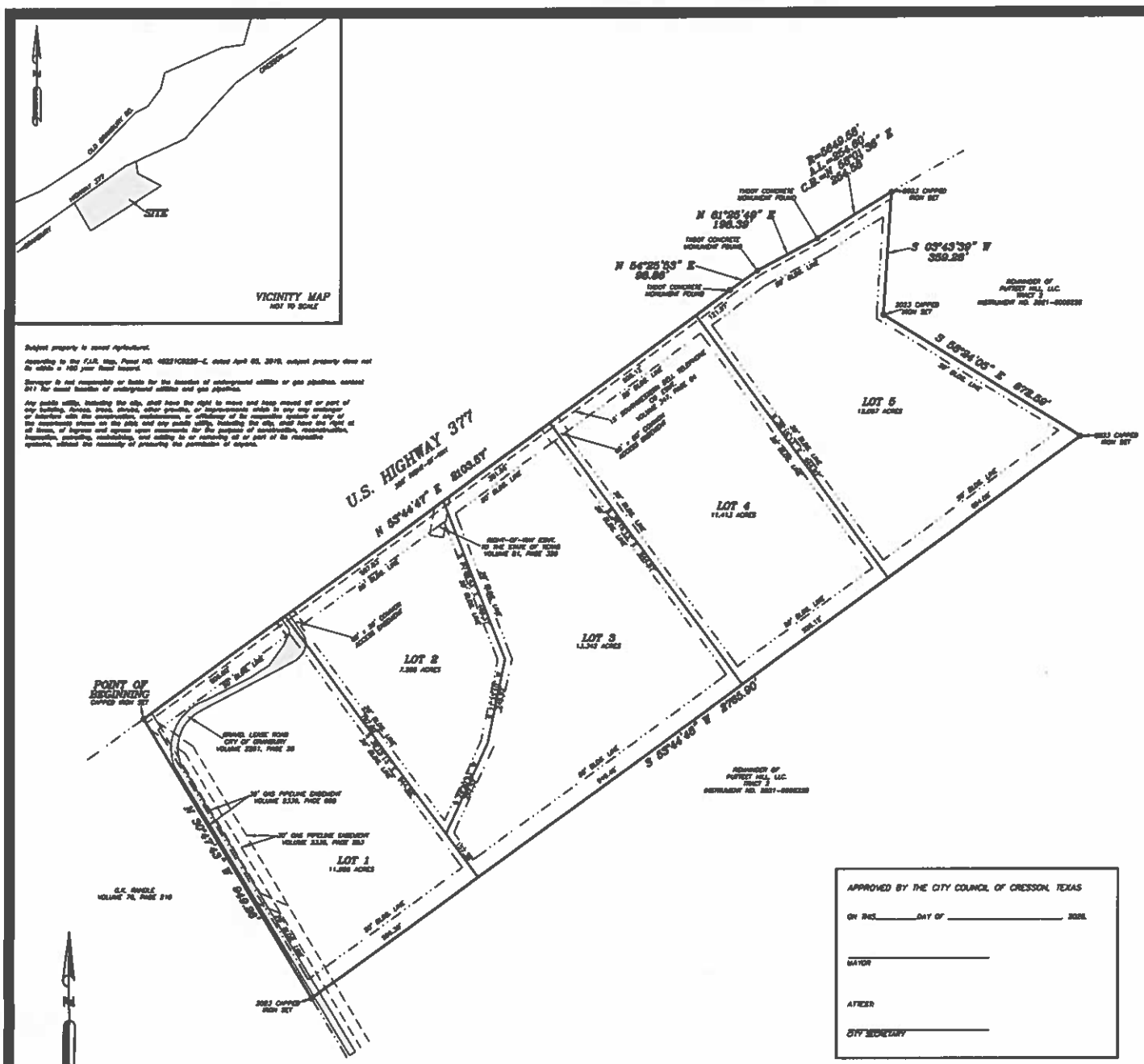

Subject property is zoned Agricultural.

According to the F.I.R. Map, Panel NO. 48221C0225-E, dated April 03, 2010, subject property does not lie within a 100 year flood hazard.

Surveyor is not responsible or liable for the location of underground utilities or gas pipelines, contact 811 for exact location of underground utilities and gas pipelines.

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easements shown on the plat, and any public utility, including the city, shall have the right at all times, of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity of procuring the permission of anyone.

STATE OF TEXAS |
COUNTY OF HOOD |

WHEREAS DOC Commercial, LLC, being the owners of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the N.H. HOOE SURVEY, Abstract No. 281, Hood County, Texas, said tract being a portion of that certain tract of land described as Tract 2, in deed to Puffert Hill, LLC., recorded in Instrument No. 2021-0008238, Official Records, Hood County, Texas and being more particularly described as follows:

BEGINNING at a capped iron set at the Northeast corner of said Tract 2, and being in the South line of U.S. Highway 377 and being for the Northeast corner of that certain tract of land described in deed to G.K. Gagle, recorded in Volume 76, Page 210, Deed Records, Hood County, Texas and from which a ½" iron found bears S 30°47'43" E, 0.71 feet;

thence N 53°44'47" E, with the South line line of said U.S. Highway 377, a distance of 2103.57 feet to a TXDOT concrete monument found;

thence N 54°25'53" E, with the South line line of said U.S. Highway 377, a distance of 98.86 feet to a TXDOT concrete monument found;

thence N 61°25'49" E, with the South line line of said U.S. Highway 377, a distance of 198.39 feet to a TXDOT concrete monument found at the beginning of a curve to the right whose radius is 5649.58 feet;

thence with the South line of said U.S. Highway 377 and with said curve turning to the right with an arc length of 254.80 feet, with a chord bearing of N 58°01'38" E, with a chord length of 254.58 feet to a 2023 capped iron set;

thence S 05°43'39" W, a distance of 358.28 feet to a 2023 capped iron set;

thence S 58°24'05" E, a distance of 672.56 feet to a 2023 capped iron set;

thence S 53°44'46" W, a distance of 2765.90 feet to a 2023 capped iron set in the West line of said Tract 2 and in the East line of said Volume 76, Page 210;

thence N 30°47'43" W, with the common line of said Tract 2 and said Volume 76, Page 210, a distance of 848.26 feet to the POINT OF BEGINNING and containing 56.034 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DOC Commercial, LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as_____

Lots 1-6
Hall Commercial Complex,
Hood County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the_____day of _____ 2026.

_____
Derek Osburn (Owner DOC Commercial, LLC)

STATE OF TEXAS |
COUNTY OF HOOD |

BEFORE ME, the undersigned authority, on this day personally appeared Maria Savage, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day of _____ 2026.

_____
Notary Public State of Texas

APPROVED BY THE CITY COUNCIL OF CRESSON, TEXAS

ON THIS_____DAY OF _____ 2026.

_____
MAYOR

ATTEST

_____
CITY SECRETARY

Plat Recorded in Volume_____ Page_____ Slide_____

_____
County Clerk Hood County, Texas

_____
Deputy

HORIZON LAND SURVEYING
P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandsurvey@gmail.com
Firm NO. 10184014

STATE OF TEXAS
REGISTERED
DOUG BURT
8023
PROFESSIONAL
LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS

That I, Doug Burt, Registered Public Surveyor, Texas Registration No. 8023, hereby certify that this plat actually represents an actual and accurate survey made under my supervision on January 21, 2026, and that the corner monuments shown thereon were properly placed under my supervision.

Doug Burt, RPLS 8023

Date_____

OWNER/DEVELOPER
DOC Commercial, LLC.
3625 Quanah Hill Road No. 2
Weatherford, Texas 76087

Preliminary Plat Showing
Lots 1-6,
Hall Commercial Complex
an Addition to Hood County, Texas
and being 56.034 acres of land situated in the
N.H. HOOE SURVEY, Abstract No. 281, Hood County, Texas.