

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 REPLAT
 5. TEXAS LICENSE SURVEY FIRM NO. 100736-00

MAYOR, CITY OF SPRINGTOWN

CITY SECRETARY

Feb. 4, 2024
DATE OF APPROVAL

PLANNING AND ZONING

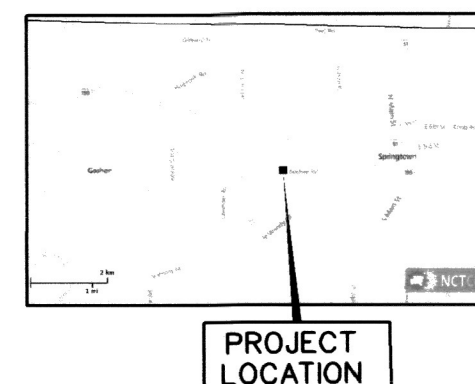
CHAIRMAN

SECRETARY

DATE OF APPROVAL

LEGEND

FIR	•	FOUND IRON ROD
SIR	o	SET IRON ROD WITH YELLOW CAP
---		LOT LINE
-x-x-		EXISTING FENCE LINE
IPFC	o	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
F60D		FOUND 60D NAIL



202403274 PLAT Total Pages: 2

11803
SP
J-6

11803.001.002.00
11803.001.003.00
11803.001.004.00
11803.001.005.00
11803.001.006.00

REVISION NOTE:
(PURPOSE OF REPLAT)

THIS REPLAT WAS PREPARED TO MODIFY THE PIPELINE EASEMENT SHOWN TO 100 FT IN WIDTH. NO OTHER CHANGES WERE MADE OTHER THAN THE AFFECTED LOTS RENUMBERED TO REFLECT THIS REVISION
DATE: 1-30-24

J.N. PARKER SURVEY
ABSTRACT NO. 2570

GOSHEN ROAD
80' ROW

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	236° 05' 51"	60.00'	247.24'	S75° 50' 18"W	105.91'

ENGINEER/SURVEYOR
JASON G. SWAIM
506 N MASON ST
BOWIE, TEXAS 76230
940-872-5075
940-872-4079 FAX
jswaim@swaimengineering.com

OWNER/DEVELOPER
WHITE RHINO PROPERTIES, LLC
CHASE HALL
239 OAK HILL DR
TROPHY CLUB, TX 76262
OFFICE: 817-237-7653
CELL: 817-614-6833
FAX: 682-224-8485
chase@chaserealtydfw.com

FILED AND RECORDED

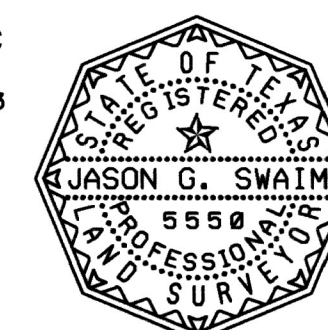
THE STATE OF TEXAS
COUNTY OF MONTAGUE

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 RPLS

1-30-24
NO. 5550



REPLAT
OF
LOTS 2R THRU 6R
BLOCK 1
DOUBLE H ESTATES
BEING 7.11 ACRES OF
JAMES HERNDON SURVEY
ABSTRACT NO. 617
CITY OF SPRINGTOWN ETJ
PARKER COUNTY, TEXAS

NOVEMBER 27, 2023

PAGE 1 OF 2

F-659

STATE OF TEXAS
COUNTY OF PARKER

OWNER'S ACKNOWLEDGMENT
AND DEDICATION

WE, WHITE RHINO PROPERTIES, LLC, JASON GUERRERO, ELIZABETH GUERRERO, ATMOS ENERGY CORPORATION, SHANE WILSON, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGAL DESCRIPTION

BEING 7.11 acres of land, more or less, in the James Herndon Survey, Abstract No. 617, Parker County, Texas, being comprised of the property described in the following deeds, to-wit:
Warranty deed to Jason and Elizabeth Guerrero, recorded in Doc. No. 202206912, Official Records, Parker County, Texas;
Warranty Deed to White Rhino Properties, LLC, recorded in Doc. No. 201905463, Official Records, Parker County, Texas;
Warranty Deed to Atmos Energy Corporation, recorded in Doc. No. 202311156, Official Records, Parker County, Texas;
Warranty Deed to Shane Wilson, recorded in Doc. No. 201932864, Official Records, Parker County, Texas;
Said 7.11 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron in the east boundary line of a called 12.00 acre tract to White Rhino Properties, LLC in Doc. No. 210905463, ORPCT, from which a found iron rod at the southeast corner of said 12.00 acre White Rhino Properties, LLC tract bears S 0 deg. 52 min. 25 sec. E a distance of 487.72 feet;

THENCE N 89 deg. 51 min. 02 sec. W a distance of 241.32 feet to a set iron rod for corner at the beginning of a curve to the left having a radius of 60.00 feet, a central angle 236 deg. 05 min. 51 sec., and a long chord that bears S 75 deg. 50 min. 18 sec. W a distance of 105.91 feet;

THENCE westerly along said curve to the left a distance of 247.24 feet to a set iron rod at the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 41 deg. 24 min. 35 sec. and a long chord that bears S 21 deg. 30 min. 20 sec. E a distance of 42.43 feet;

THENCE southeast along said curve to the right a distance of 43.36 feet to a set iron rod for corner at the end of said curve to the right;

THENCE S 00 deg. 48 min. 03 sec. E a distance of 260.63 feet to a set iron rod for corner;

THENCE N 89 deg. 51 min. 02 sec. W a distance of 269.99 feet to a set iron rod for corner;

THENCE N 00 deg. 48 min. 15 sec. W a distance of 709.66 feet to a set iron rod for corner;

THENCE S 89 deg. 49 min. 27 sec. E a distance of 598.92 feet to a set iron rod for corner;

THENCE S 00 deg. 52 min. 25 sec. E a distance of 383.15 feet to the POINT OF BEGINNING and containing 309,541 square feet, or 7.11 acres, more or less.

AND DESIGNATED HEREIN AS THE DOUBLE H ESTATES TO PARKER COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: [Signature]
Name: JASON GUERRERO

BY: [Signature]
Name: ELIZABETH GUERRERO

BY: [Signature]
Name: SHANE WILSON

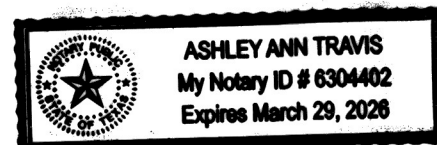
WHITE RHINO PROPERTIES
BY: [Signature]
Name: CHASE HALL
Title: Agent

ATMOS ENERGY CORPORATION
BY: [Signature]
Name: Buddy Powell
Title: Agent
Director of Operation Support

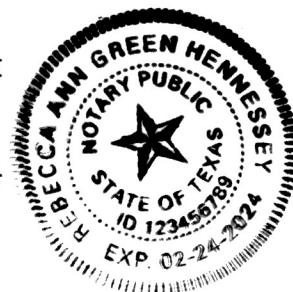
NOTARY
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHASE HALL AS AGENT FOR WHITE RHINO PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED 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 THIS THE 28 DAY OF November, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE 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 THIS THE 18 DAY OF December, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE 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 THIS THE 28 DAY OF November, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LIEN HOLDERS

LIENHOLDER
CALIBER HOME LOANS, INC.
LOAN# 975849829 (SHANE WILSON)
N/A
Signature of Lien holder

This the _____ day of _____ 2023.
Notary Public, State of Texas

NOTARY
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELIZABETH GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE 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 THIS THE 28 DAY OF November, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY
STATE OF TEXAS
COUNTY OF PARKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHANE WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE 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 THIS THE 28 DAY OF November, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202403274
02/09/2024 10:49 AM
Fee: 104.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

F-659

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