

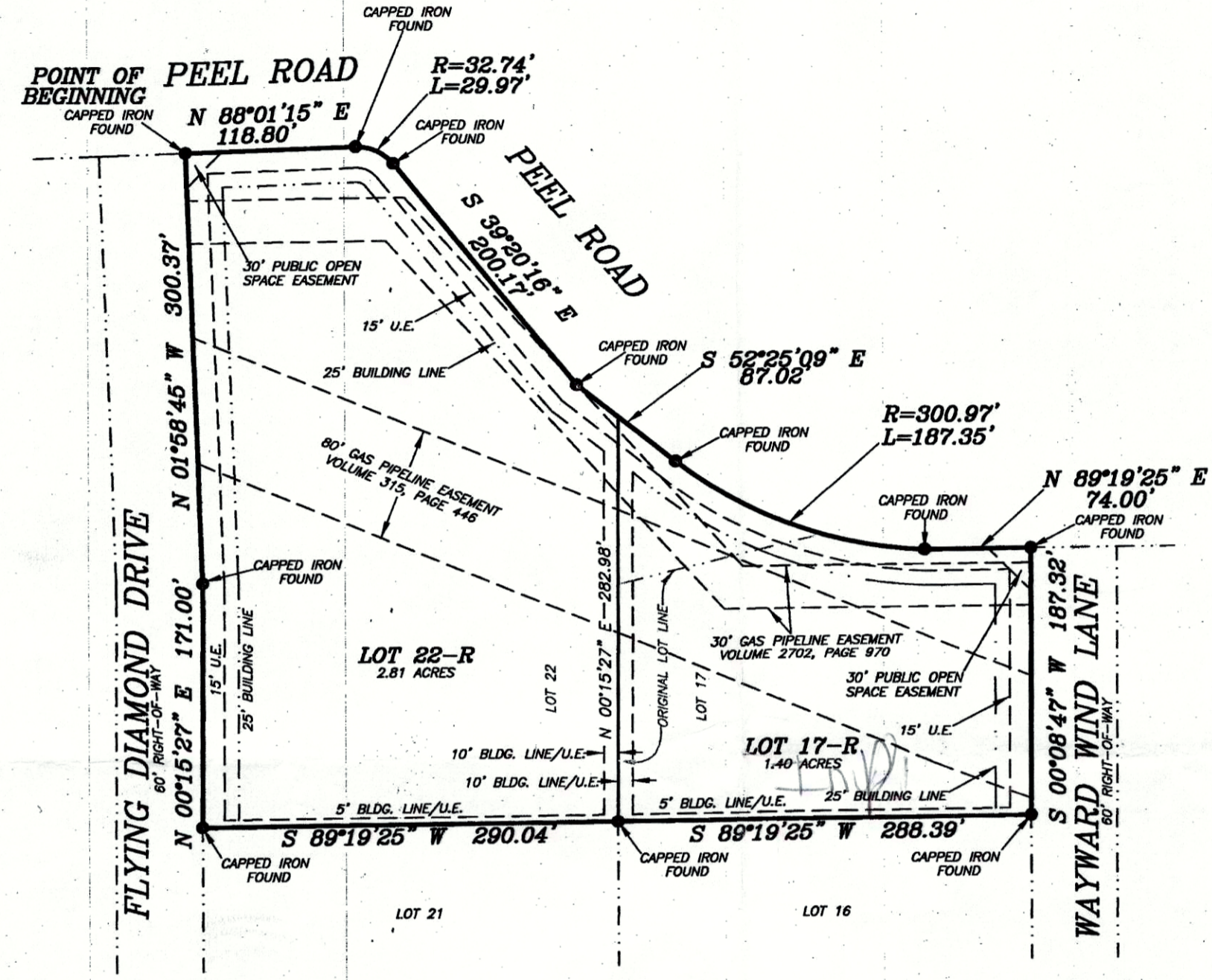
I, KEELAN A. CROSBY, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

Keelan A. Crosby
KEELAN A. CROSBY

LIENHOLDER (LOT 17)
N/A Keelan Crosby
Signature of Lienholder
This the _____ day of _____, 2019.
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2019.
COUNTY JUDGE
George A. Coley COMMISSIONER PRECINCT #1
Keelan A. Crosby COMMISSIONER PRECINCT #2
Keelan A. Crosby COMMISSIONER PRECINCT #3
Keelan A. Crosby COMMISSIONER PRECINCT #4

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. 48367CD175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.
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.



201933002 PLAT Total Pages: 1
STATE OF TEXAS }
COUNTY OF PARKER }
WHEREAS Frederick H. Treesh and Keelan A. Crosby, being the owner of that certain 4.21 acre tract of land more particularly described as follows:
Description for a 4.21 acre tract of land situated in the T&P R.R. CO. SURVEY No. 69, Abstract No. 1480, Parker County, Texas, said tract being all of Lot 17, DOUBLE T OAKS, recorded in Cabinet D, Slide 649, Plat Records, Parker County, Texas, and all of Lot 22, DOUBLE T OAKS, Phase II, recorded in Cabinet D, Slide 691, Plat Records, Parker County, Texas and being more particularly described as follows:
BEGINNING at a capped iron found at the Northwest corner of said Lot 22, said iron being at the intersection of the East line of Flying Diamond Drive and the South line of Peel Road;
THENCE N 88°01'15" E, with the South line of said Peel Road, 118.80 feet to a capped iron found at the beginning of a curve to the right whose radius is 32.74 feet;
THENCE with the South line of said Peel Road and with said curve to the right whose chord bears S 65°49'44" E, 28.93 feet to a capped iron found;
THENCE S 39°20'16" E, with the South line of said Peel Road, 200.17 feet to a capped iron found;
THENCE S 52°25'09" E, with the South line of said Peel Road, 87.02 feet to a capped iron found at 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 70°15'06" E, 184.34 feet to a capped iron found;
THENCE N 89°19'25" E, with the South line of said Peel Road, 74.00 feet to a capped iron found at the Northeast corner of said Lot 17 and being at the intersection of the South line of said Peel Road and the West line of Wayward Wind Lane;
THENCE S 00°08'47" W, with the West line of said Wayward Wind Lane, 187.32 feet to a capped iron found at the Southeast corner of said Lot 17 and the Northeast corner of Lot 16;
THENCE S 89°19'25" W, with the common line of said Lot 16 & 17, 288.39 feet to a capped iron found at the common corner of Lots 16, 17, 21 & 22;
THENCE S 89°19'25" W, with the common line of said Lots 21 & 22, 290.04 feet to a capped iron found in the East line of Flying Diamond Drive and being for the Southwest corner of said Lot 22 and the Northwest corner of said Lot 21;
THENCE N 00°15'27" E, with the East line of said Flying Diamond Drive, 171.00 feet to a capped iron found;
THENCE N 01°58'45" W, with the East line of said Flying Diamond Drive, 300.37 feet to the POINT OF BEGINNING and containing 4.21 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Frederick H. Treesh and Iron Legacy, Inc., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 17-R, DOUBLE T OAKS, &
Lot 22-R, DOUBLE T OAKS, PHASE II
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the 9th day of DECEMBER, 2019.

Frederick H. Treesh
Frederick H. Treesh
(owner of Lot 22)
Keelan A. Crosby
Keelan A. Crosby
(owner of Lot 22)

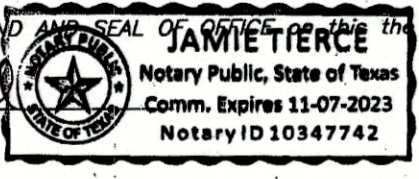
STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared Frederick H. Treesh, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of December, 2019.

Jamie Tierce
Notary Public



STATE OF TEXAS }
COUNTY OF PARKER }
BEFORE ME, the undersigned authority, on this day personally appeared Keelan A. Crosby, 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 9th day of December, 2019.

Jamie Tierce
Notary Public



Re-Plat
Lot 17-R
DOUBLE T OAKS, Phase I,
and Lot 22-R,
DOUBLE T OAKS, Phase II,
an Addition to Parker County, Texas
and being 4.21 acres of land situated in the
T&P R.R. CO. SURVEY, Abstract No. 1480, and the URIAH
BROWNSON SURVEY, Abstract No. 2831, Parker County,
Texas, and being a re-plat of Lot 17, Double T Oaks,
recorded in Cabinet D, Slide 649, Plat Records, Parker
County, Texas, and a re-plat of Lot 22, Double T Oaks,
Phase II, recorded in Cabinet D, Slide 691, Plat
Records, Parker County, Texas.

ACCT. NO.: 11806
SCH. DIST.: 37
CITY: J-4
MAP NO.:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
201933002
12/09/2019 11:08 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
FREDERICK H. TREESH
4030 ALDAN CIRCLE
CARLSBAD, CALIFORNIA, 92008
(OWNER OF LOT 22)

OWNER/DEVELOPER
KEELAN A. CROSBY
2425 PEEL ROAD
SPRINGTOWN, TEXAS 76082
(OWNER OF LOT 17)

NRB SURVEYING, PLLC
P.O. BOX 454
SPRINGTOWN, TEXAS, 76082
RSB# 817-584-9027
nrbsurvey@yahoo.com
FIRM NO. 10186800



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
SEPTEMBER 23, 2019

E-434