C-454

Not therefore lies all the land by these presents.

That Clearview Hudson, L.P., hereby assumes the subject is a plot of Lot 1, Block 1, designated the herein described real property as CLEARVIEW OAKS, an addition to the City of Hudson Oaks, Parker County, Texas, and do hereby dedicate to the public for public use the easements and appurtenances as shown on the plan.

Legal Description

260.1 acres of land situated in the EMMETT ALEXANDER SURVEY, ADJOINING TIE, FORT WORTH, Parker County, Texas, being all that certain tract of land conveyed to Clearview Hudson, L.P., by deed recorded in Volume 2350, Page 146, Deed Records, Parker County, Texas, said acres being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Clearview Hudson tract and a westward corner of a tract of land conveyed to Roy T. Tebeau by deed recorded in Volume 1566, Page 84, Deed Records, Parker County, Texas, and said acres being now more particularly described by metes and bounds as follows:

THENCE S 90° 57' 20" W 259.05 feet along a cornice road to the North line of said Clearview Hudson tract;

THENCE E 90° 23' 41" N 70.95 feet along the South line of said Clearview Hudson tract to the Southeast corner of said Clearview Hudson tract and a westward corner of a tract of land conveyed to Roy T. Tebeau by deed recorded in Volume 1566, Page 84, Deed Records, Parker County, Texas, and said acres being more particularly described by metes and bounds as follows:

THENCE N 90° 57' 20" W 259.05 feet along a cornice road to the North line of said Clearview Hudson tract;

THENCE E 90° 23' 41" N 70.95 feet along the South line of said Clearview Hudson tract to the Southeast corner of said Clearview Hudson tract

For the property as shown in the plat, all the land hereby sold or conveyed and all the land shown on said plat, together with all the rights, titles, and appurtenances, are conveyed and assigned as herein described.

Clearview Hudson, L.P.

DATED the 1st day of July, 2006

 Witnesses:

Surveyor's Certificate

I, Ben L. Stewart, Registered Professional Land Surveyor, do hereby certify that the said plat and certificate of addition as shown and described as herein appearing, are true and correct copies of the plat and certificate as recorded in the Public Records of Parker County, Texas, and that the same is true and correct.

Ben L. Stewart
Registered Professional Land Surveyor

March 28, 2006

Property Zoned: General Commercial

FULTON SURVEYING, INC.

10621 Needham Road
Fort Worth, Texas 76134

Toll-Free: 877-232-9979
Fax: 817-390-0839
Email: info@fultonsurveying.com