

FD. 5/8\"/>

That we, JUSTEN PAUL MURDOCK and KIMBERLY ANN MURDOCK, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replating the same according to the lines, lots, streets and easements shown, and designate said replat as LOT 56R OF THE HILLS OF BEAR CREEK, PHASE III, Parker County, Texas. We, by the recording of this plat, do hereby replat the property shown hereon, said lots to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 4th DAY OF October, 2016

BY: Justin Paul Murdock  
JUSTEN PAUL MURDOCK

BY: Kimberly Ann Murdock  
KIMBERLY ANN MURDOCK

STATE OF TEXAS

COUNTY OF PARKER

We, JUSTEN PAUL MURDOCK and KIMBERLY ANN MURDOCK, Dedicators and Owners of the attached replat of said subdivision, do hereby certify that this subdivision is within the Extraterritorial Jurisdiction of Cresson, Texas.

Justin Paul Murdock  
JUSTEN PAUL MURDOCK

Kimberly Ann Murdock  
KIMBERLY ANN MURDOCK

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Justin Paul Murdock + Kimberly Ann Murdock known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 4th day of October, 2016

Angela M. Kincaid  
Signature

January 30, 2018  
My Commission Expires On



APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS

Approved: September 27, 2016

By: W.R. Couets Mayor

Attest: Rachel D. Shultz City Secretary

COUNTY CLERK

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Angela M. Kincaid  
County Clerk

201701370  
01/17/2017 02:39 PM  
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Plat: Parker County, Texas

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	130°17'10"	N 85°15'49" W	108.88'	136.44'

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0575E, DATED SEPTEMBER 26, 2008

NOTE: THIS PLAT DOES NOT MODIFY OR ALTER ANY EXISTING COVENANTS OR RESTRICTIONS APPLICABLE TO THIS PROPERTY

NOTE: UTILITY EASEMENTS AND BUILDING SETBACK LINES ALONG ORIGINAL LOT LINE TO BE ABANDONED PER THIS REPLAT

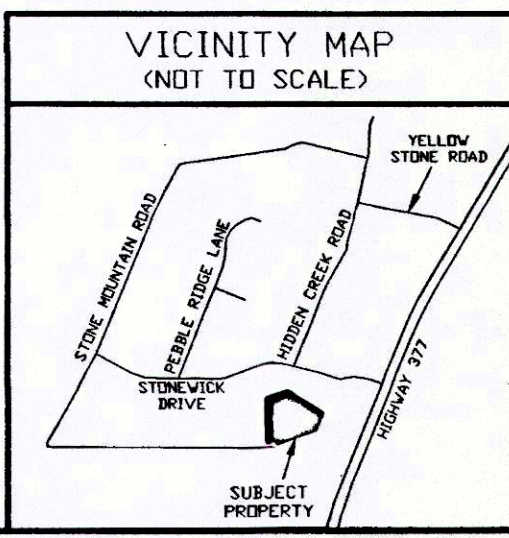
NOTE: MINIMUM FINISHED FLOOR ELEVATION OF THIS LOT IS 915.0

NOTE: THE CITY OF CRESSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 29, 2016.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN16474  
DATE OF PLAT: AUGUST 10, 2016



SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH DAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

REPLAT

LOT 56R  
THE HILLS OF BEAR CREEK  
PHASE III

BEING A REPLAT OF ALL OF LOT 56 AND LOT 57 OF THE HILLS OF BEAR CREEK, PHASE III, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 269 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

13485.003.056-00  
13485.003.057-00