

OWNER'S CERTIFICATE

PROPERTY DESCRIPTION

\*HEREMS Kelly Flud and Charles B. Flud, and Tannara Lynn Gomes are the owners of a tract of land situated in the J. M. Warren Surrey, Abstract No. 673, Hood County, Texas, said tract of land being described in the Arranty Deed (Flud) recorded in Volume 2541, Fage 685, Ortical Public Records, Hood County, Texas, and in the Deed (County) recorded in Volume 1128, Page 72 of said Official Public Records, and tract of land being more particularly described by metas and bounds as follows:

BERDANING at a 5/8 inch expped iron rod stamped "TLS 5883" set at the intersection of the South Right-of-Way line of Cheariese Hills Boad (a. 60 feet wide Right-of-Way) and the East Right-of-Way) line of Cheariese Court South (a. 60 feet wide road samenest recorded in Volume 1188, Page 5830, Deed Records, Hood County, Texas) and being the Northwest court of said That irest, From and 5/8 inch chapped from red stamped "TLS 5880" set, a 1/2 inch lron rod found for the Northwest corner of the 172-1841 That irest Hills Etkides, a subdividation in Hood County, Texas, according to the Final Flat recorded in Cabinet C. Side 393, Pat Records, Hood County, Texas, bears South 60°56'01 West, a distance of 59.79 feet;

PRECE North 5176729" East, along the South Right-of-Way line of maid Clearview Hills Road and the North line of said Find tract, a distance of 475.46 feet to a 5/8 inch capped from road stamped TLS 5692" set for the Northeast corner of said Find tract and the Northwest corner of a called 2058 are tract of land described in the deed to Charlotte K. Minor and Demnis E. Walton, Jr. as recorded in Instrument No. 2013-000389, Real Records, Hood County, Texas;

TERMOR South 19728(3) East, along the common line of seld 7 mid tract and whole and waiton tract, passing a 1/2 inch iron red found for the Southeast common of said 7 mid tract and the Northeast comme of said commer tract at a distance of 800.72 feet, and continue for a total distance of 800.02 feet (1/2 inch scaped term seeinged 1740 found for the Southeast commer said Gomes tract and the Northeast commer of a collection of the commercial and described in the dead to farry Solveny and Links Shrely as recorded in Volume 2377, Page 800 of said Official Public Records:

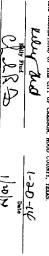
THRACE South 7072220' West, along the common line of said Gomes tract and said Shirely tract, a distance of 469.71 feet to a 1/2 isoch capped tone red standard from the southwest corner of said Gomes tract, the Morthwest corner of said Gomes tract, the Morthwest corner of said Shirely tract and being in the East Right-of-Way line of said Cherrier Court Soth;

THERCE North 1973/03. West, along the East Right-of-Way line of said Chenview Court South and the West line of said Gomes truct, passing a 1/2 label from red found for the Northwest corner of said Comes truct and the Southwest corner of said Find truct, at a distance of \$0.31 feet, and continue for a total distance of \$19.55 feet to the PONT OF BEGINNING and containing 443,885.1 Square Feet or 10.304 Acres of land.

## NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That kelly Find and Charies B. Find, and Ramara L. Comes, owners, do hereby adopt this plat designating the harshabors described property as Lots 184—1 1942, and LakeRIES MILLS SERVIES and solution in Approach and control of the control of the Charles of the propose indicated on the plat to believe the same transport from the propose indicated on the plat to believe shown, except that hardenys improvements only be placed in Landscape that hardenys the commodate of the control of the same where the essement limits the use to particular stilline, and usely public utilities desting to second that same where the essement limits the use to particular stilline, and usely public utilities being subordants to the Poblic sent government generals and public utilities and have the right to remove and keep interfers with the set of any culdings, fences, trees, shroke or other improvements or growths which may in any way calonger or interfers with the property and all attentions, has the control of their respective sessements. The government generals and public utility entities and assembly the property sessement for parts of their respective sessements. The government generals and public utility entities and all attentions, has the story of their respective sessements. The government generals and public utility entities and all attentions the sessements of the property of their respective sessements. The government generals and public utility entities are story that the horsestic state of their respective sessements for parts of their respective sessements. The government generals are property set that the control of the city of Cresson, Hood County, Toxas.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, RECULATIONS AND RESOLUTIONS OF THE CITY OF CRESSON, HOOD COUNTY, TEXAS.



1/20 X

Given under my hand and seal of office, this 20 th day of TANDARY Before me, the undersigned authority, a Notory Public in and for said County and State, on all slate by personally appeared Kelly Flud and Charles B. Flud, Orners, known to me to be the persons whome names are showesthed to the foregoing instrument and schoolsiedged to me that they such executed the same for the purpose and considerations therein expensed.

2014.

Markett Q Lie Sur Notary Public in add for the sade of Texas

Tamara L Comez

Application of the state of the

1-20-14 Date

Before me, the undersigned authority a Notry Public in and for said County and State, on this day personally appeared Famara L. County, Owner, Anorm to me, to be the personar whose means in substantials forced in intrument and schnowledged to me that she executed the same for the purpose and consignations therein expressed.

Given under my hand and seal of office, this Clerk day of Anticescenty 2014.

P-463

BEING A 10.034 ACRE TRACT OF LAND SITUATED IN THE J.M. WARREN SURVEY, ABSTRACT No. 673, HOOD COUNTY, TEXAS COMPLETE J. HUFFMAN CLEARVIEW HILLS ESTATES FINAL PLAT