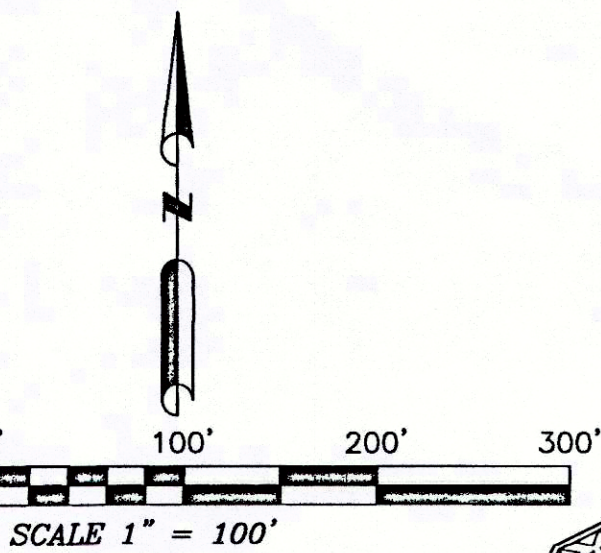


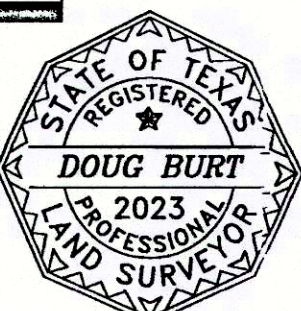
I, JACKIE MAULDIN, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Jackie Mauldin
 JACKIE MAULDIN

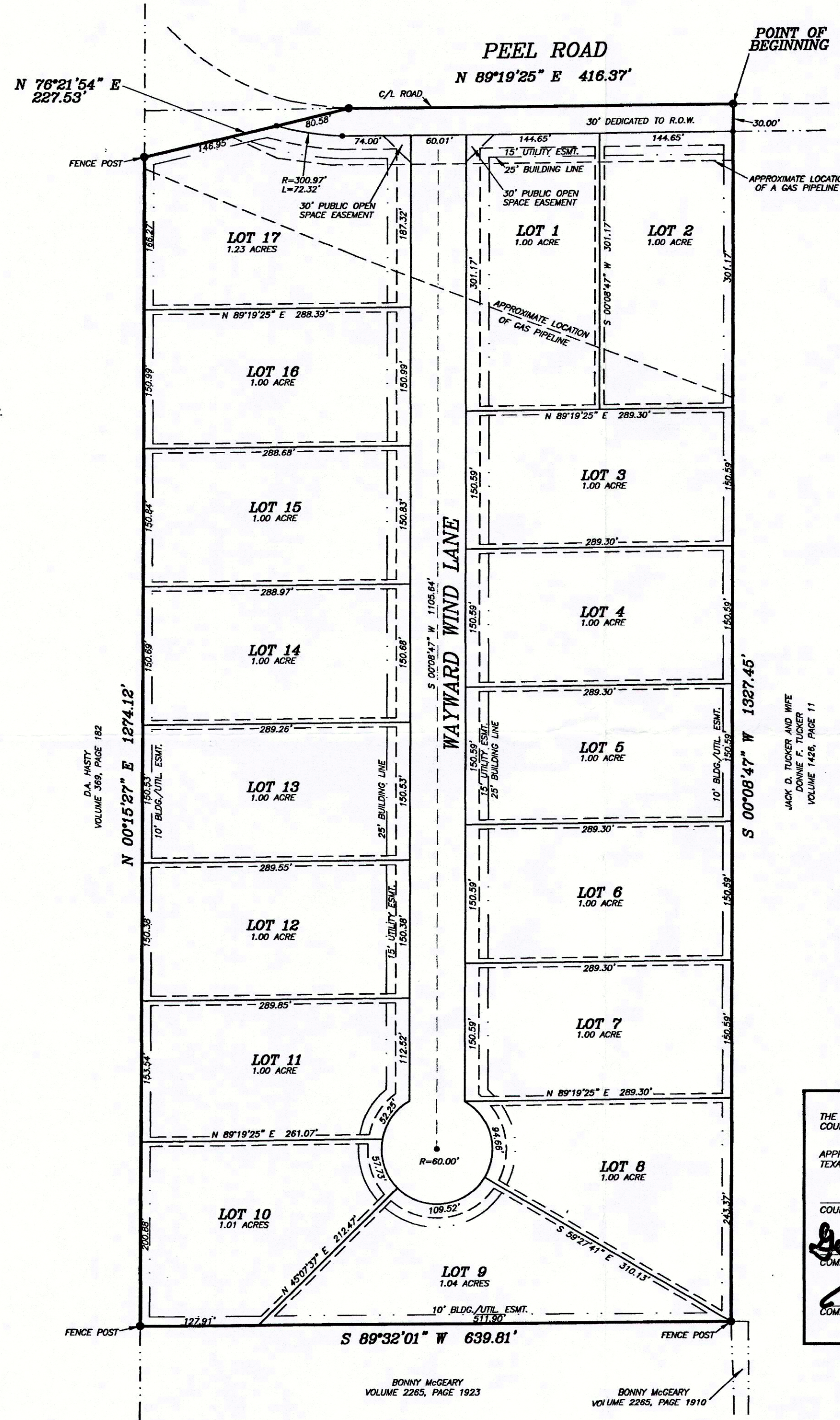
5' BUILDING LINE & UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
 BASIS OF BEARING PER STATE PLANE COORDINATES.
 ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
 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.
 WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
 SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
 WAYWARD WIND LANE=1105.64 LINEAR FEET.
 TOTAL NUMBER OF RESIDENTIAL LOTS: 17



NRB SURVEYING, PLLC
 P.O. BOX 454
 SPRINGTOWN, TEXAS, 76082
 RSB# 817-584-9027
 NLR# 817-406-6439
 FIRM NO. 10188800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023
 NOVEMBER 10, 2016



STATE OF TEXAS }
 COUNTY OF PARKER }

WHEREAS M&G Capital, LLC, being the owner of that certain 19.31 acre tract of land more particularly described as follows:

Description for a 19.31 acre tract of land situated in the T&P R.R. CO. SURVEY No. 69, Abstract No. 1480, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to M&G Capital, LLC, recorded in Clerks File No. 201626334, Real Records, Parker County, Texas and being more particularly described as follows:

COMMENCING from a point being by deed call, East, 671.00 feet of the Northwest corner of said T&P R.R. Co. Survey, Abstract No. 1480;

THENCE by deed call, East, 655.00 feet to a point in the center of Peel Road for the POINT OF BEGINNING;

THENCE S 00°08'47" W, 1327.45 feet to a fence post;

THENCE S 89°32'01" W, 639.81 feet to a fence post;

THENCE N 00°15'27" E, 1274.12 feet to a fence post;

THENCE N 76°21'54" E, 227.53 feet to a point in the center of said Peel Road;

THENCE N 89°19'25" E, with the center of said Peel Road, 416.37 feet to the POINT OF BEGINNING and containing 19.31 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that M&G Capital, LLC, acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1 thru 17,
 DOUBLE T OAKS,
 Parker County, Texas

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

Executed this the 8th day of December, 2016.

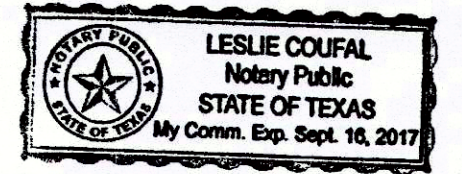
Jackie Mauldin
 Jackie Mauldin
 (Managing Member of M&G Capital, LLC)

STATE OF TEXAS }
 COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Jackie Mauldin (Managing Member of M&G Capital, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of December, 2016.

Leslie Coufal
 Notary Public State of Texas



FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 201628219
 12/12/2016 10:28 AM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 118016
 SCH. DIST.: 4P
 CITY: J-4
 MAP NO.:

THE STATE OF TEXAS }
 COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 12th DAY OF December, 2016.

COUNTY JUDGE

George A. Conley Sr.
 COMMISSIONER PRECINCT #1

David Dyer
 COMMISSIONER PRECINCT #3

LIENHOLDER
The Community Bank

Greg L. Murphy
 Signature of Lienholder
 This the 8th day of December, 2016.
Brenda Kennedy
 Notary Public, State of Texas



21430.004.000.00
 21430.004.000.50

OWNER/DEVELOPER
 M&G CAPITAL, LLC
 P.O. BOX 1168,
 SPRINGTOWN, TEXAS 76082

Final Plat Showing
 Lots 1 thru 17,
DOUBLE T OAKS
 an Addition to Parker County, Texas
 and being 19.31 acres of land situated in the
 T&P R.R. CO. SURVEY, Abstract No. 1480, Parker County,
 Texas.

D649