

RE-PLAT SHOWING LOT 7C-1R
AND LOT 7C-2R BEING LOT 7C
BLUEBONNET HILLS, SECTION 1

ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 362-A, PAGE 50 OF THE PLAT RECORDS
OF PARKER COUNTY, TEXAS.

OWNER'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RICHARD ROBINSON AND NANCY ANN ROBINSON, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE PROPERTY AS A "RE-PLAT" LOT 7C-1R AND LOT 7C-2R OF BLUEBONNET HILLS, SECTION 1, AN ADDITION TO THE CITY OF CRESSON, PARKER COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 362-A, PAGE 50 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, I HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES OR GOVERNMENT AGENCIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY OR GOVERNMENT AGENCY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS STRIPS AND ANY PUBLIC UTILITY OR GOVERNMENT AGENCY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND, THIS THE 11 DAY OF July, 2002.

Richard Robinson
RICHARD ROBINSON
Nancy Ann Robinson
NANCY ANN ROBINSON

STATE OF TEXAS
COUNTY OF HOOD

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF JUNE, 2002
BY RICHARD ROBINSON AND NANCY ANN ROBINSON.

Cora P. Fritz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, LARRY TURMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1740, DO HEREBY CERTIFY 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 JUNE, 2002.

GIVEN UNDER MY HAND AND SEAL, THIS THE 6th DAY OF June, 2002.

Larry Turman
LARRY TURMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1740



STATE OF TEXAS
COUNTY OF HOOD

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF JUNE, 2002
BY LARRY TURMAN.

Pat Schneider
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 11-16-2004

Doc 00451393 Bk OR Vol 2025 Pg 125
PCB-713
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jul 12, 2002 at 02:35P
Document Number: 00451393
Amount .00
By Faye Woody
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of Parker County
as stamped hereon by me.
Jul 12, 2002
JANE BRANSON, COUNTY CLERK
PARKER COUNTY

FIELD NOTES

Being all that certain parcel or tract of land, out of the I. & G. N. R.R. Survey, No. 2, Blk 2, Abstract No. 1801, Parker County, Texas, being the same land described as Lot 7C of Bluebonnet Hills, Section 1, a subdivision in Johnson and Parker County, Texas according to the plat thereof recorded in Volume 362-A, Page 50 of the Plat Records of Parker County, Texas and being more completely described as follows:

Beginning at a 1/2" iron rod found in the East line of a 100 foot right-of-way, State Highway No. 377, for the Southwest corner of Lot 8 and being the Northwest corner of this tract;

Thence along the South boundary line of Lot 8, North 89° 18' 00" East, a distance of 236.64 feet to a 1/2" iron rod set, continuing a total distance of 483.03 feet to a 1/2" iron rod found for the Northwest corner of Lot 7B and being the Northeast corner of this tract;

Thence along the Western boundary line of said Lot 7B, South 37° 05' 35" West, a distance of 117.68 feet to a 1/2" iron rod set, South 12° 01' 35" West, a distance of 72.50 feet to a 1/2" iron rod set and South 07° 36' 25" West, a distance of 145.58 feet to a 1/2" iron rod set for the Southwest corner of said Lot 7B, the Northwest corner of Lot 6B and the Northeast corner of Lot 6C in the center radius of a 50 foot cul-de-sac, Creek Front Court, and being the Southeast corner of this tract;

Thence along the North boundary line of said Lot 6C, South 89° 18' 00" West, a distance of 55.61 feet to 1/2" iron rod set, continuing a total distance of 393.05 feet to a 1/2" iron rod found for the Northwest corner of said Lot 6C in the Eastern line of said right-of-way and being the Southwest corner of this tract;

Thence along said right-of-way, North 10° 55' 50" East, a distance of 102.77 feet to a 1/2" iron rod found, North 01° 32' 06" East, a distance of 106.35 feet to a 1/2" iron rod found and North 03° 57' 00" West, a distance of 101.00 feet to the Point of Beginning, containing 2.885 acres of land.

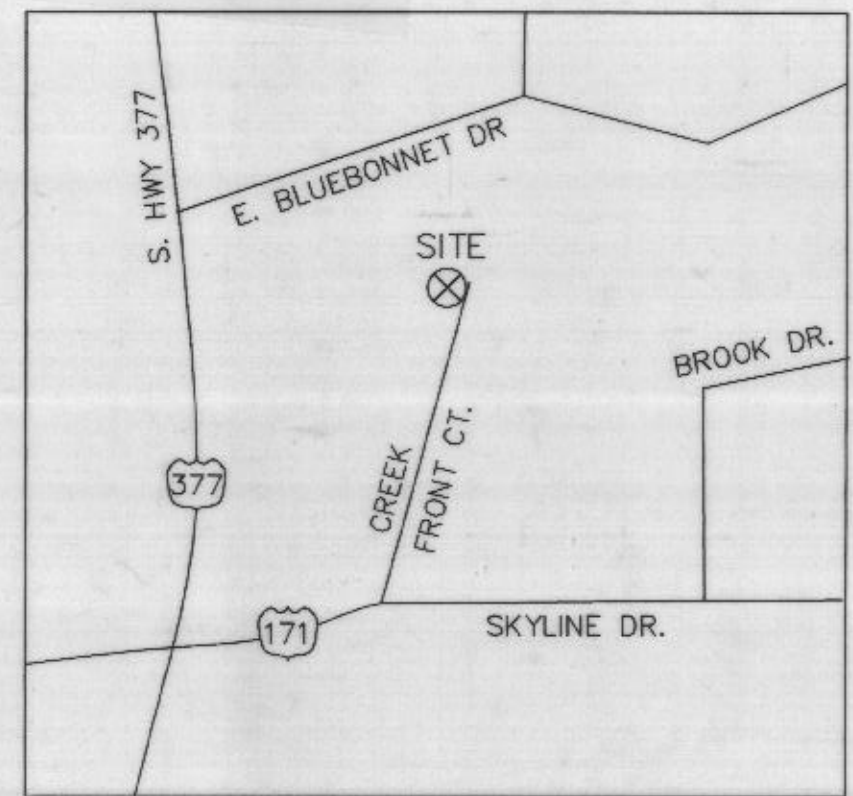
FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development, the flood hazard area being identified as and Zone X of the Federal Insurance Administration Flood Hazard Map effective on October 27, 1991 for the Panel No. 480520 0300 B.

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 9th DAY OF JULY, 2002, BY THE CITY OF CRESSON AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF PARKER COUNTY, TEXAS BY THE COUNTY CLERK.

W.R. Connett MAYOR PRO TEM
MAYOR OF THE CITY OF CRESSON

ATTEST: *Kelly Hud* City Secretary
THE CITY OF CRESSON BY:

FILED THIS THE _____ DAY OF _____, 2002.
SLIDE _____ PLAT RECORDS OF PARKER COUNTY, TEXAS.



VICINITY MAP

OWNER: RICHARD ROBINSON
AND NANCY ANN ROBINSON
108 BLUEBONNET DRIVE
FORT WORTH, TEXAS 76126
817-512-3194

LARRY TURMAN AND ASSOCIATES
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