

SURVEYOR'S NOTES

1. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS 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.
2. 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.
3. PROJECT IS ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 DATUM. BEARINGS ARE GRID NORTH WITH A THETA ANGLE = +0°29'53" (NGS PID DN1355) DISTANCES ARE SURFACE CSF#0.99987769 (NGS PID DN1355) PROJECT IS TIED TO THE CITY OF DECATUR GPS MONUMENT NUMBER 11.
4. THE PROJECT AREA IS NOT IN A FLOOD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48479C0350D, REVISION DATE DECEMBER 16, 2011.
5. BACKGROUND IMAGERY IS FROM THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM (TNRIS) DIGITAL AERIAL IMAGERY FROM THE TEXAS ORTHOIMAGERY PROGRAM (TOP) AND NATIONAL AGRICULTURAL IMAGERY PROGRAM (NAIP) DATED 2012 OBTAINED FROM TNRIS WEBSITE ON APRIL 23, 2014.
6. COPYRIGHT EDWARDS SURVEYING, L.L.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, 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.

DRAINAGE EASEMENT RESTRICTION
 NO CONSTRUCTION, 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 OBSTRUCTION OF THE NATURAL FLOW OF WATER WILL 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
 NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE.

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 EXPRESSED, 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. BUFFER WALLS SHALL BE HEREFTER AND FOREVERMORE RETAINED UNTIL SAID NEE DISOLVES AND EXPRESSED, WRITTEN PERMISSION FROM THE CITY IS GRANTED TO DO OTHERWISE.

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 EXPRESSED, WRITTEN PERMISSION OF THE CITY OF DECATUR.

STATE OF TEXAS §
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 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 ALL OF LOT 7, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED TO WIT:

BEGINNING AT A CAPPED IRON STAKE FOUND FOR THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, ALSO BEING IN THE OCCUPIED NORTHWEST INTERSECTION OF RIGHT-OF-WAY OF OLD REUNION ROAD AND PRESKITT ROAD, AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTH OCCUPIED RIGHT-OF-WAY OF SAID PRESKITT ROAD AND THE SOUTH LINE OF SAID LOT 7, BLOCK 1, AND WITH THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 89°19'03" WEST 703.38 FEET TO A CAPPED IRON STAKE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING THE NORTH OCCUPIED RIGHT-OF-WAY OF SAID PRESKITT ROAD, WITH THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 6, AND WITH THE WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 19°57'58" EAST, AT 236.88 FEET PASSING A CAPPED IRON STAKE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6 AND SOUTHWEST CORNER OF LOT 5, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, CONTINUING AT 411.88 FEET PASSING A CAPPED IRON STAKE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, CONTINUING A TOTAL OF 417.85 FEET TO A CAPPED IRON STAKE FOUND IN THE EAST LINE OF SAID LOT 4 FOR THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING THE EAST LINE OF SAID LOT 4, WITH THE NORTH LINE OF LOT 7 AND THE SOUTH LINE OF LOT 1, AND WITH THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 89°18'17" EAST 570.94 FEET TO A CAPPED IRON STAKE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 1 BEING IN THE WEST OCCUPIED RIGHT-OF-WAY OF SAID OLD REUNION ROAD, SAID CORNER BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE WEST OCCUPIED RIGHT-OF-WAY OF SAID OLD REUNION ROAD AND THE EAST LINE OF SAID LOT 7, AND WITH THE WEST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 01°30'01" WEST 391.42 FEET TO THE POINT OF BEGINNING, CONTAINING 5.720 ACRES, MORE OR LESS,

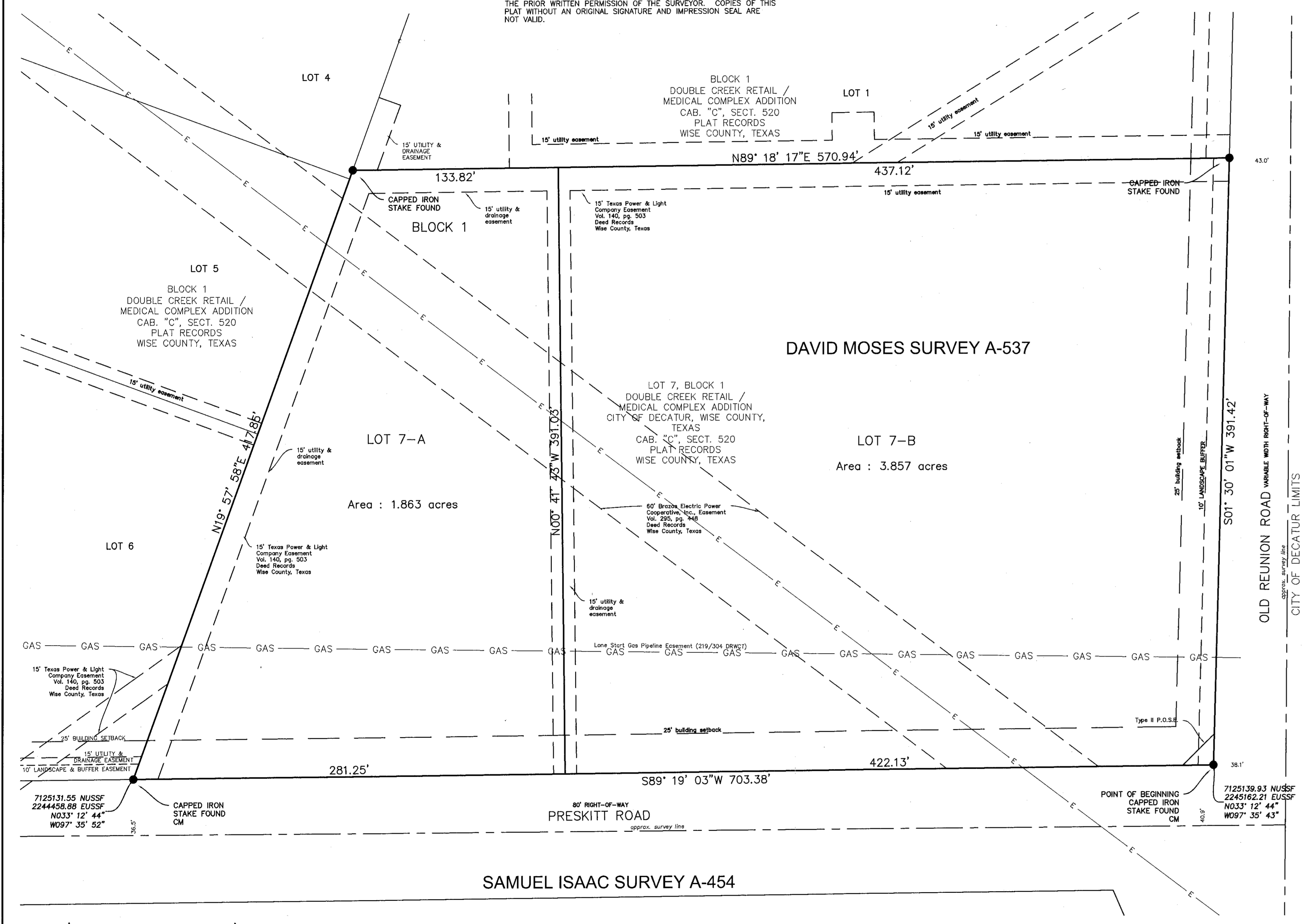
AND DESIGNATED HEREIN AS THE REPLAT OF LOT 7-A AND LOT 7-B, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mark Duncan
 J. MARK DUNCAN, PRESIDENT DOUBLE CREEK CAPITAL, LTD.
 DATE: 7/9/2014
 STATE OF TEXAS §
 COUNTY OF WISE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Mark Duncan*, 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 2nd DAY OF July, 2014

Notary Public
 NOTARY PUBLIC
 WISE COUNTY, TEXAS.



ON THE 3rd DAY OF JUNE 2014 THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DECATUR, TEXAS.

BY: *Amanda Cross*
 CHAIRMAN

ATTEST: *Dena Krogan*
 PLANNING DIRECTOR

THE CITY COUNCIL OF DECATUR, TEXAS, ON THE 23rd DAY OF June 2014 VOTED AFFIRMATIVELY TO AND APPROVE IT FOR FILING OF RECORD.

BY: *Bob Burt*
 MAYOR

ATTEST: *D. Pachell*
 CITY SECRETARY

DEVELOPER NOTES:

1. LANDSCAPE NOTE: THE 10' LANDSCAPE BAND WILL NOT BE REQUIRED. HOWEVER, DEVELOPER/PROPERTY OWNER MUST PROVIDE AN ALTERNATE LANDSCAPE PLAN THAT MEETS OR EXCEEDS THE LANDSCAPE ORDINANCE AT THE TIME EACH LOT (7A AND 7B) IS DEVELOPED.
2. THE PROPOSED EASEMENTS (15' TP&LC, 60' BRAZOS ELECTRIC (RUNNING ALONG THE NORTH AND EAST BOUNDARIES OF THE ORIGINAL LOT 7), AND 40' BROADBAND) SHOWN ON PLAT OF RECORD (CAB. "C", SECT. 520, PLAT RECORDS, WISE COUNTY, TEXAS) WERE NEVER MOVED, OTHER THAN THE TP&LC OR FILED OF RECORD. THIS REPLAT VACATES THESE PROPOSED EASEMENTS. THE BRAZOS ELECTRIC EASEMENT REMAINS WHERE IT WAS SHOWN ON THE ORIGINAL PLAT. THE TP&LC EASEMENT IS NOW LOCATED ALONG THE WEST OF LOT 7-A AND NORTH BOUNDARIES OF LOT 7-A. THE BROADBAND REMAINS A BLANKET EASEMENT ON THE PARENT TRACT AS RECORDED IN VOLUME 219, PAGE 304, DEED RECORDS, WISE COUNTY, TEXAS.
3. EASEMENTS ON THE ORIGINAL PLAT ARE BEING VACATED, SPECIFICALLY THE 10' LANDSCAPE & BUFFER EASEMENT AND 15' UTILITY AND DRAINAGE EASEMENT ALONG PRESKITT ROAD AND THE 15' UTILITY EASEMENT RUNNING DIAGONALLY THROUGH THE LOT.
4. THE FINISH FLOOR SHALL BE A MINIMUM OF 6 INCHES ABOVE THE TOP OF THE BACK OF CURB.

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.

Samuel D. Edwards
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 6-6-14

PLAT SHOWING THE FINAL OF LOT 7-A & 7-B, BLOCK 1 DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION CITY OF DECATUR, WISE COUNTY, TEXAS BEING A REPLAT OF LOT 7, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "C", SECTION 520, PLAT RECORDS, WISE COUNTY, TEXAS.

EDWARDS SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS, S.A. L.P.
 TEXAS COL. 000494-00 DMBELS CA#4750
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 DECATUR, TEXAS 76224
 (940) 627-2963
 WWW.SURVEYORX.COM

Rev: May 6, 2014 per developer comments
 Rev: May 16, 2014 per city comments
 Rev: May 23, 2014 per city comments
 Rev: June 5, 2014 per city engineer's comments

NOB# 2014046
 SURVEY DATE: APR. 1, 2014
 DRAWING SCALE: 1" = 40'