

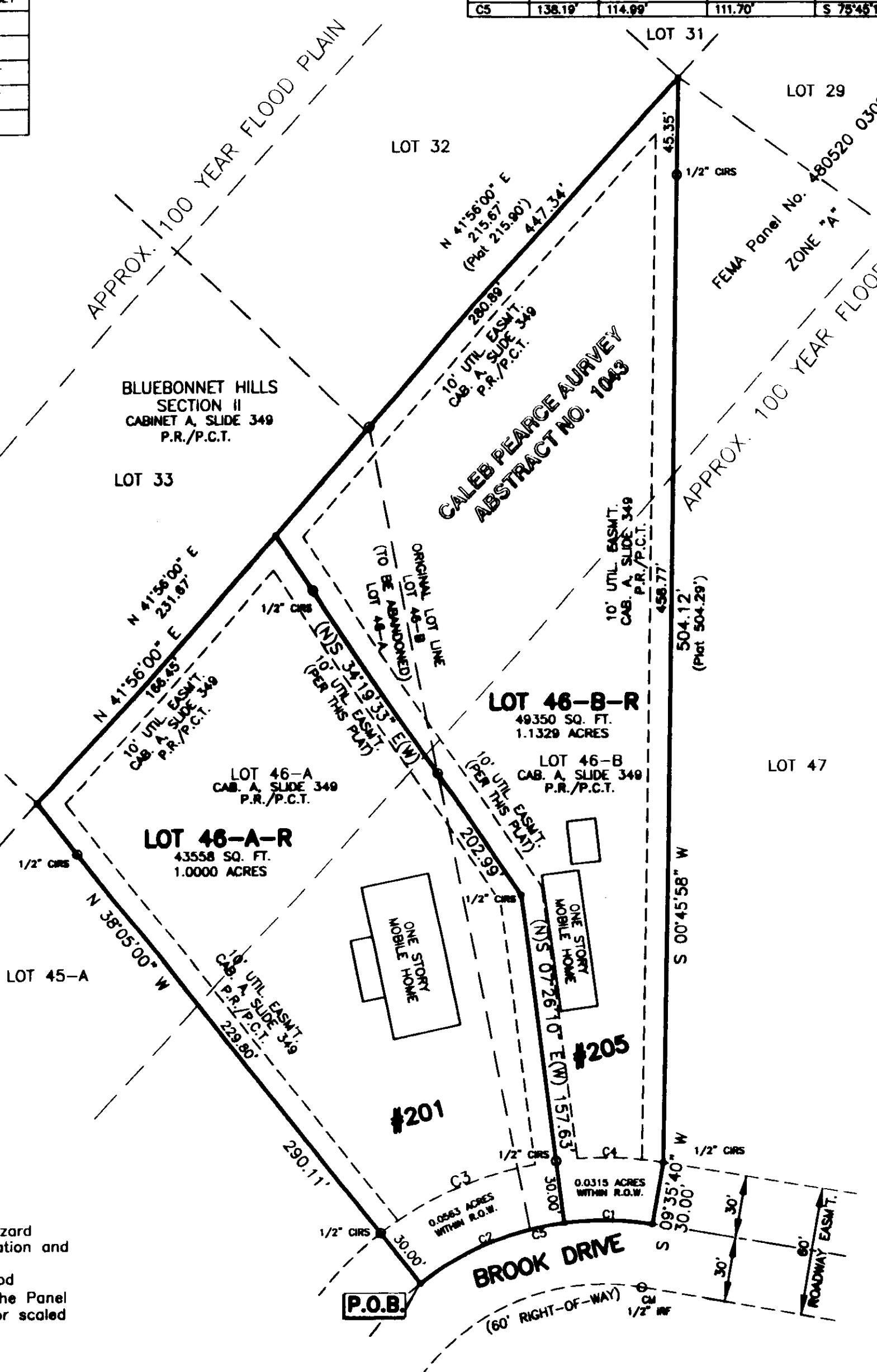
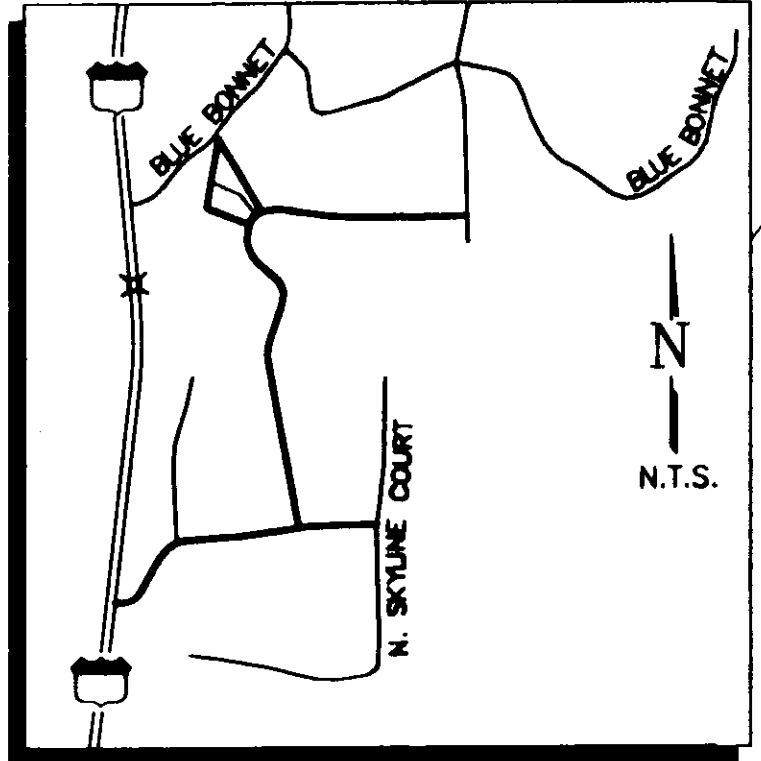
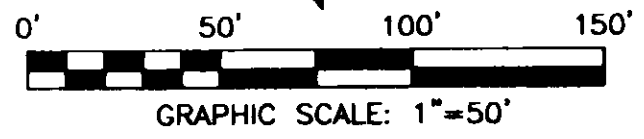
C503

LEGEND

IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
CM	CONTROL MONUMENT
P.O.B.	POINT OF BEGINNING

NOTE: ALL RESTRICTIONS, EASEMENTS APPLICABLE TO PLAT RECORDED IN CABINET A, SLIDE 349 AND RESTRICTIONS FILES IN VOLUME 1140, PAGE 135 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, ARE IN FULL FORCE AND AFFECT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.19'	41.28'	41.11'	N 88°57'43" W	17°08'33"
C2	138.19'	73.77'	72.85'	S 87°12'03" W	30°33'55"
C3	168.19'	86.77'	88.71'	N 87°12'28" E	30°34'49"
C4	168.19'	50.18'	50.00'	S 88°57'10" E	17°08'42"
C5	138.19'	114.99'	111.70'	S 75°45'19" W	47°40'29"



The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities may be encountered. No excavations were made during the progress of this survey to locate buried utilities. Call 1-800-344-8377.

This tract is subject to easements, restrictive covenants, subdivision restrictions and planning & zoning regulations of record, if any. This survey was conducted from information provided by others and is not intended to reflect a complete title search by Surveyor.

FLOOD NOTE: I hereby declare that a portion of the property described herein is within a special flood hazard area as identified by the Federal Insurance Administration and the Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Boundary Map effective on 01/03/1997 for the Panel No. 480520 0300 C. All Flood lines are estimated or scaled from FEMA maps unless otherwise noted.

"RE-PLAT"
"APPROVED BY THE PLANNING AND ZONING COMMISSION" DATE 11-28-06

CHAIRMAN, PLANNING AND ZONING COMMISSION

"APPROVED BY THE CITY COUNCIL"

[Signature]
MAYOR, CITY OF CRESSON

[Signature]
ATTEST, CITY SECRETARY

FILED THIS THE _____ DAY OF _____ 2006.
SLIDE _____ PLAT RECORDS OF PARKER COUNTY, TEXAS.

NOTE: TOTAL AREA OF BOTH LOTS IS 2.1329 ACRES.
NOTE: TOTAL AREA WITHIN R.O.W. IS 0.0878 ACRES.
NOTE: THERE ARE NO STRUCTURES LOCATED OUTSIDE BUILDING LINES.

LARRY TURMAN AND ASSOCIATES, INC.
P. O. BOX 1590
GRANBURY TEXAS 76048-1590
OFFICE 817/578-8854 FAX 817/579-5850

OWNER: CHARLES VAN NOY
201 BROOK DRIVE
CRESSON, TEXAS 76035

OWNER'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF HOOD:

BEING all those certain lots out of the Caleb Pearce Survey, Abstract No. 1043, situated in Parker County, Texas, and being all of Lot 46-A and 46-B, of Bluebonnet Hills, Section I, a subdivision in Parker County, Texas, according to the plat thereof recorded in Cabinet A, Slide 349, of the Plat Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in pavement for the southwest corner of said Lot 46-A, and being the southeast corner of Lot 45-A, said Bluebonnet Hills, and being in the centerline of Brook Drive (a 60' wide roadway easement);

THENCE North 38°05'00" West, with the common line of said Lot 46-A and 45-A, at 30.00 feet passing a 1/2 inch capped iron rod found for reference, and continuing North 38°05'00" West, at 259.80 feet passing a 1/2 inch capped iron rod found for reference, and continuing North 38°05'00" West, in all a total distance of 290.11 feet to a point for corner for the northwest corner of said Lot 46-A and the northeast corner of said Lot 45-A, and being the southeast corner of Lot 34-A, the southwest corner of Lot 33, Bluebonnet Hills, Section II, a subdivision in Parker County, Texas, according to the plat thereof recorded in Cabinet A, Slide 349, of the Plat Records of Parker County, Texas;

THENCE North 41°56'00" East, with the north line of said Lot 46-A and Lot 46-B, and with the south line of Lot 33 and Lot 32, said Bluebonnet Hills, Section II, a distance of 447.34 feet to a point for corner for the northeast corner of said Lot 46-B, the northwest corner of lot 47, said Bluebonnet Hills, Section I, and the southeast corner of said Lot 32, and the southwest corner of Lot 31, said Bluebonnet Hills, Section II;

THENCE South 00°45'58" West, at 45.35 feet passing a 1/2 inch capped iron rod set for reference, and continuing South 00°45'58" West, in all a total distance of 504.29 feet to a 1/2 inch capped iron rod set for corner;

THENCE South 09°35'40" West, with the east line of said Lot 46-B, and the west line of said Lot 47, a distance of 30.00 feet to a point for corner for the southeast corner of said Lot 46-B, and the southwest corner of said Lot 47, and being in the centerline of said 60' wide roadway easement for said Brook Drive, and being at the beginning of a non-tangent curve to the left, whose radius bears South 09°35'34" West, 138.19 feet;

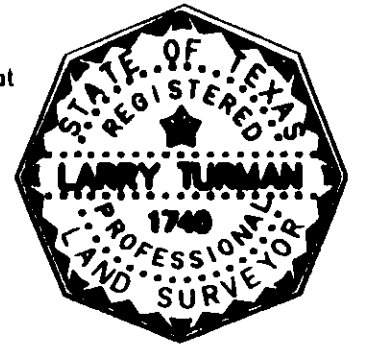
THENCE in a southeasterly direction with the south line of said Lot 46-B and 45-B, and the centerline of said Brook Drive, passing through a central angle of 47°40'29", having a radius of 138.19 feet, an arc length of 114.99 feet, whose chord bears South 75°45'19" West, 111.70 feet, to the Point of Beginning and containing 92,908 square feet or 2.1329 acres of land more or less.

SURVEYOR'S CERTIFICATE

I, Larry Turman, Registered Professional Land Surveyor No. 1740, Do hereby declare that the plat as shown herein was prepared from an actual survey made on the ground under my direction and supervision, during the month of Nov, 2006.

Given Under My Hand and Seal, This the 29th Day of November, 2006.

[Signature]
LARRY TURMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1740

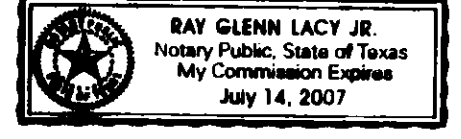


STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 29th day of November, 2006.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



That, Charles Van Noy, Owner, does hereby adopt this plat designating the herein above described property as a replat of Lots 46-A-R and 46-B-R of "Bluebonnet Hills, Section I Subdivision", a subdivision in Hood County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public 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 government agencies. In addition, utility easements may also be used for the mutual use in 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 public's and government agencies use thereof. The government agencies 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 growths which may in any way endanger or interfere with the construction, maintenance, or efficiency, of their respective systems in said easements. The government agencies 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS FOR TO CITY OF CRESSON, HOOD COUNTY, TEXAS.

WITNESS MY HAND, THIS THE 29th DAY OF November, 2006.

[Signature]
Charles Van Noy

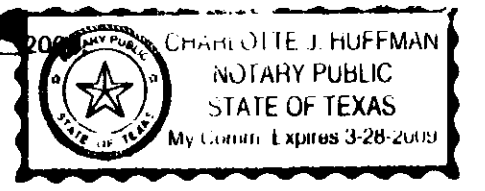
STATE OF TEXAS
COUNTY OF HOOD

ACCT. NO.: 10570
SCH. DIST.: CG
CITY: CO
MAP NO.: M-24

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles Van Noy, Owner, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 28th day of November, 2006.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



REPLAT SHOWING LOT 46-A-R AND LOT 46-B-R
BLUEBONNET HILLS, SECTION I
CITY OF CRESSON, HOOD COUNTY TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED
IN CABINET A, SLIDE 349 OF THE PLAT RECORDS
OF PARKER COUNTY, TEXAS
DATE: 10/20/2006

SCALE: 1"=50'
DATE: 10/19/2006
GF. No.: N/A
JOB NO.: 2604/S-PLAT
DRAFTED BY: RGL