

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: MAGNOLIA COURT 502 FEET

WATER: WALNUT CREEK SUD
ELECTRIC: TRICOUNTY ELECTRIC

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

"This plat represents property which has been platted without a groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0125E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)

2. SUBJECT PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS

3. THERE ARE EXISTING STRUCTURES (HOUSE & OUTBUILDINGS) ON LOT 5 AT THE TIME OF THIS SURVEY

4. SES PROJECT #19052 DOUBLE H ESTATES 2052 GOSHEN ROAD PCT

5. TEXAS LICENSE SURVEY FIRM NO. 100736-00

MAYOR, CITY OF SPRINGTOWN

CITY SECRETARY

DATE OF APPROVAL

PLANNING AND ZONING
John McLaughlin
CHAIRMAN
Dennis Taylor
SECRETARY
September 10, 2019
DATE OF APPROVAL

LIENHOLDER
DeBILL, LLC
Debbie Vestri
Signature of Lien holder
This the 13 day of Sept 2019.
Josephine Lee
Notary Public, State of Texas

201925708 PLAT Total Pages: 1

FILED AND RECORDED

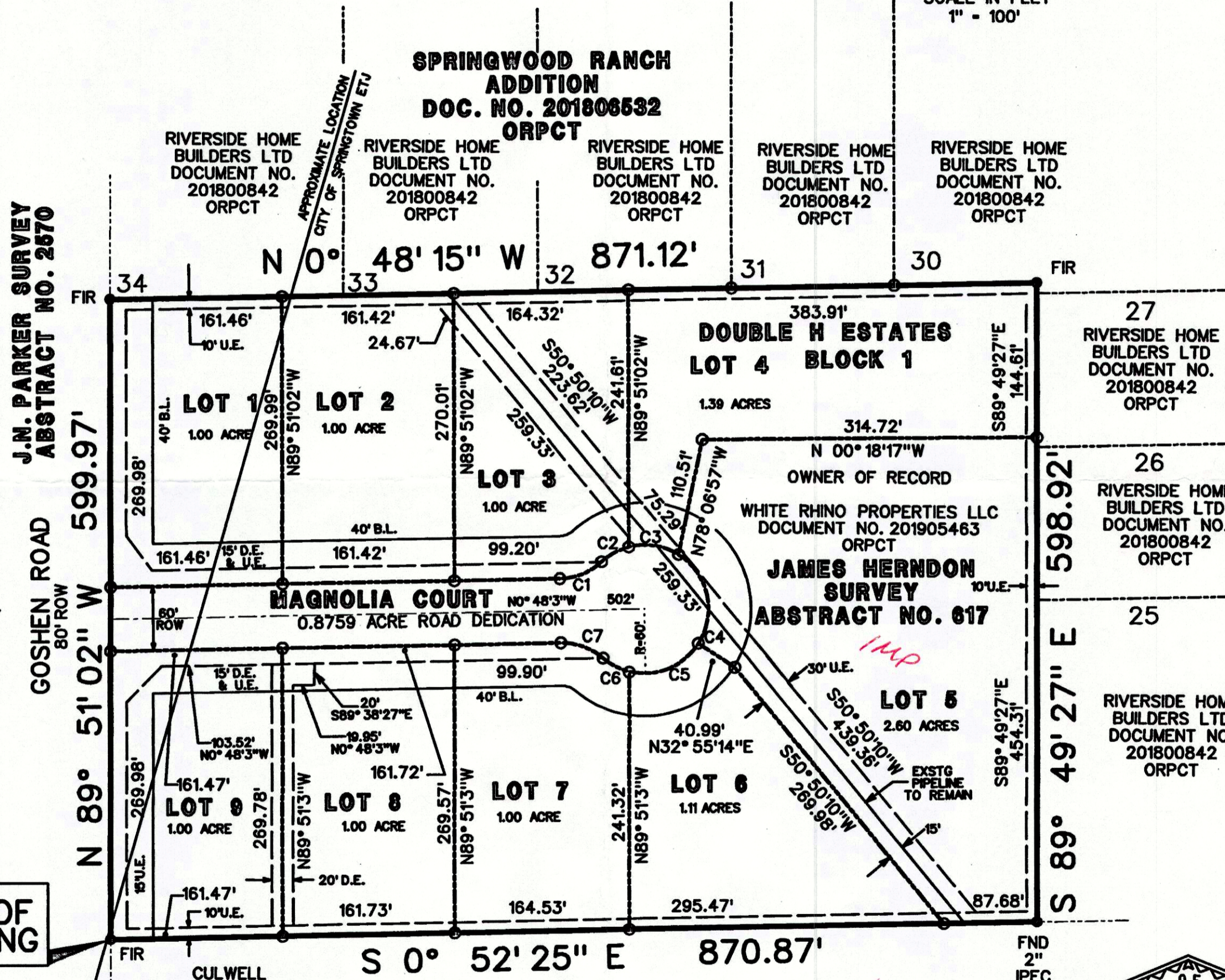
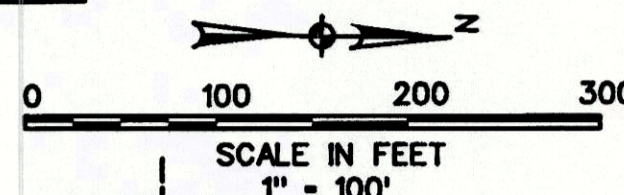
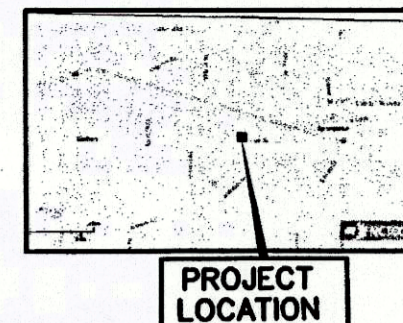
OFFICIAL PUBLIC RECORDS

Lila Deakle

201925708
09/27/2019 02:42 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD WITH YELLOW CAP
---	LOT LINE
-x-x-	EXISTING FENCE LINE
IPFC	IRON PIPE FENCE CORNER
U.E.	UTILITY EASEMENT
UGMH	UNDERGROUND MANHOLE
MB	MAIL BOX
PP	POWER POLE
GW	GUY WIRE
OHE	OVERHEAD ELECTRIC
RC	ROCK COLUMN
WM	WATER METER



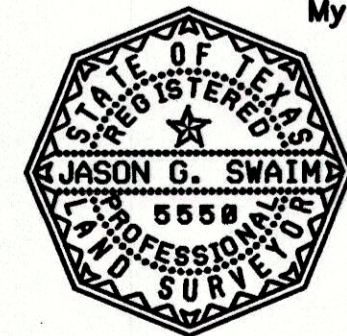
POINT OF BEGINNING

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	138° 35' 25"	60.00'	43.36'	N21° 30' 20" W	42.43'
C2	28° 07' 48"	60.00'	29.49'	N28° 08' 43" W	29.16'
C3	46° 17' 47"	60.00'	48.48'	N09° 04' 06" E	47.17'
C4	90° 42' 15"	60.00'	94.99'	N77° 34' 07" E	85.37'
C5	70° 57' 59"	60.00'	74.32'	S21° 35' 46" E	69.66'
C6	26° 43' 18"	60.00'	27.98'	S27° 14' 53" W	27.73'
C7	41° 21' 35"	60.00'	43.36'	S19° 54' 15" W	43.36'

FILED AND RECORDED

20619.004.000.00
20619.004.000.10



THE STATE OF TEXAS
COUNTY OF MONTAGUE
CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Jason G. Swaim
JASON G. SWAIM RPLS NO. 5550
9-12-19

STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, White Rhino Properties, LLC, by CHASE HALL, Agent, being the sole owner of a 11.98 acre tract situated in the JAMES HERNDON SURVEY, ABSTRACT NO. 617, PARKER COUNTY, TEXAS, and being all that certain 12.00 acre lot, tract and parcel of land described by deed to White Rhino Properties, LLC recorded in Doc No. 201905463, Official Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 11.98 acres of land, more or less, in the James Herndon Survey, Abstract No. 617, Parker County, Texas, and being all of a called 12.00 acre tract described in Warranty Deed to White Rhino Properties, LLC in Warranty Deed of record under Document No. 201905463, Official Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found iron at the southeast corner of said 12.00 acre White Rhino Properties, LLC tract, at a point in the north line of Goshen Road, and being by Deed call 504-1/2 varas East and 42 feet North of the southwest corner of said James Herndon Survey;

THENCE N 89 deg. 51 min. 02 sec. W a distance of 599.97 feet to a found iron rod for corner;

THENCE N 00 deg. 48 min. 15 sec. W a distance of 871.12 feet to a found iron rod for corner;

THENCE S 89 deg. 49 min. 27 sec. E a distance of 598.92 feet to a 2 inch iron pipe fence corner post for corner;

THENCE S 00 deg. 52 min. 25 sec. E a distance of 870.87 feet to the POINT OF BEGINNING and containing 522,036 square feet or 11.98 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, White Rhino Properties, LLC, by CHASE HALL, Agent, does hereby adopt this plat designating the hereinabove described real property as DOUBLE H ESTATES, an addition in Parker County, Texas, being 12.00 acres situated in the James Herndon Survey, Abstract No. 617, Parker County, Texas, and does hereby dedicate to the public's use forever the streets, alleys, parks, watercourses, drains, easements, and public places shown for the purpose and consideration therein expressed.

WITNESS my hand this 13 day of September, 2019.

White Rhino Properties, LLC

BY *Chase Hall*
CHASE HALL, Agent

STATE OF TEXAS)
COUNTY OF PARKER)
BEFORE ME, the undersigned authority, on this day personally appeared CHASE HALL, Agent, for WHITE RHINO PROPERTIES, LLC, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of September, 2019.

Notary Public in and for the State of Texas
My Commission Expires: 12/6/20
JOSEPHINE LEE
ID #5935857
My Commission Expires December 06, 2020

FINAL PLAT
OF
LOTS 1 THRU 9
BLOCK 1
DOUBLE H ESTATES
BEING 11.98 ACRES OF
JAMES HERNDON SURVEY
ABSTRACT NO. 617
CITY OF SPRINGTOWN ETJ
PARKER COUNTY, TEXAS
AUGUST 15, 2019

ACCT. NO.: 11803
SCH. DIST.: 3
CITY: J.L.
MAP NO.: J.L.

E-386