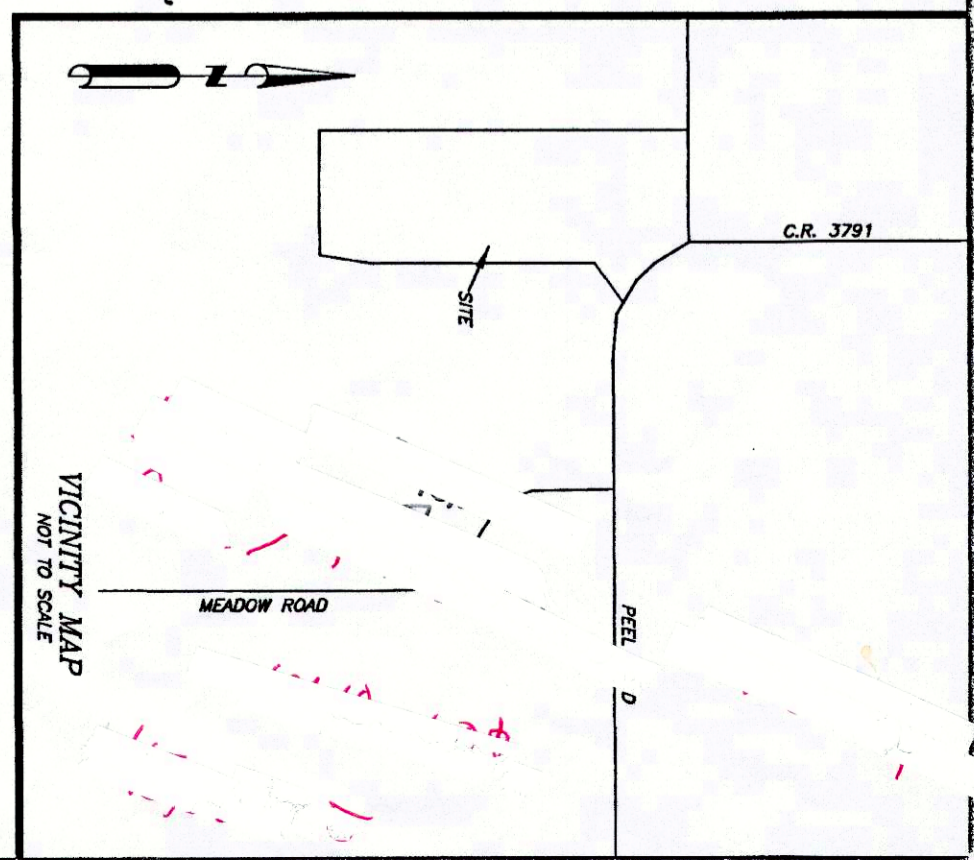
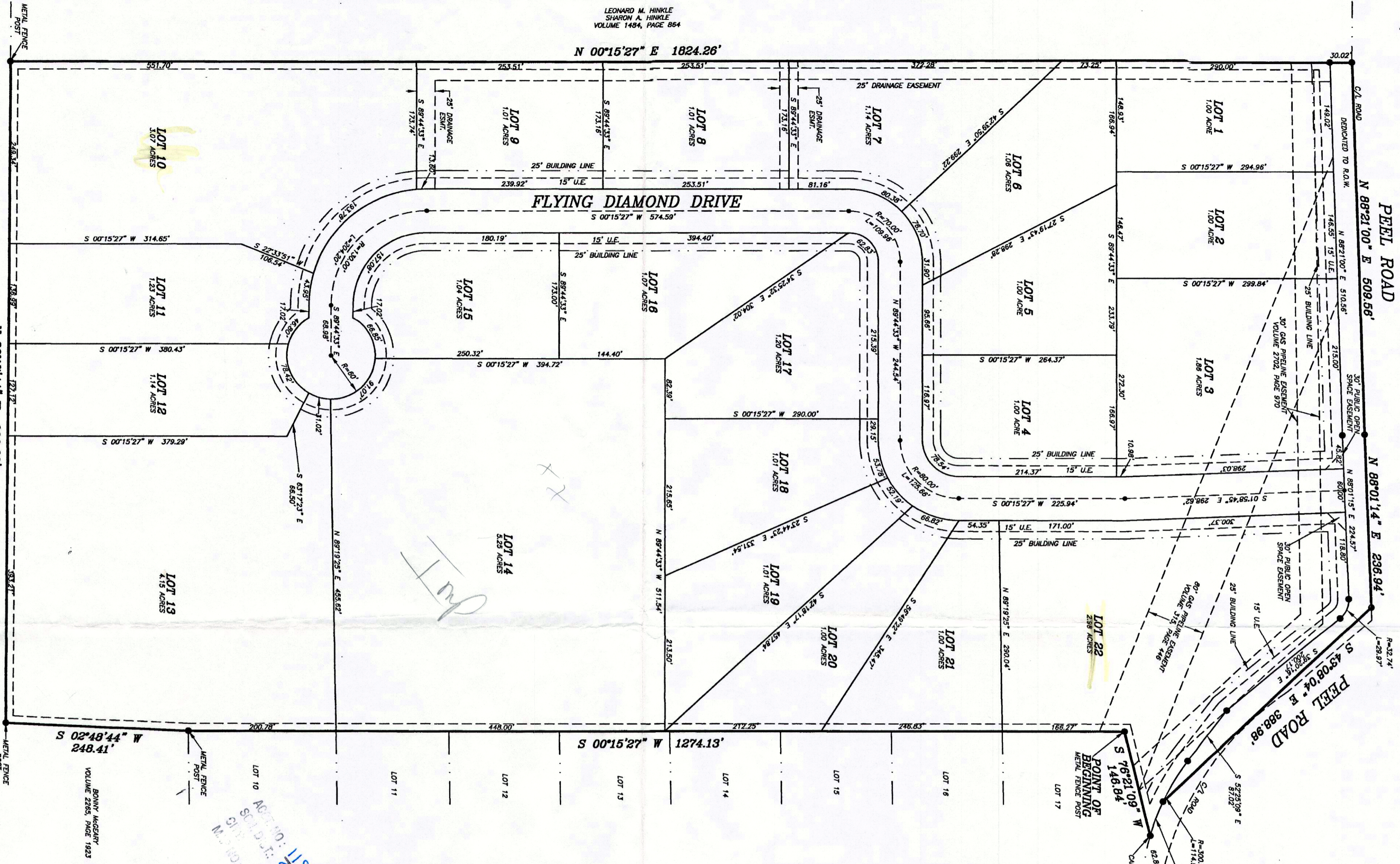


1. JIM HASTY, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Jim Hasty

201705989 Plat Total Pages: 1

C.R. 3791

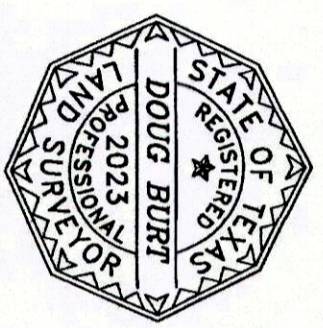


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

BONNY MAGARY
VOLUME 2265, PAGE 1923

201705989
63/13/2017 10:58 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas

OWNER/DEVELOPER
THE HASTY FAMILY LTD.
SPRINGTOWN, TEXAS 79082



THE PLAT HEREON WAS PREPARED BY AN ACTUAL SURVEYOR AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL DESCRIBED HEREON.
Doug Burt
REGISTERED PROFESSIONAL LAND SURVEYOR
FEBRUARY 28, 2017

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21960.002.000.00
22831.001.000.00
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THE STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS }
COMMISSIONER PRESENT #1 }
COMMISSIONER PRESENT #2 }
COMMISSIONER PRESENT #3 }
COMMISSIONER PRESENT #4 }

Final Plat Showing
Lots 1 thru 22,
DOUBLE T OAKS, Phase II,
an Addition to Parker County, Texas
and being 38.65 acres of land situated in the
T&P R.R. CO. SURVEY, Abstract No. 1480, the F.B.
GILLILAND SURVEY, Abstract No. 1960 and the UTRIAH
BROWNSON SURVEY, Abstract No. 2831, Parker County,
Texas.

STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared Jim Hasty (Managing Member of Hasty Family, Ltd.) 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 March, 2017.

Notary Public State of Texas
Laura Polston

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Excluded this the 8th day of March, 2017.

Jim Hasty
(Managing Member of Hasty Family, Ltd.)

Lot 1 thru 22,
DOUBLE T OAKS, Phase II
Parker County, Texas

THENCE S 02°48'44" W, 248.41 feet to a metal fence post;
THENCE N 89°17'44" W, 906.66 feet to a metal fence post;
THENCE N 00°15'27" E, 1824.26 feet to a point in the center of Peel Road;
THENCE N 88°21'00" E, with said Peel Road, 509.56 feet;
THENCE N 88°01'14" E, with said Peel Road, 236.94 feet;
THENCE S 43°08'04" E, with said Peel Road, 388.98 feet to a capped iron set in the South line of said Peel Road and being for the beginning of a curve to the left whose radius is 300.97 feet;
THENCE with the South line of said Peel Road and with said curve to the left whose chord bears S 69°31'36" E, 50.06 feet and being an arc length of 50.12 feet to a capped iron found;
THENCE S 76°21'09" W, with the North line of said Lot 17, 146.94 feet to the POINT OF BEGINNING and containing 38.65 acres of land.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Hasty Family, Ltd., acting by and thru its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as.....

5' BUILDING LINE, UTILITY EASEMENT AND DRAINAGE 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, PLAT NO. 433670175--E, DATED SEPTEMBER 28, 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 LIABILITY.
WATER TO BE SUPPLIED BY WALNUT CREEK WATER SUPPLY CO.
SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
FLYING DIAMOND DRIVE-1852.48 FEET