 89° 59' 59" W	100.00	1-72
1-72	1-72	1-73	S 89° 59' 59" E	100.00	1-73
1-73	1-73	1-74	N 89° 59' 59" W	100.00	1-74
1-74	1-74	1-75	S 89° 59' 59" E	100.00	1-75
1-75	1-75	1-76	N 89° 59' 59" W	100.00	1-76
1-76	1-76	1-77	S 89° 59' 59" E	100.00	1-77
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1-79	1-79	1-80	N 89° 59' 59" W	100.00	1-80
1-80	1-80	1-81	S 89° 59' 59" E	100.00	1-81
1-81	1-81	1-82	N 89° 59' 59" W	100.00	1-82
1-82	1-82	1-83	S 89° 59' 59" E	100.00	1-83
1-83	1-83	1-84	N 89° 59' 59" W	100.00	1-84
1-84	1-84	1-85	S 89° 59' 59" E	100.00	1-85
1-85	1-85	1-86	N 89° 59' 59" W	100.00	1-86
1-86	1-86	1-87	S 89° 59' 59" E	100.00	1-87
1-87	1-87	1-88	N 89° 59' 59" W	100.00	1-88
1-88	1-88	1-89	S 89° 59' 59" E	100.00	1-89
1-89	1-89	1-90	N 89° 59' 59" W	100.00	1-90
1-90	1-90	1-91	S 89° 59' 59" E	100.00	1-91
1-91	1-91	1-92	N 89° 59' 59" W	100.00	1-92
1-92	1-92	1-93	S 89° 59' 59" E	100.00	1-93
1-93	1-93	1-94	N 89° 59' 59" W	100.00	1-94
1-94	1-94	1-95	S 89° 59' 59" E	100.00	1-95
1-95	1-95	1-96	N 89° 59' 59" W	100.00	1-96
1-96	1-96	1-97	S 89° 59' 59" E	100.00	1-97
1-97	1-97	1-98	N 89° 59' 59" W	100.00	1-98
1-98	1-98	1-99	S 89° 59' 59" E	100.00	1-99
1-99	1-99	1-100	N 89° 59' 59" W	100.00	1-100

PAGE 1 OF 4

FINAL PLAT

LOTS 1-16

CRESON ONE NORTH

AN ADDITION TO THE

CITY OF CRESON

HOOD COUNTY, TEXAS

BEING A 327.93 ACRES SUBDIVISION OUT OF

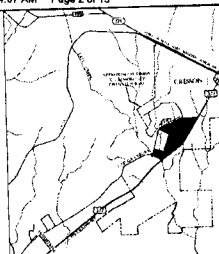
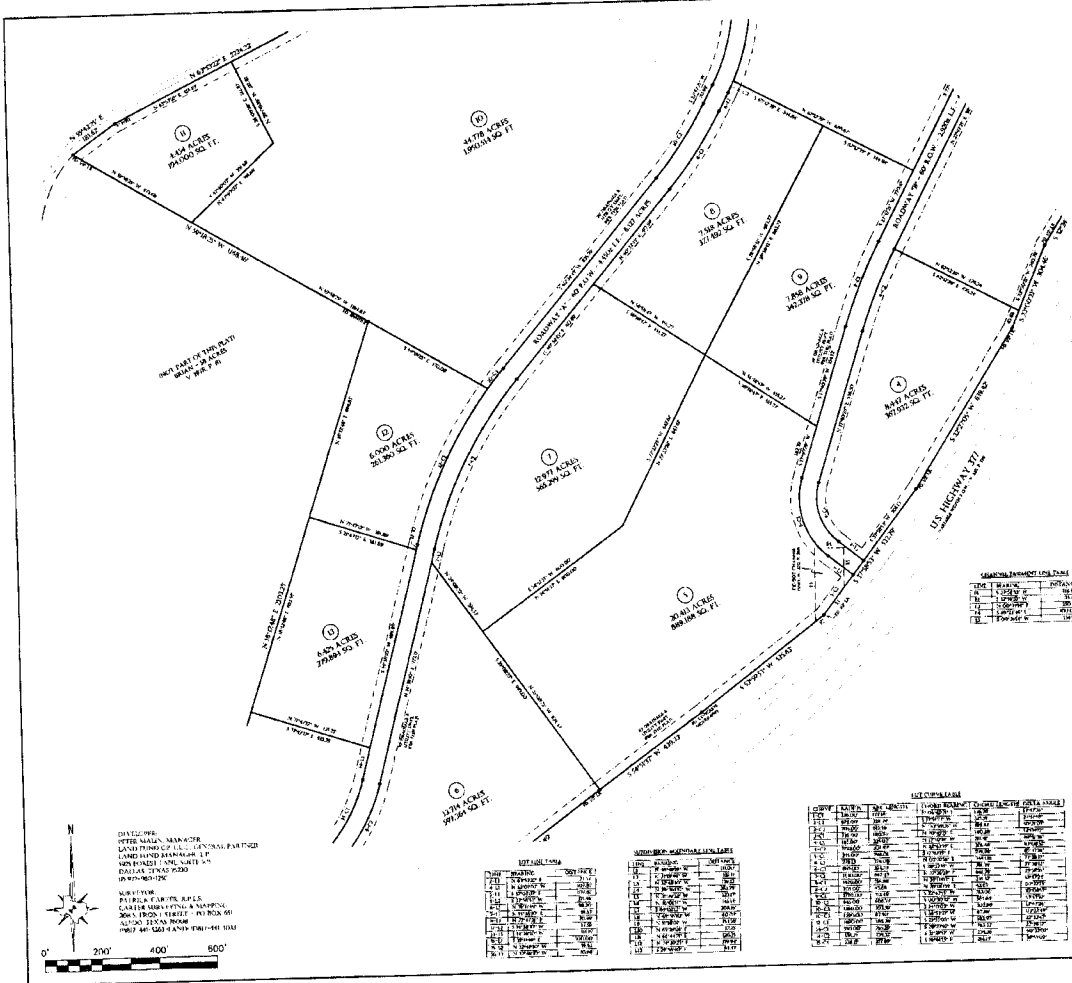
THE J.M. HAYS SURVEY, ABSTRACT NO. 382,

AND THE J.W. RANDLE SURVEY, ABSTRACT

NO. 484, HOOD COUNTY, TEXAS

OCTOBER 2011

CARTER SURVEYING
 & MAPPING, INC.
 304 S. FRONT STREET, P.O. BOX 601, ALLEN, TX
 409-877-4411 (LAND 4562) • 409-877-4411 (CELL)



ALL LOTS SHALL HAVE A 20' WIDE UTILITY EASEMENT AND A 20' WIDE FRONT YARD SETBACK TO ALL LOTS ON THE EAST SIDE OF THE WALK DRIVE. ALL LOTS SHALL HAVE A 20' WIDE UTILITY EASEMENT AND A 20' WIDE FRONT YARD SETBACK TO ALL LOTS ON THE WEST SIDE OF THE WALK DRIVE. ALL LOTS SHALL HAVE A 20' WIDE UTILITY EASEMENT AND A 20' WIDE FRONT YARD SETBACK TO ALL LOTS ON THE NORTH SIDE OF THE WALK DRIVE. ALL LOTS SHALL HAVE A 20' WIDE UTILITY EASEMENT AND A 20' WIDE FRONT YARD SETBACK TO ALL LOTS ON THE SOUTH SIDE OF THE WALK DRIVE.

SEARCHED/INDEXED/RECORDED		
DATE	BY	REMARKS
03/09/2012	J. W. BUNDLES	SEARCHED/INDEXED/RECORDED

PAGE 2 OF 4

FINAL PLAN
 LOTS 1-16
 CRESSON ONE NORTH
 AN ADDITION TO THE
 CITY OF CRESSON
 HOOD COUNTY, TEXAS
 BEING A 207.75 ACRES SUBDIVISION OUT OF
 THE J.W. BUNDLES SURVEY ABSTRACT NO. 20
 AND THE J.W. BUNDLES SURVEY ABSTRACT
 NO. 21, HOOD COUNTY, TEXAS
 OCTOBER 2011

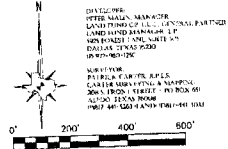


EXHIBIT A	
NO.	DESCRIPTION
1	SECTION 36
2	SECTION 37
3	SECTION 38
4	SECTION 39
5	SECTION 40
6	SECTION 41
7	SECTION 42
8	SECTION 43
9	SECTION 44
10	SECTION 45
11	SECTION 46
12	SECTION 47
13	SECTION 48
14	SECTION 49
15	SECTION 50
16	SECTION 51
17	SECTION 52
18	SECTION 53
19	SECTION 54
20	SECTION 55
21	SECTION 56
22	SECTION 57
23	SECTION 58
24	SECTION 59
25	SECTION 60
26	SECTION 61
27	SECTION 62
28	SECTION 63
29	SECTION 64
30	SECTION 65
31	SECTION 66
32	SECTION 67
33	SECTION 68
34	SECTION 69
35	SECTION 70

EXHIBIT B	
NO.	DESCRIPTION
1	SECTION 36
2	SECTION 37
3	SECTION 38
4	SECTION 39
5	SECTION 40
6	SECTION 41
7	SECTION 42
8	SECTION 43
9	SECTION 44
10	SECTION 45
11	SECTION 46
12	SECTION 47
13	SECTION 48
14	SECTION 49
15	SECTION 50
16	SECTION 51
17	SECTION 52
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22	SECTION 57
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26	SECTION 61
27	SECTION 62
28	SECTION 63
29	SECTION 64
30	SECTION 65
31	SECTION 66
32	SECTION 67
33	SECTION 68
34	SECTION 69
35	SECTION 70

EXHIBIT C	
NO.	DESCRIPTION
1	SECTION 36
2	SECTION 37
3	SECTION 38
4	SECTION 39
5	SECTION 40
6	SECTION 41
7	SECTION 42
8	SECTION 43
9	SECTION 44
10	SECTION 45
11	SECTION 46
12	SECTION 47
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23	SECTION 58
24	SECTION 59
25	SECTION 60
26	SECTION 61
27	SECTION 62
28	SECTION 63
29	SECTION 64
30	SECTION 65
31	SECTION 66
32	SECTION 67
33	SECTION 68
34	SECTION 69
35	SECTION 70

CARTER SURVEYING
 & MAPPING, INC.
 200 S. FRONT STREET - P.O. BOX 60 - ALBINO, TX
 PH 817-441-1100 FAX 817-441-1001

LEGAL DESCRIPTION:

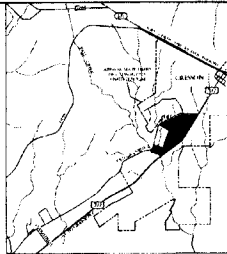
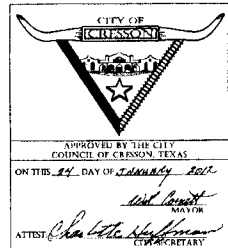
STATE OF TEXAS
COUNTY OF HOOD

OF A CERTAIN TRACT OF LAND PART OF THE 3/4 ACRES SURVEY ABSTRACT 1812 AND THE 1/2 ACRES SURVEY ABSTRACT NO. 288, HOOD COUNTY, TEXAS, BEING A PORTION OF THE ORIGINAL ADDED TO THE TRACT OF LAND AS COMPRISED TO LAND FROM MANAGER, L.P. IN VOL. 104, PAGE 39, REAL PROPERTY COUNTY CLERK, HOOD AND BEING THE SAME AS SHOWN BY THE SURVEY MAP ATTACHED TO THIS DEED.

BEING A TRACT OF LAND BEING THE 1/4 ACRES SURVEY ABSTRACT 1812 AND THE 1/2 ACRES SURVEY ABSTRACT NO. 288, HOOD COUNTY, TEXAS, BEING A PORTION OF THE ORIGINAL ADDED TO THE TRACT OF LAND AS COMPRISED TO LAND FROM MANAGER, L.P. IN VOL. 104, PAGE 39, REAL PROPERTY COUNTY CLERK, HOOD AND BEING THE SAME AS SHOWN BY THE SURVEY MAP ATTACHED TO THIS DEED.

THESE ARE PARTS OF THE SOUTH RIGHT OF WAY LINE OF SAID HOOD COUNTY ROAD NO. 40 AS FOLLOWS:

- 1) 80' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 2) 30' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 3) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 4) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 5) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 6) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 7) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 8) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 9) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 10) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 11) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 12) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 13) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 14) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 15) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 16) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 17) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 18) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 19) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT
- 20) 10' OF SAID ROAD RIGHT OF WAY LINE TO A 2" PINE FOR A CORNER OF THIS TRACT



KNOW ALL MEN BY THESE PRESENTS, THAT THE LAND OWNERS HEREBY BEING THE UNDERSIGNED DO HEREBY JOINTLY AND SEVERALLY WARRANT AND GUARANTEE TO THE BUYER AND TO ALL SUCCESSORS AND HEIRS OF THE BUYER THAT THE PROPERTY DESCRIBED ABOVE IS THE UNENCUMBERED AND UNRESERVED INTEREST OF SAID LAND OWNERS AND THAT THE PROPERTY DESCRIBED ABOVE IS NOT SUBJECT TO ANY MORTGAGE, LIEN OR OTHER ENCUMBRANCE.

OWNERS:
LAND TRUST MANAGER, L.P. A TEXAS LIMITED PARTNERSHIP
BY JAMES B. C. L.L.C. GENERAL MANAGER
BY PETER MULLY MANAGER

STATE OF TEXAS
I, **DAVID L. STEVENS**, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly acknowledged before me and that the signers of the instrument are the persons whose names are subscribed to the same for the purposes and consideration therein expressed.



TRACT	OWNER	ACRES	ADDITIONAL COMMENTS
1812	MANAGER, L.P.	1/4	HOOD COUNTY ROAD NO. 40
288	MANAGER, L.P.	1/2	HOOD COUNTY ROAD NO. 40
...

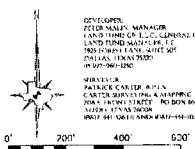
TRACT	OWNER	ACRES	ADDITIONAL COMMENTS
...
...
...

TRACT	OWNER	ACRES	ADDITIONAL COMMENTS
...
...

SURVEYOR CERTIFICATION:

I, **PATRICK CARTER**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the plat hereon was prepared from an actual on-the-ground survey of the property as shown hereon and that the corner monuments shown thereon as set were properly placed upon the approval and recording of this plat and the completion of any construction activities.

PATRICK CARTER, S.P.L.S. NO. 5460
AKA0046-NON-RES - OCTOBER 2001



PLAT RECORDED IN VOLUME PAGE SLIDE P-399
COUNTY CLERK, HOOD COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT 10:44 A.M. MAR 8 2012
County Clerk, Hood County, TX

PAGE 4 OF 4
FINAL PLAT
LOIS 1-16
CRESSION ONE NORTH
AN ADDITION TO THE
CITY OF CRESSON
HOOD COUNTY, TEXAS
BEING A 227.72 ACRES SUBDIVISION OUT OF
THE J.M. HAYS SURVEY, ABSTRACT NO. 362,
AND THE T.M. RANDALL SURVEY ABSTRACT
NO. 881, HOOD COUNTY, TEXAS
OCTOBER 2011

CARTER SURVEYING & MAPPING
208 S. FRONT STREET - P.O. BOX 65 - ARLING, TX
817-401-LAND (5355) - 817-448-1033