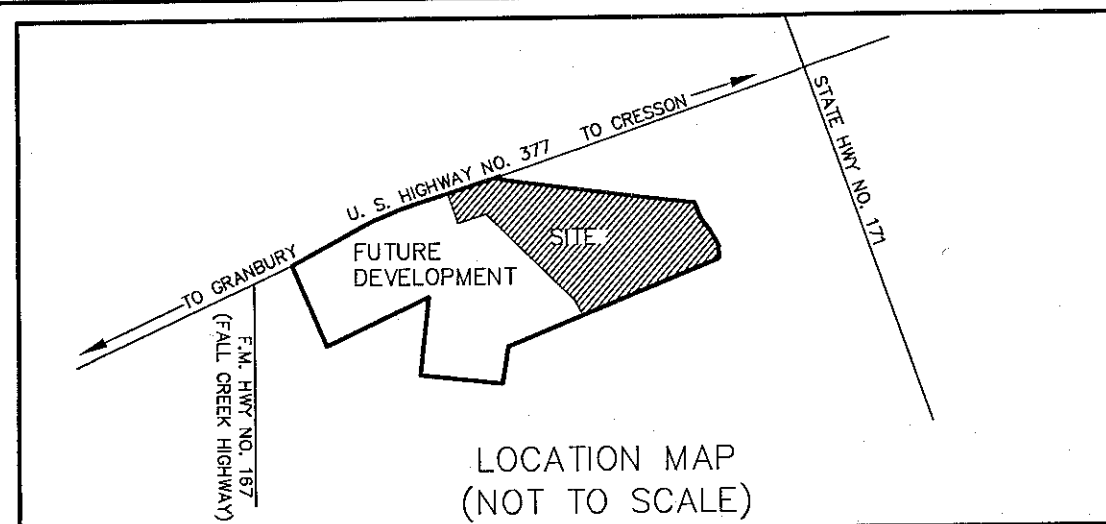


EASEMENT NOTES:
(G) 50' WIDE EASEMENT TO PEREGRINE PIPELINE COMPANY VOLUME 2210, PAGE 116, CORRECTED IN VOLUME 2211, PAGE 691, AMENDED IN VOLUME 2216, PAGE 916, CORRECTED IN VOLUME 2219, PAGE 975 R.R.H.C.T.
(M) ACCESS EASEMENT AND RIGHT-OF-WAY TO CITY OF GRANBURY VOLUME 2258, PAGE 703 R.R.H.C.T.
(N) 30' WIDE EASEMENT TO QUOKSILVER RESOURCES, INC. VOLUME 2442, PAGE 19 R.R.H.C.T.
(Q) 15' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY VOLUME 247, PAGE 94 R.R.H.C.T.
PORTIONS OF THIS PROPERTY ARE CURRENTLY WITHIN CCN NUMBER 10904.
AFFIDAVIT TO THE PUBLIC FOR SURFACE APPLICATION SYSTEM DOC. NO. 2021-0007691 R.R.H.C.T. AFFECTS LOT 97.
LEGEND
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
BL BUILDING LINE

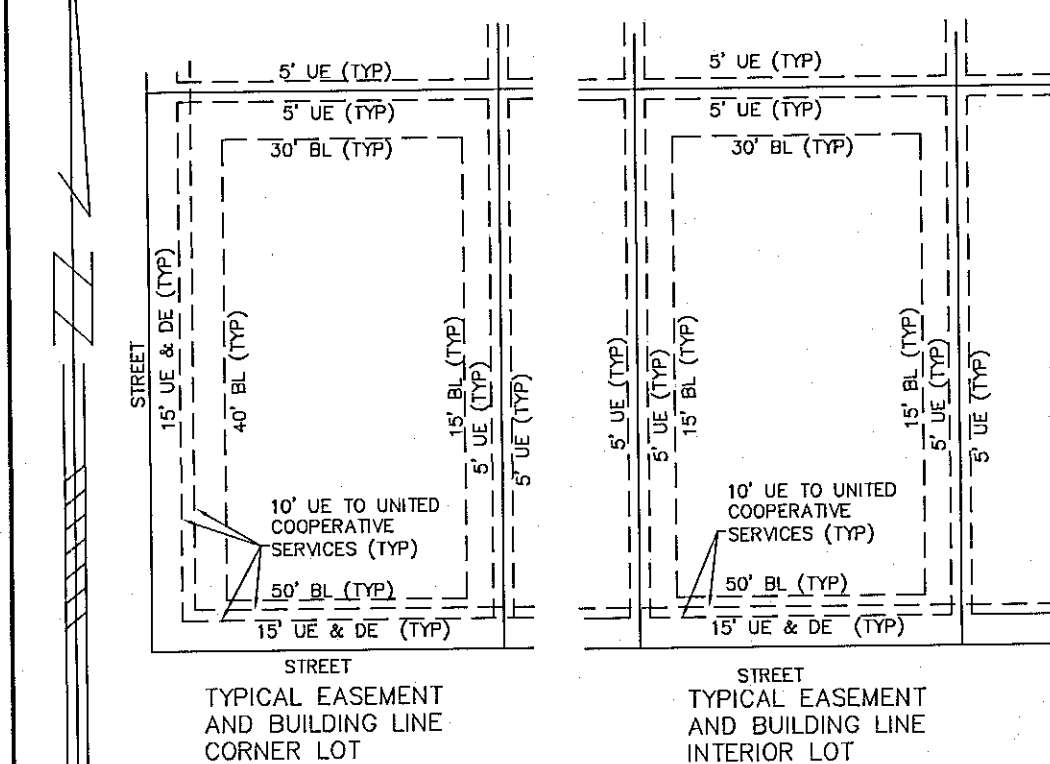
BOUNDARY LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L133	N06°09'20"E	13.38'
L134	S66°10'07"W	68.31'
L135	S39°36'34"E	152.29'
L136	S64°54'00"W	330.62'
L137	S64°54'00"W	43.22'
L138	S70°50'36"W	82.85'
L139	N77°37'19"W	28.15'
L140	N76°19'37"W	111.92'
L141	N26°15'50"W	138.29'
L142	N13°35'19"W	163.46'
L143	N29°09'57"W	462.74'

BOUNDARY CURVE TABLE			
NUMBER	R=	L=	CD=
C143	2944.79	163.30	N62°58'08"E
C144	3563.88	85.80	N53°39'18"W
C145	3563.87	442.25	N57°53'59"W
C146	5946.90	907.80	N58°22'47"W
C147	1851.40	520.87	N64°54'47"W
C148	274.67	111.28	N61°21'59"W
C149	194.64	155.53	N16°43'37"W
C150	254.64	182.69	S19°03'57"E

J. HOWARD SURVEY
ABSTRACT NO. 716



TRACT 8
40.766 ACRES TRACT
TO
BOTTOMLINE REAL ESTATE & HOLDINGS LP
AND RANDY S. HEALER
DOC. NO. 2020-0001029
RRHCT



FILED

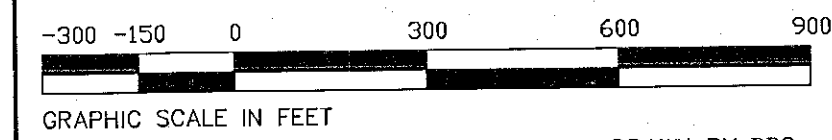
APR 30 2021

County Clerk, Hood County, TX

FINAL PLAT
of Lots 1 through 98 and Common Areas 1, 2 and 3 of PUTTEET HILL
ADDITION PHASE 1, an Addition to the City of Cresson, Hood County, Texas
being parts of the N.H. HOOE SURVEY, Abstract No. 281, the W. WILLIAMS
SURVEY, Abstract No. 635, the S. STEADMAN SURVEY, Abstract No. 508, the
W. WILLIAMS SURVEY, Abstract No. 677, and the W. C. MAGEE SURVEY,
Abstract No. 389 situated in Hood County, Texas.
We marked or referenced the corners 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 in July, 2020.
BROOKES BAKER SURVEYORS
Sheet 1 of 4

DEVELOPER:
PUTTEET HILL LLC,
A TEXAS LIMITED LIABILITY
COMPANY
J. THOMAS MERCER, MANAGER
MORRIS ARDEN DUREE II,
MANAGER
201 E. PEARL ST. STE C206
GRANBURY, TX 76048
ENGINEER:
BAIRD, HAMPTON & BROWN
6300 RIDGLEA PLACE, STE 700
FORT WORTH, TEXAS 76116
817-338-1277
TBPLS FIRM NO. 44, NO.
10011300, NO. 10011302, NO.
10194146
jjacroix@bhinc.com

OWNER:
ROSE JEAN MOORE PUTTEET, TRUSTEE OF
THE BILLY JOE PUTTEET AND ROSE JEAN
MOORE PUTTEET SURVIVOR'S TRUST "A"
CREATED BY THE BILLY JOE PUTTEET AND
ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED
2-10-1993, AND ROSE JEAN MOORE
PUTTEET, TRUSTEE OF THE BILLY JOE
PUTTEET AND ROSE JEAN MOORE
PUTTEET DECEDENT'S TRUST "B"
CREATED BY THE BILLY JOE PUTTEET AND
ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED
2-10-1993.
LARRY PRESTON PUTTEET, TINA LEA
PUTTEET CONWAY, JERRY ANDREW
CONWAY
PO BOX 147, CRESSON TX, 76035
SURVEYOR:
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
FAX (817) 279-9694
alanh@brookesbakersurveyors.com
TBPLS FIRM NO. 10092800



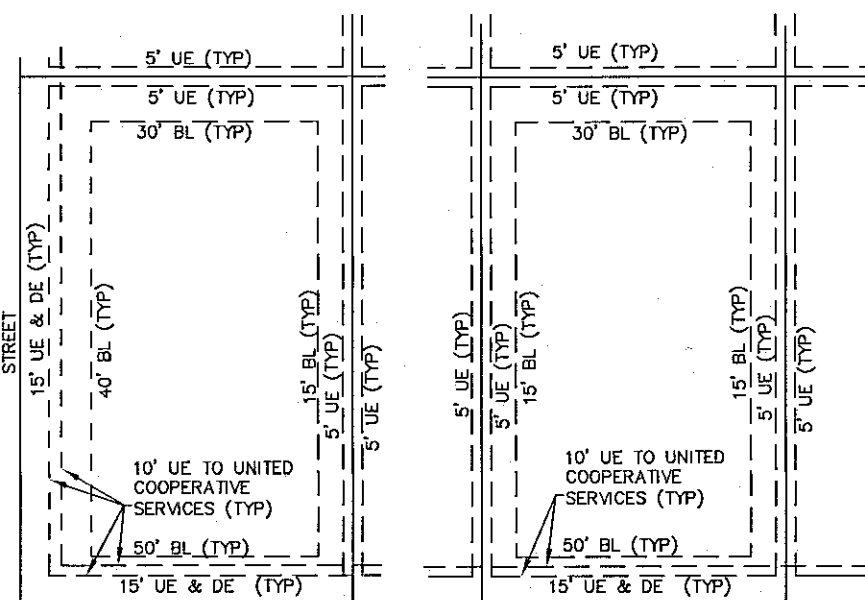
FILE NAME: DON21PUTPHIF.DWG
DRAWN BY: DBC

U.S. HIGHWAY NO. 377
(VARIABLE WIDTH RIGHT-OF-WAY)

SEE NOTE (Q)

FUTURE
DEVELOPMENT

N.H. HOOE SURVEY
ABSTRACT NO. 281



TYPICAL EASEMENT
AND BUILDING LINE
CORNER LOT

TYPICAL EASEMENT
AND BUILDING LINE
INTERIOR LOT

FINAL PLAT

of Lots 1 through 98 and Common Areas 1, 2 and 3 of PUTTEET HILL
ADDITION PHASE 1, an Addition to the City of Cresson, Hood County, Texas
being parts of the N.H. HOOE SURVEY, Abstract No. 281, the W. WILLIAMS
SURVEY, Abstract No. 635, the S. STEADMAN SURVEY, Abstract No. 508, the
W. WILLIAMS SURVEY, Abstract No. 677, and the W. C. MAGEE SURVEY,
Abstract No. 389 situated in Hood County, Texas.

We marked or referenced the corners 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 in July, 2020.

BROOKES BAKER SURVEYORS

Sheet 2 of 4

FILED

APR 30 2021

County Clerk, Hood County, TX

THIS PLAT RECORDED IN DOCUMENT NO. P-800

THIS THE _____ DAY OF _____ 2021.

GRAPHIC SCALE IN FEET

FILE NAME: DDN21\PUTPHIF.DWG

DRAWN BY: DBC

THIS PLAT RECORDED IN DOCUMENT NO. P-800

THIS THE _____ DAY OF _____ 2021.

RE-ENTRANT CORNER OF
628.08 ACRES TRACT FROM
WHICH A 5/8" IRON FOUND
BEARS N45°18'16"W
0-65/100 OF A FOOT.

60' WIDE INGRESS AND EGRESS EASEMENT
TO CHRISTINE THRASH VOLUME 1625, PAGE
19 R.R.H.C.T.
ABANDONED BY DOC. NO. 2021-0006189
R.R.H.C.T.

30 FEET WIDE INGRESS AND
EGRESS EASEMENT TO CHRISTINE
THRASH VOLUME 369, PAGE 274
D.R.H.C.T.
ABANDONED BY DOC. NO.
2121-0006189 R.R.H.C.T.

TRACT I
74.987 ACRES TRACT
TO
BOTTOMLINE REAL ESTATE & HOLDINGS LP
AND RANDY S. HEALER
DOC. NO. 2020-0001029
RRHCT

60 FEET WIDE INGRESS AND EGRESS
EASEMENT TO GARY M. PUTTEET AND
NANCY JO FISH VOLUME 2453, PAGE
549 R.R.H.C.T.

60' WIDE INGRESS AND EGRESS
EASEMENT TO BILLY JOE PUTTEET AND
ROSE JEAN MOORE PUTTEET LIVING
TRUST A, ROSE JEAN MOORE PUTTEET,
TRUSTEE VOLUME 2471, PAGE 844
R.R.H.C.T.
THE EASEMENT WILL AUTOMATICALLY
TERMINATE AT SUCH TIME AS THE
PUBLIC AND PRIVATE ROADWAYS
LOCATED IN PUTTEET HILL ADDITION
PHASE I ARE COMPLETED IN
ACCORDANCE WITH THE PROVISIONS OF
DOC. NO. 2021-007417 R.R.H.C.T. AND
AMENDED IN DOC. NO. 2021-0007689
R.R.H.C.T.

30 FEET WIDE EASEMENT TO UNITED ELECTRIC COOPERATIVE
SERVICES, INC. VOLUME 2399, PAGE 509 R.R.H.C.T. THE
EASEMENT WILL AUTOMATICALLY TERMINATE ON COMPLETION OF
CONSTRUCTION OF SUBSTITUTE UTILITY IMPROVEMENTS IN
UTILITY EASEMENTS PUBLICLY DEDICATED ON PAT APPROVED
BY THE CITY OF CRESSON AND FILED OF PUBLIC RECORD IN
ACCORDANCE WITH THE PROVISIONS OF THE AMENDED AND
RESTATEMENT OF EASEMENT RECORDED IN DOC. NO.
2021-0006719 R.R.H.C.T.

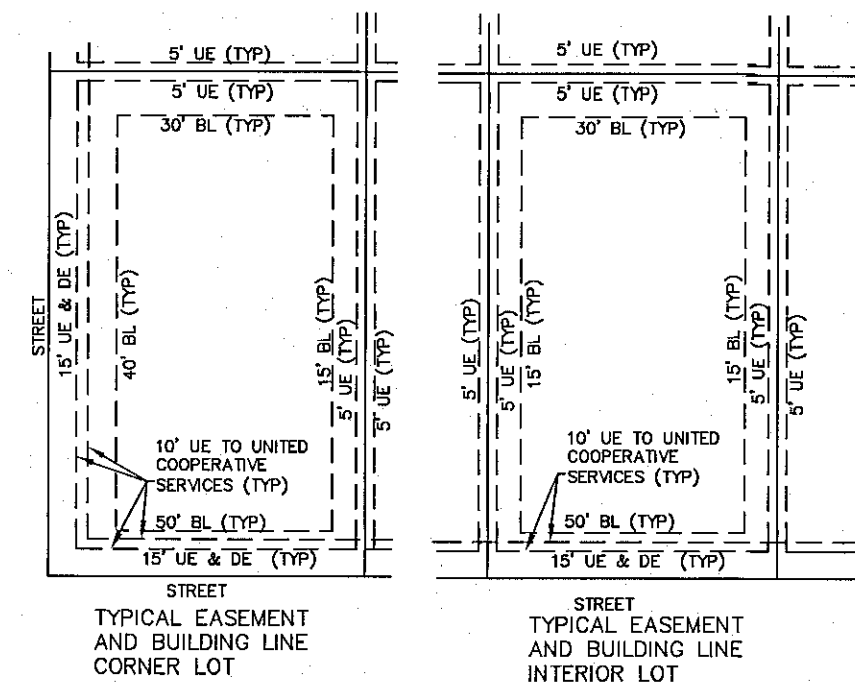
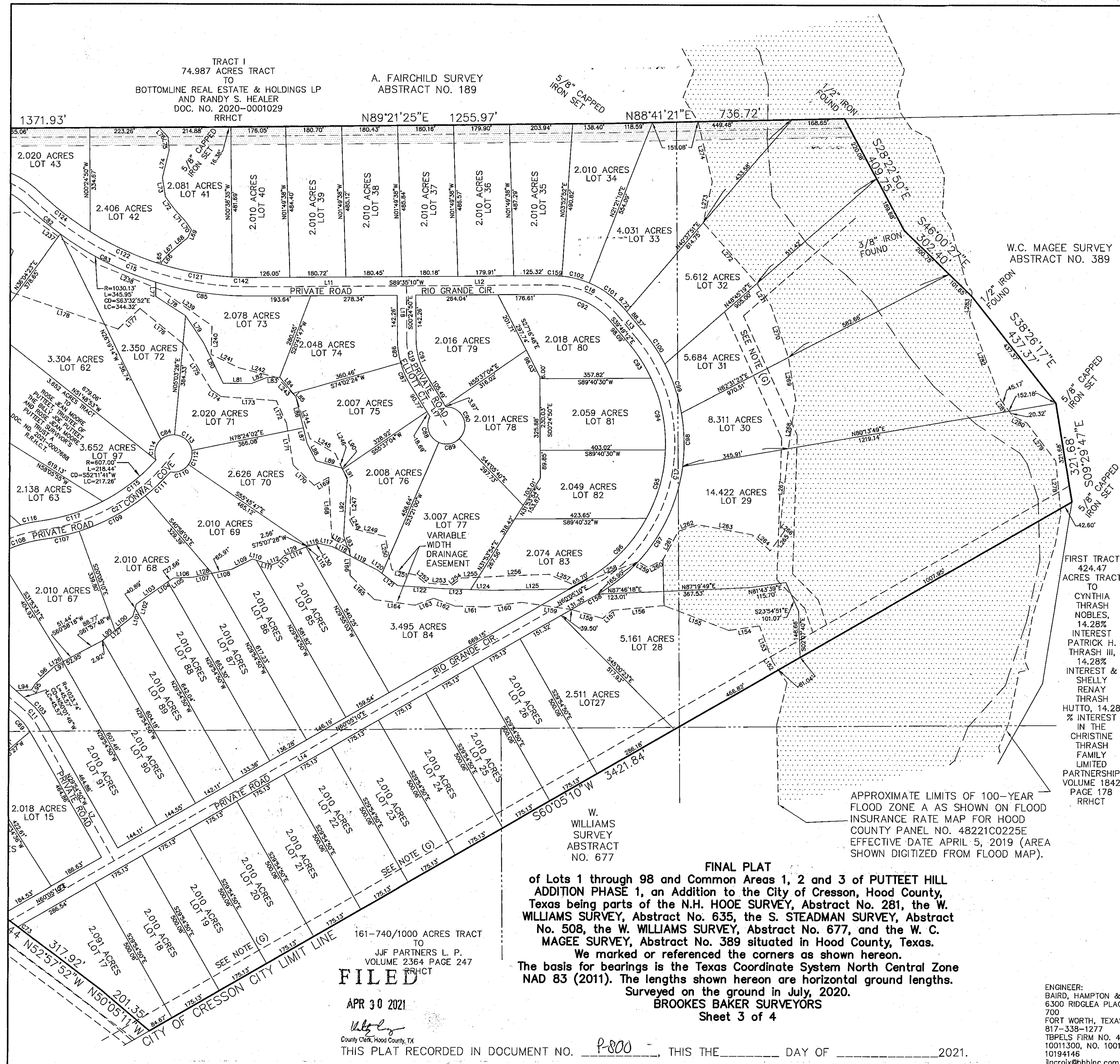
OWNER:
ROSE JEAN MOORE PUTTEET, TRUSTEE OF THE BILLY
JOE PUTTEET AND ROSE JEAN MOORE PUTTEET
SURVIVOR'S TRUST "A" CREATED BY THE BILLY JOE
PUTTEET AND ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED 2-10-1993, AND
ROSE JEAN MOORE PUTTEET, TRUSTEE OF THE BILLY
JOE PUTTEET AND ROSE JEAN MOORE PUTTEET
DECEDENT'S TRUST "B" CREATED BY THE BILLY JOE
PUTTEET AND ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED 2-10-1993,
LARRY PRESTON PUTTEET, TINA LEA PUTTEET CONWAY,
JERRY ANDREW CONWAY
PO BOX 147, CRESSON TX, 76035

S. STEADMAN SURVEY
ABSTRACT NO. 508

DEVELOPER:
PUTTEET HILL LLC,
A TEXAS LIMITED LIABILITY
COMPANY
J. THOMAS MERCER, MANAGER
MORRIS ARDEN DUREE II,
MANAGER
201 E. PEARL ST. STE C206
GRANBURY, TX 76048

ENGINEER:
BAIRD, HAMPTON & BROWN
6300 RIDGLEA PLACE, STE 700
FORT WORTH, TEXAS 76116
817-338-1277
TBPELS FIRM NO. 44, NO. 10011300,
NO. 10011302, NO. 10194146
jbaic@bhbinc.com

SURVEYOR:
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
FAX (817) 279-9694
alanh@brookesbakersurveyors.com
TBPELS FIRM NO. 10092800



FIRST TRACT
424.47
ACRES TRACT
TO
CYNTHIA
THRASH
NOBLES,
14.28%
INTEREST
PATRICK H.
THRASH III,
14.28%
INTEREST &
SHELLY
RENNY
THRASH
HUTTO, 14.28
% INTEREST
IN THE
CHRISTINE
THRASH
FAMILY
LIMITED
PARTNERSHIP
VOLUME 1842
PAGE 178
RRHCT

APPROXIMATE LIMITS OF 100-YEAR
FLOOD ZONE A AS SHOWN ON FLOOD
INSURANCE RATE MAP FOR HOOD
COUNTY PANEL NO. 48221C0225E
EFFECTIVE DATE APRIL 5, 2019 (AREA
SHOWN DIGITIZED FROM FLOOD MAP).

FINAL PLAT
of Lots 1 through 98 and Common Areas 1, 2 and 3 of PUTTEET HILL
ADDITION PHASE 1, an Addition to the City of Cresson, Hood County,
Texas being parts of the N.H. HOOE SURVEY, Abstract No. 281, the W.
WILLIAMS SURVEY, Abstract No. 635, the S. STEADMAN SURVEY, Abstract
No. 508, the W. WILLIAMS SURVEY, Abstract No. 677, and the W. C.
MAGEE SURVEY, Abstract No. 389 situated in Hood County, Texas.
We marked or referenced the corners 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 in July, 2020.
BROOKES BAKER SURVEYORS
Sheet 3 of 4

161-740/1000 ACRES TRACT
TO
JFF PARTNERS L. P.
VOLUME 2364 PAGE 247
RRHCT

FILED
APR 30 2021
County Clerk, Hood County, TX

THIS PLAT RECORDED IN DOCUMENT NO. P-800, THIS THE _____ DAY OF _____ 2021.

ENGINEER:
BAIRD, HAMPTON & BROWN
6300 RIDGLEA PLACE, STE
700
FORT WORTH, TEXAS 76116
817-338-1277
TBPLS FIRM NO. 44, NO.
10011300, NO. 10011302, NO.
10194146
jlacroix@bhinc.com

OWNER:
ROSE JEAN MOORE PUTTEET, TRUSTEE OF THE BILLY
JOE PUTTEET AND ROSE JEAN MOORE PUTTEET
SURVIVOR'S TRUST "A" CREATED BY THE BILLY JOE
PUTTEET AND ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED 2-10-1993, AND
ROSE JEAN MOORE PUTTEET, TRUSTEE OF THE BILLY
JOE PUTTEET AND ROSE JEAN MOORE PUTTEET
DECEDENT'S TRUST "B" CREATED BY THE BILLY JOE
PUTTEET AND ROSE JEAN MOORE PUTTEET REVOCABLE
LIVING TRUST AGREEMENT DATED 2-10-1993.
LARRY PRESTON PUTTEET, TINA LEA PUTTEET CONWAY,
JERRY ANDREW CONWAY
PO BOX 147, CRESSON TX, 76035

DEVELOPER:
PUTTEET HILL LLC,
A TEXAS LIMITED LIABILITY
COMPANY
J. THOMAS MERCER, MANAGER
MORRIS ARDEN DUREE II,
MANAGER
201 E. PEARL ST. STE C206
GRANBURY, TX 76048

SURVEYOR:
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
FAX (817) 279-9694
alanh@brookesbakersurveyors.com

TBPLS FIRM No. 10092800

GRAPHIC SCALE IN FEET
FILE NAME: DON21PUTPHIF.DWG
DRAWN BY: DBC

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, Rose Jean Moore Putteet, aka Rose Jean Putteet, Larry Preston Putteet, Teena Lea Conway, aka Teena Lea Putteet Conway and Jerry Andrew Conway are the owners of parts of the N.H. HOOE SURVEY, Abstract No. 281, the W. WILLIAMS SURVEY, Abstract No. 635, the S. STEADMAN SURVEY, Abstract No. 508, the W. WILLIAMS SURVEY, Abstract No. 677, and the W.C. MAGEE SURVEY, Abstract No. 389 situated in Hood County, Texas embracing a portion of the 628-08/100 acres tract described in the deed to Teena Lea Conway recorded in volume 2403, page 125 of the Real Records of Hood County, Texas and all of the 3-652/1000 acres tract described in the Cross Conveyance deed to Rose Jean Moore Putteet, Trustee of the Billy Joe Putteet and Rose Jean Moore Putteet Survivor's Trust A, recorded in Document No. 2021-000768 of the said Real Records, and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). All 5/8" capped iron set called for in this description are marked Brooks Baker Surveyors.

Beginning at southwest corner of Tract I, the 74-987/1000 acres tract described in the deed to Bottomline Real Estate & Holdings, LP, and Randy S. Heiler recorded in Document No. 2020-0001029 of the said Real Records, for the most northerly northwest corner of said 628-08/100 acres tract, in the southeasterly line of U. S. Highway No. 377, from which a 3/8" iron found bears south 64 degrees-46 minutes-31 seconds west 0-36/100 of a foot.

Thence southeasterly and northeasterly, along, and the south line of said 74-987/1000 acres tract, for the north line of said 628-08/100 acres tract, by deed call generally along a fence, the following:

south 37 degrees-51 minutes-48 seconds east 82-48/100 feet to a corner, from which a 5/8" iron found bears north 45 degrees-18 minutes-16 seconds west 0-65/100 of a foot;
south 89 degrees-51 minutes-25 seconds east 1176-41/100 feet to a 5/8" capped iron set;
north 89 degrees-35 minutes-52 seconds east 1371-93/100 feet to a 5/8" capped iron set;
north 89 degrees-21 minutes-25 seconds east 1255-97/100 feet to a 5/8" capped iron set for the southeast corner of said 74-987/1000 acres tract, and the southwest corner of Tract II, the 40-766/1000 acres tract described said deed to Bottomline Real Estate & Holdings, LP, and Randy S. Heiler.

Thence north 88 degrees-41 minutes-21 seconds east, along the south line of said 40-766/1000 acres tract, for the north line of said 628-08/100 acres tract, 736-72/100 feet to the northeast corner of said 628-08/100 acres tract, and the northeast corner of said 628-08/100 acres tract, 424-47/100 feet to the northeast corner of said 628-08/100 acres tract, 14.28% interest, and Shelly Renee Throash Hutto, 14.28% interest, in the Christine Throash Family Limited Partnership recorded in volume 1842, page 178 of the said Real Records.

Thence southeasterly, along the northeasterly line of said 628-08/100 acres tract, and the westerly line of said 424-47/100 acres tract, the following:

south 28 degrees-22 minutes-50 seconds east 499-75/100 feet to a 3/8" iron found;
south 46 degrees-00 minutes-27 seconds east 302-40/100 feet to a 3/8" iron found;
south 38 degrees-26 minutes-17 seconds east 437-37/100 feet to a 5/8" capped iron set;
south 09 degrees-21 minutes-47 seconds east 321-68/100 feet to a 5/8" capped iron set for the most easterly southeast corner of said 628-08/100 acres tract, and the northeasterly corner of the 161-740/1000 described in the deed to JF Partners, LP, recorded in volume 2384, page 247 of the said Real Records.

Thence south 60 degrees-05 minutes-10 seconds west, along the southeasterly line of said 628-08/100 acres tract, and the northeasterly line of said 161-740/1000 acres tract, 3421-84/100 feet to a 5/8" capped iron set.

Thence north 50 degrees-05 minutes-11 seconds west 201-35/100 feet to a 5/8" capped iron set.

Thence north 52 degrees-57 minutes-52 seconds west 317-92/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 3563-88/100 feet.

Thence northwesterly, along said curve to the left an arc length of 85-80/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 3563-87/100 feet. The long chord of said 85-80/100 feet arc is north 53 degrees-39 minutes-18 seconds west 85-80/100 feet.

Thence northwesterly, along said curve to the left an arc length of 442-25/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 5946-90/100 feet. The long chord of said 442-25/100 feet arc is north 57 degrees-53 minutes-59 seconds west 441-97/100 feet.

Thence northwesterly, along said curve to the left an arc length of 907-80/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 1851-40/100 feet. The long chord of said 907-80/100 feet arc is north 58 degrees-22 minutes-47 seconds west 906-92/100 feet.

Thence northwesterly, along said curve to the left an arc length of 520-87/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the right having a radius of 274-67/100 feet. The long chord of said 520-87/100 feet arc is north 64 degrees-54 minutes-47 seconds west 519-16/100 feet.

Thence northwesterly, along said curve to the right an arc length of 111-28/100 feet to a 5/8" capped iron set at its end. The long chord of said 111-28/100 feet arc is north 61 degrees-21 minutes-59 seconds west 110-52/100 feet.

Thence north 49 degrees-44 minutes-50 seconds west 399-90/100 feet to a 5/8" capped iron set.

Thence north 39 degrees-36 minutes-34 seconds west 476-19/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 194-64/100 feet.

Thence northwesterly, along said curve to the right an arc length of 155-53/100 feet to a 5/8" capped iron set at its end. The long chord of said 155-53/100 feet arc is north 16 degrees-43 minutes-37 seconds west 151-43/100 feet.

Thence north 06 degrees-09 minutes-20 seconds east 13-38/100 feet to a 5/8" capped iron set.

Thence south 66 degrees-10 minutes-07 seconds west 68-31/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 254-64/100 feet.

Thence southeasterly, along said curve to the left an arc length of 182-69/100 feet to a 5/8" capped iron set at its end. The long chord of said 182-69/100 feet arc is south 19 degrees-03 minutes-57 seconds east 178-80/100 feet.

Thence south 39 degrees-36 minutes-34 seconds east 152-29/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 330-62/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 25-14/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 18-08/100 feet to a 5/8" capped iron set.

Thence north 70 degrees-50 minutes-36 seconds west 82-85/100 feet to a 5/8" capped iron set.

Thence north 77 degrees-37 minutes-19 seconds west 28-15/100 feet to a 5/8" capped iron set.

Thence north 76 degrees-19 minutes-37 seconds west 111-92/100 feet to a 5/8" capped iron set.

Thence north 26 degrees-15 minutes-50 seconds west 138-29/100 feet to a 5/8" capped iron set.

Thence north 13 degrees-35 minutes-19 seconds west 163-46/100 feet to a 5/8" capped iron set.

Thence north 29 degrees-05 minutes-57 seconds west 462-74/100 feet to a 5/8" capped iron set in the northerly line of said 628-08/100 acres tract, and in the south line of U. S. Highway No. 377.

Thence northeasterly, along the northerly line of said 628-08/100 acres tract, and the south line of said U. S. Highway No. 377, the following:

north 64 degrees-35 minutes-06 seconds east 1239-08/100 feet to a concrete highway monument found at the beginning of a curve to the left having a radius of 2944-79/100 feet;
along said curve to the left an arc length of 163-30/100 feet to the place of beginning and containing 270-760/1000 acres. The long chord of said 163-30/100 feet arc is north 62 degrees-58 minutes-08 seconds east 163-28/100 feet.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Rose Jean Moore Putteet, aka Rose Jean Putteet, Larry Preston Putteet, Teena Lea Conway, aka Teena Lea Putteet Conway and Jerry Andrew Conway do hereby add this plat designating the herein above described property as Lots 1 through 98 and Common Areas 1, 2 and 3 of PUTTEET HILL ADDITION, PHASE 1, an Addition to the City of Cresson, Hood County, Texas, and do hereby dedicate, in fee simple, to the public use, 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 or other improvements shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Cresson's, and/or Hood County's use thereof. The City of Cresson, Hood County, public utility and franchise utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, even if these areas are to be maintained by the property owner. Additionally, the City of Cresson, Hood County, or franchise utility may request from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated area. The City of Cresson, Hood County, public utility and franchise utility entities shall at all times have the full right of ingress and egress to and from their respective easements or dedicated areas, even if the easement or dedicated areas are to be maintained by the property owner for the purpose of constructing, reconstructing, inspecting, 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 property is located within the City of Cresson.

All Right of ways, and Common Areas shown on this plat are hereby retained by the Putteet Hill Addition Homeowners Association. Cotton Tail Way, Rio Grande Circle, Morning Dove Court, Elliott Court, Conway Cove, and Alexander Court in this subdivision are private streets and shall be owned and maintained by the Putteet Hill Addition Homeowners Association, Putteet Hill Boulevard is a public street Phase 1 will be maintained by Putteet Hill, LLC and Gary M. Putteet and Nancy Jo Putteet according to the easement records in volume 2453, page 549 of the Real Records of Hood County, Texas. Nothing herein shall be construed as a dedication or fee simple title transfer to the general public of any roads or designated common areas.

The use by the County, City of Cresson and public utility entities, of their respective easement shall not unreasonably interfere with the rights of property owners and the homeowners association in and to all lots shown hereon as set forth in the Declaration of Covenants, Restriction, and Easements for Putteet Hill Addition dated 4/30/2021 recorded in Document No. 2021-000768 of the said Real Records of Hood County, Texas.

WITNESSES my hand, this 30th day of April, 2021.

Rose Jean Moore Putteet, aka Rose Jean Putteet,

a single person

(Owner)

GRAPHIC SCALE IN FEET

FILE NAME: DON21XPUTPHIF.DWG

DRAWN BY: DBC

THIS PLAT RECORDED IN DOCUMENT NO.

THIS THE DAY OF

2021.

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 Rose Jean Moore Putteet, aka Rose Jean Putteet, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 30th day of April, 2021.

Sharon Levell
NOTARY PUBLIC
STATE OF TEXAS
ID # 550720-3
My Comm. Expires 07-18-2021

Public in and for the State of Texas.

Rose Jean Moore Putteet, Trustee of The Billy Joe Putteet and Rose Jean Moore Putteet Survivor's Trust "A" created by The Billy Joe Putteet and Rose Jean Moore Putteet Revocable Living Trust Agreement Dated 2-10-1993

(Owner)

Thence north 88 degrees-41 minutes-21 seconds east, along the south line of said 40-766/1000 acres tract, for the north line of said 628-08/100 acres tract, 736-72/100 feet to the northeast corner of said 628-08/100 acres tract, and the northeast corner of said 628-08/100 acres tract, 424-47/100 feet to the northeast corner of said 628-08/100 acres tract, 14.28% interest, and Shelly Renee Throash Hutto, 14.28% interest, in the Christine Throash Family Limited Partnership recorded in volume 1842, page 178 of the said Real Records.

Thence southeasterly, along the northeasterly line of said 628-08/100 acres tract, and the westerly line of said 424-47/100 acres tract, the following:

south 28 degrees-22 minutes-50 seconds east 499-75/100 feet to a 3/8" iron found;
south 46 degrees-00 minutes-27 seconds east 302-40/100 feet to a 3/8" iron found;
south 38 degrees-26 minutes-17 seconds east 437-37/100 feet to a 5/8" capped iron set;
south 09 degrees-21 minutes-47 seconds east 321-68/100 feet to a 5/8" capped iron set for the most easterly southeast corner of said 628-08/100 acres tract, and the northeasterly corner of the 161-740/1000 described in the deed to JF Partners, LP, recorded in volume 2384, page 247 of the said Real Records.

Thence south 60 degrees-05 minutes-10 seconds west, along the southeasterly line of said 628-08/100 acres tract, and the northeasterly line of said 161-740/1000 acres tract, 3421-84/100 feet to a 5/8" capped iron set.

Thence north 50 degrees-05 minutes-11 seconds west 201-35/100 feet to a 5/8" capped iron set.

Thence north 52 degrees-57 minutes-52 seconds west 317-92/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 3563-88/100 feet.

Thence northwesterly, along said curve to the left an arc length of 85-80/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 3563-87/100 feet. The long chord of said 85-80/100 feet arc is north 53 degrees-39 minutes-18 seconds west 85-80/100 feet.

Thence northwesterly, along said curve to the left an arc length of 442-25/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 5946-90/100 feet. The long chord of said 442-25/100 feet arc is north 57 degrees-53 minutes-59 seconds west 441-97/100 feet.

Thence northwesterly, along said curve to the left an arc length of 907-80/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the left having a radius of 1851-40/100 feet. The long chord of said 907-80/100 feet arc is north 58 degrees-22 minutes-47 seconds west 906-92/100 feet.

Thence northwesterly, along said curve to the left an arc length of 520-87/100 feet to a 5/8" capped iron set at its end, and the beginning of a curve to the right having a radius of 274-67/100 feet. The long chord of said 520-87/100 feet arc is north 64 degrees-54 minutes-47 seconds west 519-16/100 feet.

Thence northwesterly, along said curve to the right an arc length of 111-28/100 feet to a 5/8" capped iron set at its end. The long chord of said 111-28/100 feet arc is north 61 degrees-21 minutes-59 seconds west 110-52/100 feet.

Thence north 49 degrees-44 minutes-50 seconds west 399-90/100 feet to a 5/8" capped iron set.

Thence north 39 degrees-36 minutes-34 seconds west 476-19/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 194-64/100 feet.

Thence northwesterly, along said curve to the right an arc length of 155-53/100 feet to a 5/8" capped iron set at its end. The long chord of said 155-53/100 feet arc is north 16 degrees-43 minutes-37 seconds west 151-43/100 feet.

Thence north 06 degrees-09 minutes-20 seconds east 13-38/100 feet to a 5/8" capped iron set.

Thence south 66 degrees-10 minutes-07 seconds west 68-31/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 254-64/100 feet.

Thence southeasterly, along said curve to the left an arc length of 182-69/100 feet to a 5/8" capped iron set at its end. The long chord of said 182-69/100 feet arc is south 19 degrees-03 minutes-57 seconds east 178-80/100 feet.

Thence south 39 degrees-36 minutes-34 seconds east 152-29/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 330-62/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 25-14/100 feet to a 5/8" capped iron set.

Thence south 64 degrees-54 minutes-00 seconds west 18-08/100 feet to a 5/8" capped iron set.

Thence north 70 degrees-50 minutes-36 seconds west 82-85/100 feet to a 5/8" capped iron set.

Thence north 77 degrees-37 minutes-19 seconds west 28-15/100 feet to a 5/8" capped iron set.

Thence north 76 degrees-19 minutes-37 seconds west 111-92/100 feet to a 5/8" capped iron set.

Thence north 26 degrees-15 minutes-50 seconds west 138-29/100 feet to a 5/8" capped iron set.

Thence north 13 degrees-35 minutes-19 seconds west 163-46/100 feet to a 5/8" capped iron set.

Thence north 29 degrees-05 minutes-57 seconds west 462-74/100 feet to a 5/8" capped iron set in the northerly line of said 628-08/100 acres tract, and in the south line of U. S. Highway No. 377.

Thence northeasterly, along the northerly line of said 628-08/100 acres tract, and the south line of said U. S. Highway No. 377, the following:

north 64 degrees-35 minutes-06 seconds east 1239-08/100 feet to a concrete highway monument found at the beginning of a curve to the left having a radius of 2944-79/100 feet;
along said curve to the left an arc length of 163-30/100 feet to the place of beginning and containing 270-760/1000 acres. The long chord of said 163-30/100 feet arc is north 62 degrees-58 minutes-08 seconds east 163-28/100 feet.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Rose Jean Moore Putteet, aka Rose Jean Putteet, Larry Preston Putteet, Teena Lea Conway, aka Teena Lea Putteet Conway and Jerry Andrew Conway do hereby add this plat designating the herein above described property as Lots 1 through 98 and Common Areas 1, 2 and 3 of PUTTEET HILL ADDITION, PHASE 1, an Addition to the City of Cresson, Hood County, Texas, and do hereby dedicate, in fee simple, to the public use, 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 or other improvements shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Cresson's, and/or Hood County's use thereof. The City of Cresson, Hood County, public utility and franchise utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, even if these areas are to be maintained by the property owner. Additionally, the City of Cresson, Hood County, or franchise utility may request from the owner or file a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated area. The City of Cresson, Hood County, public utility and franchise utility entities shall at all times have the full right of ingress and egress to and from their respective easements or dedicated areas, even if the easement or dedicated areas are to be maintained by the property owner for the purpose of constructing, reconstructing, inspecting, 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 property is located within the City of Cresson.

All Right of ways, and Common Areas shown on this plat are hereby retained by the Putteet Hill Addition Homeowners Association. Cotton Tail Way, Rio Grande Circle, Morning Dove Court, Elliott Court, Conway Cove, and Alexander Court in this subdivision are private streets and shall be owned and maintained by the Putteet Hill Addition Homeowners Association, Putteet Hill Boulevard is a public street Phase 1 will be maintained by Putteet Hill, LLC and Gary M. Putteet and Nancy Jo Putteet according to the easement records in volume 2453, page 549 of the Real Records of Hood County, Texas. Nothing herein shall be construed as a dedication or fee simple title transfer to the general public of any roads or designated common areas.

The use by the County, City of Cresson and public utility entities, of their respective easement shall not unreasonably interfere with the rights of property owners and the homeowners association in and to all lots shown hereon as set forth in the Declaration of Covenants, Restriction, and Easements for Putteet Hill Addition dated 4/30/2021 recorded in Document No. 2021-000768 of the said Real Records of Hood County, Texas.

WITNESSES my hand, this 30th day of April, 2021.

Rose Jean Moore Putteet, aka Rose Jean Putteet,

a single person

(Owner)

GRAPHIC SCALE IN FEET

FILE NAME: DON21XPUTPHIF.DWG

DRAWN BY: DBC

THIS PLAT RECORDED IN DOCUMENT NO.

THIS THE DAY OF

2021.

BY:

Teena Lea Putteet Conway

Teena Lea Conway, aka Teena Lea Putteet Conway, a married person, as her sole and separate property, as she received this property as a gift.

(Owner)

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 Teena Lea Conway, aka Teena Lea Putteet Conway, a married person, as her sole and separate property, as she received this property as a gift.

Given under my hand and seal of office, this 30th day of April, 2021.

Sharon Levell
NOTARY PUBLIC
STATE OF TEXAS
ID # 550720-3
My Comm. Expires 07-18-2021

Public in and for the State of Texas.

Rose Jean Moore Putteet, Trustee of The Billy Joe Putteet and Rose Jean Moore Putteet Revocable Living Trust Agreement Dated 2-10-1993

(Owner)

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