

OWNER / DEVELOPER:
DOUBLE CREEK CAPITAL, LTD.
2200 SOUTH FM 51
DECATUR, TEXAS

- LEGEND**
- FENCE
 - GAS LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - CABLE TV
 - UTILITIES
 - SEWER LINE
 - WATER LINE
 - POLITICAL BOUNDARY
 - RIPARIAN / LITTORAL BOUNDARY
 - ORIGINAL SURVEY BOUNDARY
 - INTERIOR BOUNDARY
- FIELD CALLS**
- CI#F CAPPED IRON ROD FOUND
 - CI#S CAPPED IRON ROD SET
 - IR# IRON ROD FOUND
 - RI#R REFERENCE CAPPED IRON ROD FOUND
 - RI#CS REFERENCE CAPPED IRON ROD SET
 - CM CONTROL MONUMENT

- SURVEYOR'S NOTES**
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OF STRAINS OR WARPS, OR CONSIDERING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
 - IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - BEARINGS ARE BASED ON GPS OBSERVATIONS. MONUMENTATION ARE TIED INTO THE CITY'S CONTROL SYSTEM WHICH ARE ASSUMED TO BE ON THE TEXAS NORTH CENTRAL STATE PLANE COORDINATE SYSTEM USING THE NAD 83 HORIZONTAL DATUM.
 - COPYRIGHT EDWARDS SURVEYING, L.L.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
- KEY NOTES**
- A 10-FOOT LINEAR LANDSCAPE STRIP IS TO BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE STREETS, EXCLUSIVE OF RIGHT-OF-WAY. THE LANDSCAPE STRIP WILL INCLUDE ONE (1) SHADE TREE (2.5" CALIPER MINIMUM) FOR EVERY 50 LINEAR FEET OF STREET FRONTAGE.
- DEVELOPER NOTES**
- ACCESS EASEMENTS WILL BE PURSUED FOR LOTS 2 THRU 6, BLOCK 1, AS LOTS ARE DEVELOPED.
- REVISIONS**
- OCTOBER 26, 2007: ADDED UTILITY AND DRAINAGE EASEMENTS IN LOTS 1, 3-5, BLOCK 1, PER PROJECT ENGINEER'S REQUEST.
 - FEBRUARY 21, 2011: SURVEYOR'S ERROR IN LOT 5.
- MEMORANDUM**
- MAY 8, 2011: PLAT AMENDED TO CORRECT SURVEYOR'S ERROR ON THE DIMENSION ON THE BACK OF LOT 5, BLOCK 1.
 - SUBJECT PROJECT IS NOT CONSIDERED IN ZONE A, WITHOUT BEING ACCORDING TO FIRM PANEL #48470120 C, EFFECTIVE DATE OF MARCH 18, 2010 AND WAS FURTHER CONSIDERED OUTSIDE ZONE A BY THE CITY OF DECATUR'S ENGINEER PER INFORMATION PROVIDED UNDER FEDERAL AUTHORITY FROM 44CFR60.3 ON MAY 23, 2010.
 - MAY 27, 2011: REFS #2011-01 DATED MAY 13, 2011, ALL COMMENTS ADDRESSED.

DRAINAGE EASEMENT RESTRICTION
NO CONSTRUCTION, OR FILLING, OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF DECATUR, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO CONSTRUCTION OF THE NATURAL FLOW OF WATER WILL BE RESULT; AND SUBJECT TO ALL OWNERS OF PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

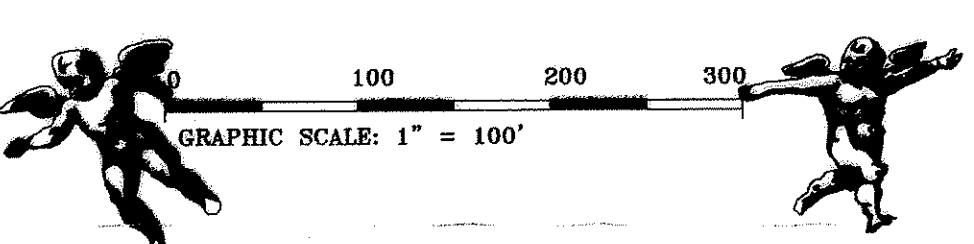
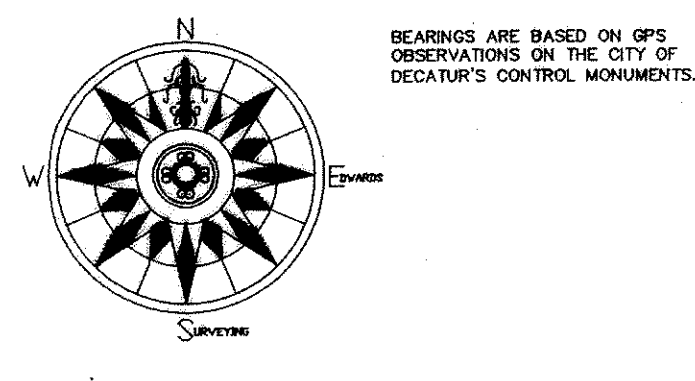
UTILITY EASEMENTS RESTRICTION
ANY PUBLIC UTILITY, INCLUDING THE CITY OF DECATUR, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF DECATUR, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PUBLIC OPEN SPACE EASEMENT RESTRICTION
BUFFER AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESS, WRITTEN PERMISSION OF THE CITY OF DECATUR.

LANDSCAPE RESTRICTION
LANDSCAPE AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESS, WRITTEN PERMISSION OF THE CITY OF DECATUR.

BUFFER RESTRICTION
BUFFER AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESS, WRITTEN PERMISSION OF THE CITY OF DECATUR.

GREEN SPACE RESTRICTION
GREEN SPACE AREAS ARE STRICTLY RESERVED AS LANDSCAPED, OPEN GREEN SPACES ONLY AND SHALL NEVER ALLOW INTRUSIONS OF ANY KIND THAT ARE NOT LANDSCAPE RELATED OR THAT IN ANYWAY LESSEN THE AMOUNT OF AREA OR LANDSCAPE MATERIAL WITHOUT THE EXPRESS, WRITTEN PERMISSION OF THE CITY OF DECATUR.



STATE OF TEXAS §
§ OWNER'S ACKNOWLEDGMENT AND DEDICATION
COUNTY OF WISE §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 20.854 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOT 1, BLOCK 1, RIVER OF LIFE ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, RECORDED IN PLAT CABINET B, SECTION 490, PLAT RECORDS, WISE COUNTY, TEXAS, SAME BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO DOUBLE CREEK CAPITAL CORPORATION, RECORDED IN VOLUME 1572, PAGE 772, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID 20.854 ACRES OF LAND BEING LOCATED IN THE DAVID MOSES SURVEY, ABSTRACT NO. 537, CITY OF DECATUR, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A CAPPED IRON STAKE FOUND FOR THE SOUTHWEST CORNER OF THE SAMUEL PERRIN SURVEY, ABSTRACT NO. 684, CITY OF DECATUR, WISE COUNTY, TEXAS; SAID IRON BEING AN INNER ELL-CORNER OF SAID DAVID MOSES SURVEY AND SAID DOUBLE CREEK TRACT;
THENCE WITH THE NORTHEAST LINE OF SAID DOUBLE CREEK TRACT, SOUTH 48° 53' 24" EAST, ALONG AND NEAR A FENCE PART OF THE WAY, A TOTAL DISTANCE OF 404.00 FEET TO A CAPPED IRON STAKE FOUND FOR CORNER IN THE WEST LINE OF REUNION ROAD AS DEDICATED;
THENCE WITH THE WEST LINE OF REUNION ROAD AS DEDICATED AND THE EAST LINE OF SAID DOUBLE CREEK TRACT, SOUTH 01° 30' 01" WEST 688.87 FEET TO A CAPPED IRON STAKE FOUND FOR A SOUTHEAST CORNER OF SAID DOUBLE CREEK TRACT, SAID IRON BEING IN THE NORTH LINE OF PRESKITT ROAD AS DEDICATED;
THENCE WITH THE NORTH LINE OF PRESKITT ROAD AS DEDICATED AND THE SOUTH LINE OF SAID DOUBLE CREEK TRACT, SOUTH 89° 19' 03" WEST 635.03 FEET TO A POINT IN AN INNER ELL-CORNER OF SAID DOUBLE CREEK TRACT;
THENCE WITH AN EAST LINE OF SAID DOUBLE CREEK TRACT, SOUTH 02° 41' 54" EAST 39.21 FEET TO A POINT IN THE CENTER OF PRESKITT ROAD FOR A SOUTHEAST CORNER OF SAID DOUBLE CREEK TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID DAVID MOSES SURVEY AND THE NORTH LINE OF THE SAMUEL ISAACS SURVEY, ABSTRACT NO. 454, CITY OF DECATUR, WISE COUNTY, TEXAS;
THENCE WITH THE CENTER OF PRESKITT ROAD, THE SOUTH LINE OF SAID DAVID MOSES SURVEY, THE NORTH LINE OF SAID SAMUEL ISAACS SURVEY AND A SOUTH LINE OF SAID DOUBLE CREEK TRACT, SOUTH 89° 19' 51" WEST 250.99 FEET TO A POINT FOR CORNER IN A SOUTHWEST CORNER OF SAID DOUBLE CREEK TRACT;
THENCE WITH A WEST LINE OF SAID DOUBLE CREEK TRACT, NORTH 00° 45' 30" WEST 39.13 FEET TO A POINT FOR CORNER IN AN INNER ELL-CORNER OF SAID DOUBLE CREEK TRACT, SAID POINT BEING IN THE NORTH LINE OF PRESKITT ROAD AS DEDICATED;
THENCE WITH A SOUTH LINE OF SAID DOUBLE CREEK TRACT AND THE NORTH LINE OF PRESKITT ROAD AS DEDICATED, SOUTH 89° 19' 03" WEST 28.67 FEET TO A CAPPED IRON STAKE FOUND FOR A SOUTHWEST CORNER OF SAID DOUBLE CREEK TRACT, SAID IRON BEING IN A NORTHEASTERLY RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 51;
THENCE WITH THE SOUTHWESTERLY LINE OF SAID DOUBLE CREEK TRACT AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 51, NORTH 33° 31' 00" WEST 122.54 FEET TO A METAL POST FOUND FOR CORNER, SAID POST BEING IN A SOUTHWEST CORNER OF SAID DOUBLE CREEK TRACT;
THENCE CONTINUING WITH THE NORTHWEST LINE OF SAID DOUBLE CREEK TRACT AND THE SOUTHEAST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD NO. 51, NORTH 1° 58' 42" EAST, PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, RIVER OF LIFE ADDITION, SAME BEING THE SOUTHWEST CORNER OF A 2.000-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO DOUBLE CREEK CAPITAL CORPORATION, RECORDED IN VOLUME 778, PAGE 473, REAL RECORDS, WISE COUNTY, TEXAS (HEREIN BEING REFERRED TO AS THE 2.000-ACRE DOUBLE CREEK TRACT), AND CONTINUING A TOTAL DISTANCE OF 1395.98 FEET TO A CAPPED IRON STAKE FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHWEST CORNER OF A 1.000-TRACT OF LAND AS DESCRIBED IN DEED TO DOUBLE CREEK CAPITAL CORPORATION, RECORDED IN VOLUME 770, PAGE 570, REAL RECORDS, WISE COUNTY, TEXAS (HEREIN BEING REFERRED TO AS THE 1.000-ACRE DOUBLE CREEK TRACT);
THENCE LEAVING SAID HIGHWAY RIGHT OF WAY AND WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE NORTH LINE OF SAID 2.000-ACRE DOUBLE CREEK TRACT AND THE SOUTH LINE OF SAID 1.000-ACRE DOUBLE CREEK TRACT, SOUTH 70° 01' 29" EAST 227.68 FEET TO A CAPPED IRON STAKE FOUND FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED, SAME BEING THE SOUTHWEST CORNER OF SAID 1.000-ACRE DOUBLE CREEK TRACT AND THE NORTHEAST CORNER OF SAID 2.000-ACRE DOUBLE CREEK TRACT, SAID IRON BEING IN THE WEST RIGHT OF WAY LINE OF REEVES ROAD AS OCCUPIED, THE EAST LINE OF SAID 2.000-ACRE DOUBLE CREEK TRACT, AN EAST LINE OF SAID DAVID MOSES SURVEY AND THE WEST LINE OF SAID SAMUEL PERRIN SURVEY, SAME BEING THE NORTHERMOST EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 00° 54' 12" EAST, PASSING THE SOUTHWEST CORNER OF SAID 2.000-ACRE DOUBLE CREEK TRACT AND THE NORTHERLY NORTHEAST CORNER OF LOT 1, BLOCK 1, RIVER OF LIFE ADDITION, AND CONTINUING A TOTAL DISTANCE OF 371.43 FEET TO THE POINT OF BEGINNING, CONTAINING 20.854 ACRES OF LAND, MORE OR LESS.

AND DESIGNATED HEREIN AS THE DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION SUBDIVISION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AND WHOSE NAME IS 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

J. MARK DUNCUM, PRESIDENT DOUBLE CREEK CAPITAL LTD.
DATE: 6/15/11

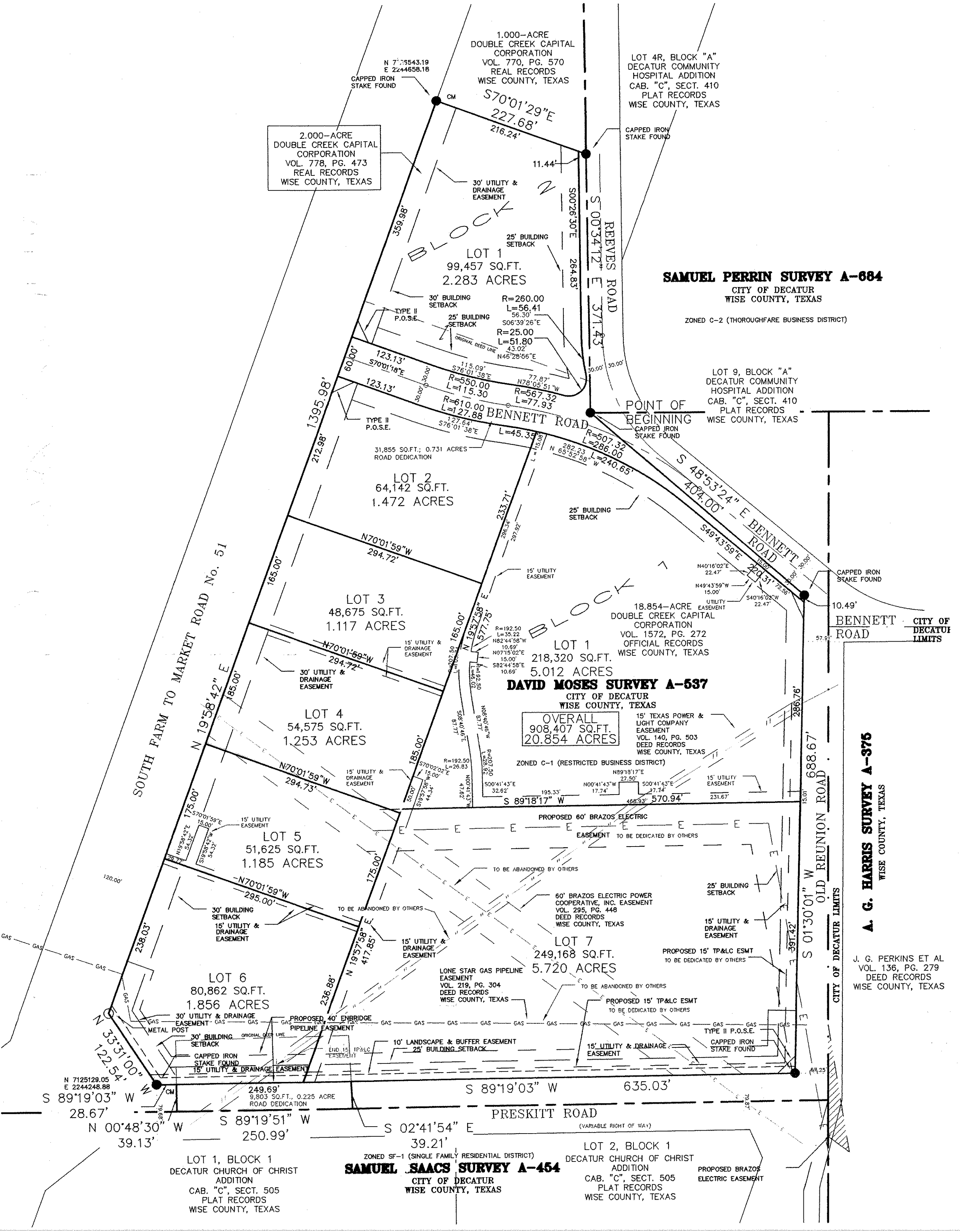
STATE OF TEXAS §
COUNTY OF WISE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK DUNCUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF June 2011

Sara Sharker
NOTARY PUBLIC
Wise COUNTY, TEXAS.

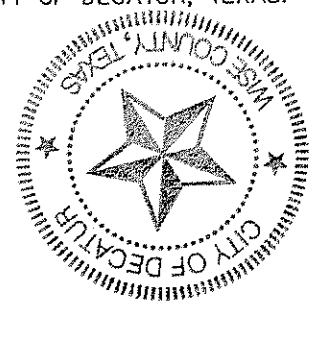
J. G. PERKINS ET AL
VOL. 136, PG. 279
DEED RECORDS
WISE COUNTY, TEXAS



ON THE 22nd DAY OF JUNE 2011 THIS AMENDED PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING DIRECTOR OF THE CITY OF DECATUR, TEXAS.

BY: [Signature]
PLANNING DIRECTOR

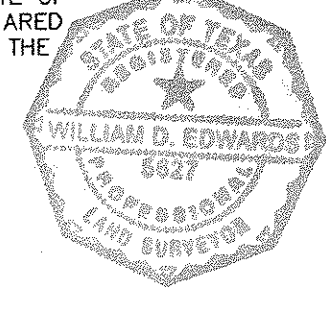
ATTEST: [Signature]
CITY SECRETARY



STATE OF TEXAS §
COUNTY OF WISE §

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 6-15-2011



EDWARDS SURVEYING, L.L.C.
REGISTERED PROFESSIONAL LAND SURVEYORS
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DECATUR, WISE COUNTY, TEXAS 76234
(940) 427-2961 OFFICE
(940) 427-2951 FAX