

LEGEND

- PP POWER POLE
- F FENCE
- OHE OVERHEAD ELECTRIC
- FH FIRE HYDRANT
- BL BUILDING LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT

1300 HUGHIE LONG ROAD

GF NO. 23-735657-PT
EFFECTIVE DATE: MAY 1, 2023

NOTES:

1) RESTRICTIVE COVENANTS RECORDED IN VOL. 2354 PG. 97 & VOL. 2424 PG. 585, R.R.H.C.T.; & SLIDE C-126, P.R.H.C.T. DO AFFECT SUBJECT LOT.

DOC. NOS. 2016-0004927; 2018-0009056; & 2018-0011470, R.R.H.C.T. DO NOT AFFECT SUBJECT LOT.

10f) ASSIGNMENT OF LEASES & RENTS & INDEMNITY AGREEMENT, RECORDED IN VOL. 2225 PG. 270, R.R.H.C.T. DOES AFFECT SUBJECT LOT.

10g) EASEMENTS & BUILDING LINES AS RESERVED IN RESTRICTIONS, RECORDED IN VOL. 2354 PG. 97, VOL. 2424 PG. 585, & R.R.H.C.T. & SLIDE C-126, P.R.H.C.T. DO AFFECT SUBJECT LOT AS SHOWN HEREON.

DOC. NO. 2016-0004927, R.R.H.C.T. DOES NOT AFFECT SUBJECT LOT.

10h) RIGHT OF WAY AGREEMENT TO COWTOWN PIPELINE, L.P., RECORDED IN VOL. 2147 PG. 465, R.R.H.C.T. DOES AFFECT SUBJECT LOT AS SHOWN HEREON.

10i) OPTION TO REPURCHASE/RECAPTURE ALL AIR RIGHTS IN EXCESS OF SEVENTY FEET (70') IN HEIGHT ABOVE GRADE ARE SEVERED & NOT CONVEYED, PER RESTRICTIONS, RECORDED IN VOL. 2354 PG. 97, R.R.H.C.T. NOT A SURVEY RELATED ITEM.

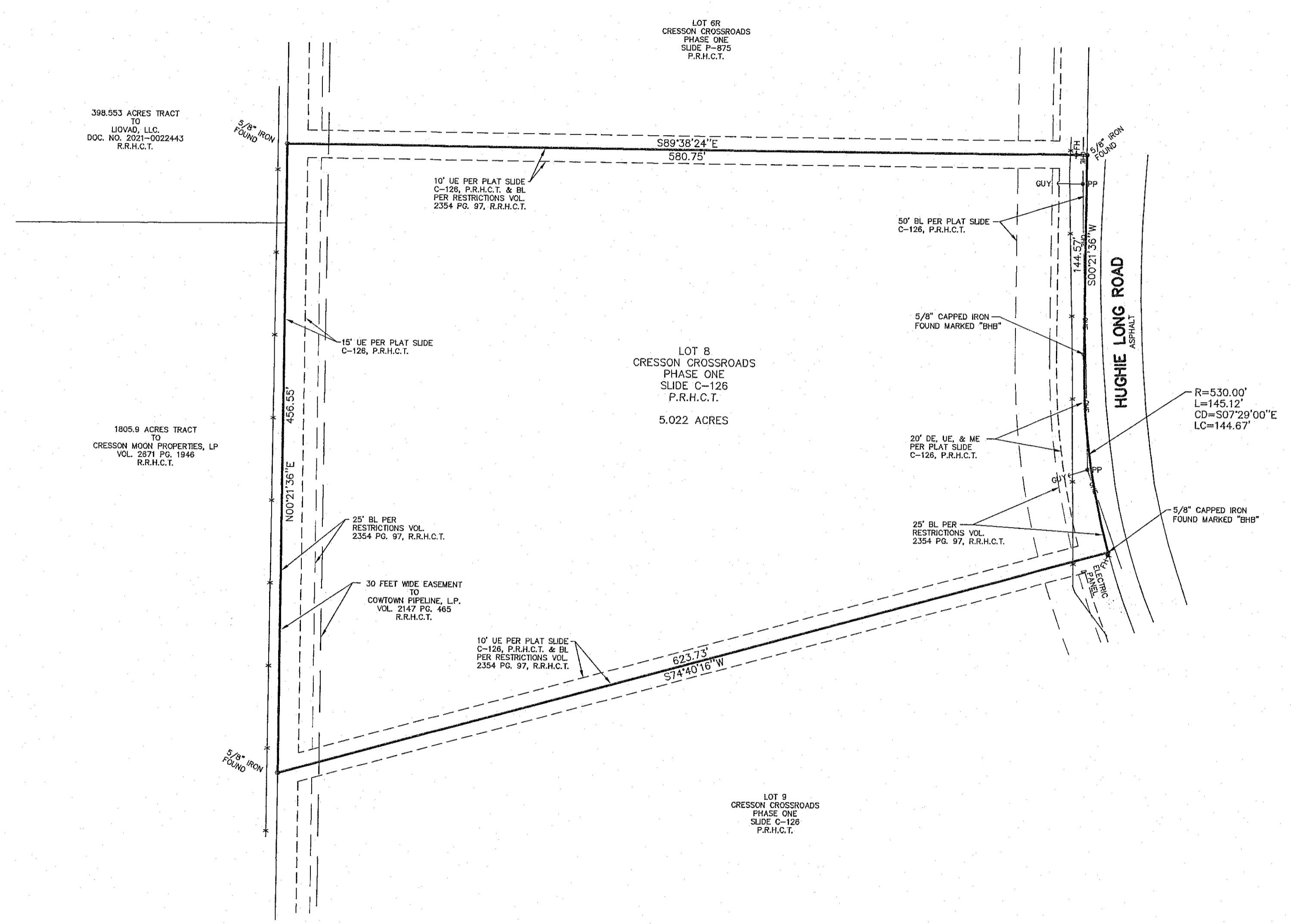
10j) CONVEYANCE OF WATER RIGHTS & AIR SPACE TO CRESSON ENERGY LLC, RECORDED IN VOL. 2337 PG. 725, REFILED IN VOL. 2441 PG. 509, R.R.H.C.T. NOT A SURVEY RELATED ITEM.

10k) EASEMENT TO GULF REFINING COMPANY, RECORDED IN VOL. 118 PG. 263, D.R.H.C.T. MAY AFFECT SUBJECT LOT. UNABLE TO DETERMINE EXACT LOCATION BASED ON THIS DOCUMENT.

10l) TERMS & CONDITIONS OF WAIVER OF SURFACE RIGHTS, RECORDED IN VOL. 2481 PG. 31, R.R.H.C.T. DOES NOT AFFECT SUBJECT LOT.

10m) TERMS & CONDITIONS OF SURFACE WAIVER AGREEMENT, RECORDED IN VOL. 2488 PG. 635, R.R.H.C.T. DOES NOT AFFECT SUBJECT LOT.

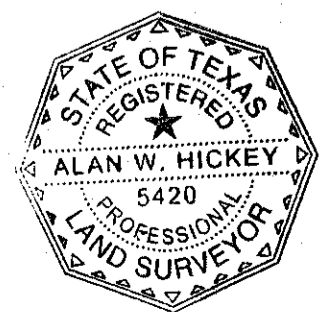
10n) TERMS & CONDITIONS OF CITY OF CRESSON ORDINANCE NO. 2019-002, RECORDED IN DOC. NO. 2019-0008393, R.R.H.C.T. DOES AFFECT SUBJECT LOT.



The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown; (b) shows all visible and apparent easements, encroachments and protrusions; (c) I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 48221C0100E, effective date April 5, 2019, and it appears that no part of the subject property lies within Zone A, the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420
May 8, 2023

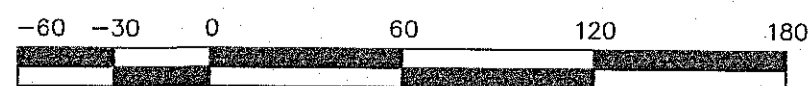


Sketch showing Lot 8 of
CRESSON CROSSROADS, PHASE ONE, an addition to the
City of Cresson, Hood County, Texas, according to the
plat thereof recorded in Slide C-126 of the Plat Records
of Hood County, Texas.

We marked the corners as shown hereon.
The visible conditions along the Lot lines are as shown hereon.
The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011).
The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground May 8, 2023.
BROOKES BAKER SURVEYORS

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

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GRAPHIC SCALE IN FEET
FILE NAME: DON23\CCR1L8.DWG
DRAWN BY: MMS