



LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS 5/8" IRON ROD SET
MARKED "A-WARD"
IRR 5/8" IRON ROD RECOVERED
MARKED "A-WARD"

BEARINGS OR DISTANCE SHOWN IN () ARE
PLAT OR DEED CALL

According to Map No. 48367C0500F dated May 5, 2019 of the National Flood Insurance Program Map, flood insurance rate map of Parker County, Texas and Incorporated areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Property is located within the City of Dennis, Parker County, Texas.

This plat represents property which has been platted without a Groundwater Certification as prescribe in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

Utility Easements

Any public utility shall have the right to move and keep moved all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems with out the necessity at any time of procuring the permission of anyone.

Landowners are to display reflective house numbers by their driveway that are visible and readable day and night from the public road.

200.06' linear feet of road frontage

Water is provided by Parker County Special Utility District.

Septic provided by on-site sewer facilities

Purpose of plat is to combine two lots into one lot.

Existing culvert size is 18"

STATE OF TEXAS \$
COUNTY OF PARKER \$

WHEREAS, Adam Rachubinski and Emily Rachubinski are the owners of Lots 10 and 11 in Block 1 of GOLF CLUB ADDITION, PHASE II, an addition to Parker County, Texas according to the plat thereof recorded in Slide B-498 of the Plat Records of Parker County, Texas and being conveyed to Adam Rachubinski and Emily Rachubinski as recorded in Document No. 202413383 of the Official Public Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found marked "TNP" (whose Northing is 6905352.10 and whose Easting is 2142635.11) for the common west corner of said Lot 10 and Lot 9 in said Block 1, and the easterly right-of-way line of Sugartree Circle having a 60 foot right-of-way as dedicated in said Slide B-498;

THENCE South 75°39'25" East, along the common line of said Lots 10 and 9, a distance of 273.97 feet to a capped iron rod found marked "TNP" for the common east corner of said Lot 10 and 9;

THENCE South 10°52'40" West, along the easterly line of said Lot 10, to and along the east line of said Lot 11, a distance of 227.16 feet to a capped iron rod found marked "TNP" for the common east corner of said Lot 11 and Lot 12 in said Block 1;

THENCE North 70°30'58" West, along the common line of said Lots 11 and 12, a distance of 305.10 feet to a capped iron rod found marked "TNP" for the common west corner of said Lots 11 and 12 and being the said east right-of-way line of Sugartree Circle;

THENCE North 18°58'55" East, along the common line of said Lot 11 and said Sugartree Circle, to and along the westerly line of said Lot 10, a distance of 200.06 feet to the POINT OF BEGINNING and containing 1.4137 acres of land;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Adam Rachubinski and Emily Rachubinski do hereby adopt this plat designating the herein above described real property as

LOT 10R, BLOCK 1

SUGARTREE GOLF CLUB ADDITION, PHASE II

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

Executed this the 19 day of August, 2024.

Adam Rachubinski
Adam Rachubinski

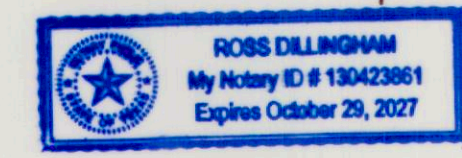
Emily Rachubinski
Emily Rachubinski

STATES OF TEXAS \$
COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Adam Rachubinski 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 states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of August, 2024.

Ross Dillingham
Notary Public State of Texas

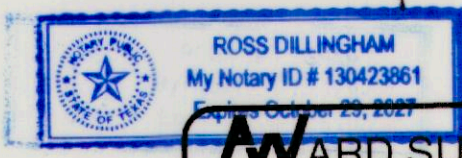


STATES OF TEXAS \$
COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Emily Rachubinski 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 states.

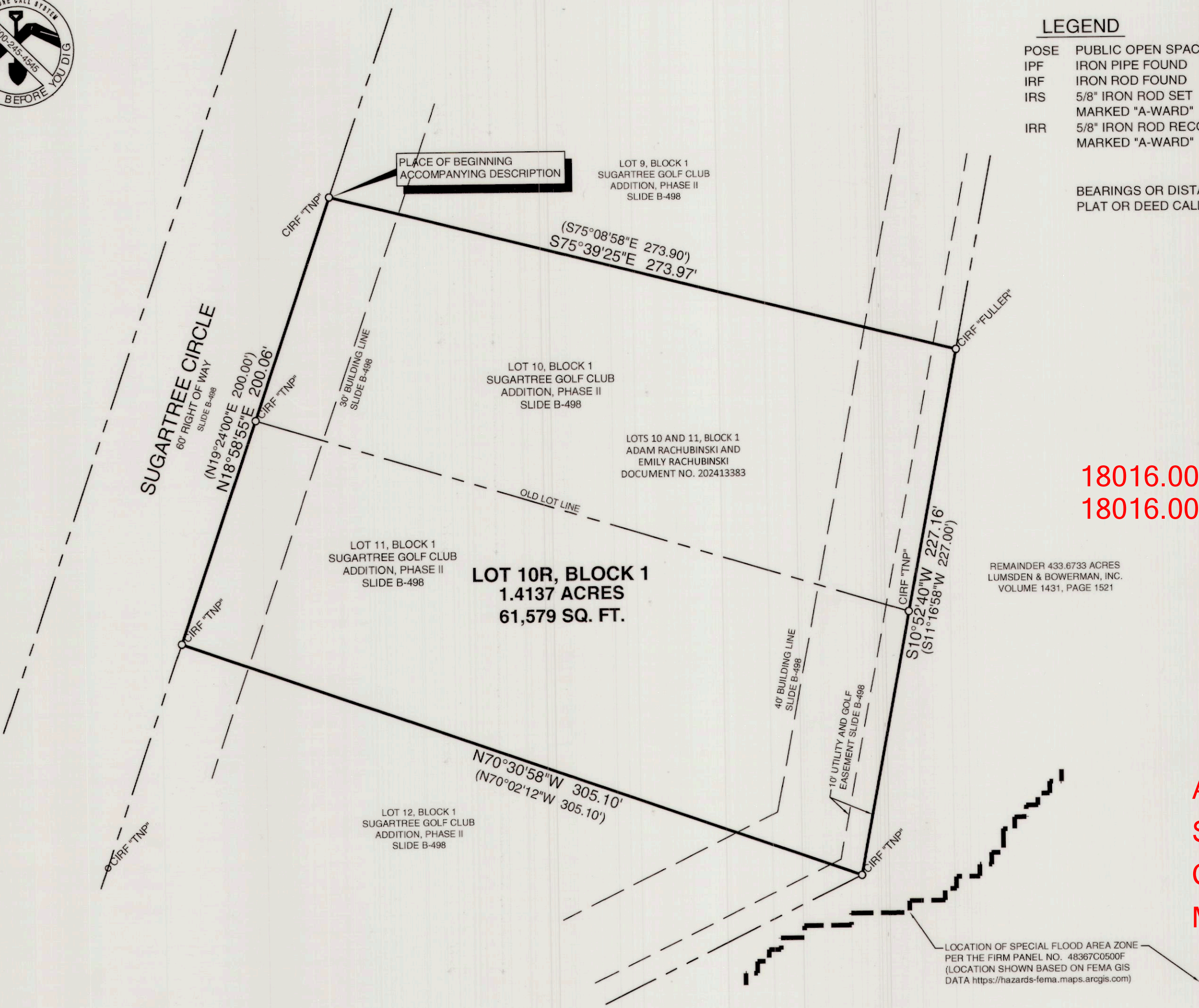
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of August, 2024.

Ross Dillingham
Notary Public State of Texas



OWNER:
ADAM & EMILY RACHUBINSKI
155 SUGARTREE CIRCLE
LIPAN, TX 76462

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@a-wardsurveying.com
TBPELS Firm No. 10194435

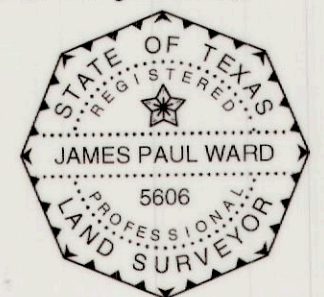


18016.001.010.00
18016.001.011.00

ACCT. NO: 18016
SCH. DIST: BR
CITY:
MAP NO: D-21

The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground July, 2024.

James Paul Ward
James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

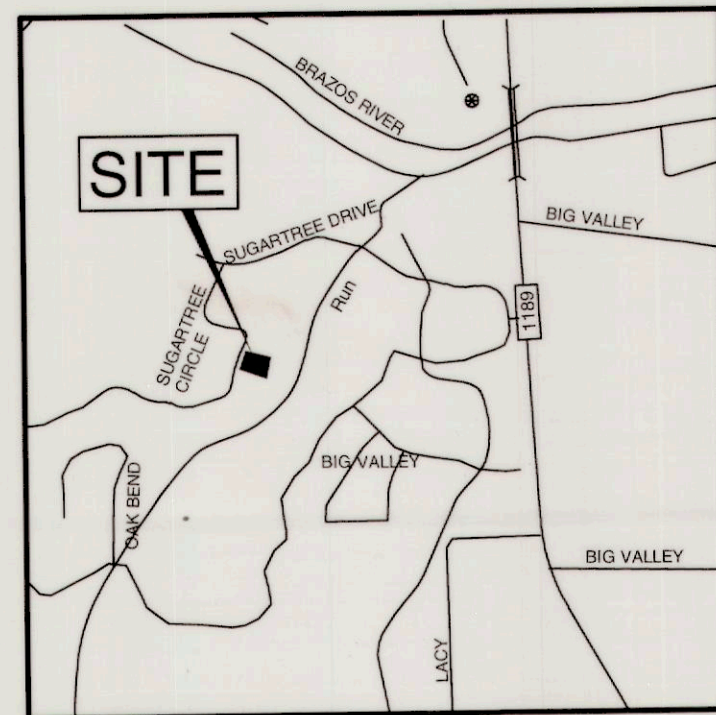
202423678
09/11/2024 03:54 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT
LOTS 10R, BLOCK 1
SUGARTREE GOLF CLUB ADDITION,
PHASE II

an addition to the City of Dennis, Parker County, Texas and being a replat of Lots 10 and 11 in Block 1 of GOLF CLUB ADDITION, PHASE II, an addition to Parker County, Texas according to the plat thereof recorded in Slide B-498 of the Plat Records of Parker County, Texas

F 783
1.4137 acres
August 2024

CITY OF DENNIS, PARKER COUNTY TEXAS
APPROVED ON 19 DAY OF August, 2024.
Janice Goff
Mayor
Attest:
Lila Deakle
City Secretary



LOCATION MAP
SCALE 1"=2000'

