

202222218 PLAT Total Pages: 1

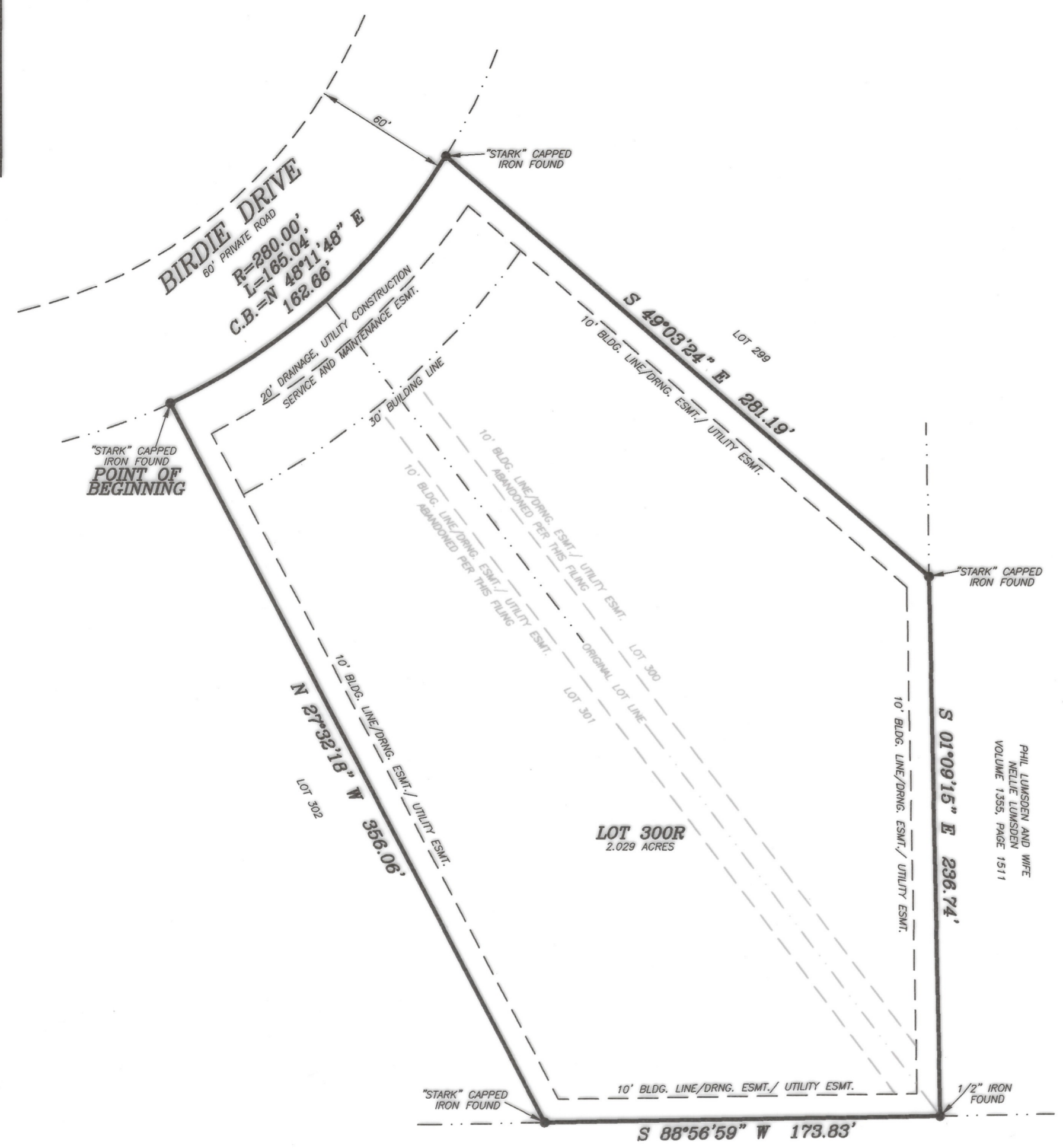
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700500-F, DATED APRIL 05, 2019, 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 AVAILABILITY.

WATER TO BE PROVIDED BY PARKER COUNTY SUD.
SEWER TO BE PROVIDED BY PRIVATE OSSF.



STATE OF TEXAS }
COUNTY OF PARKER }

WHEREAS John Estes, being the owner of that certain tract of land more particularly described as follows:

Description for all of Lots 300 & 301, SUGARTREE ON THE BRAZOS, Phase 4, an addition to the Town of Dennis, Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 141, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a "Stark" capped iron found in the Southerly line of Birdie Drive and being for the Northwest corner of said Lot 301 and the Northeast corner of Lot 302 and being for the beginning of a curve to the left whose radius is 280.00 feet;

THENCE with the Southerly line of said Birdie Drive and with said curve to the left whose chord bears N 48°11'48" E, 162.66 feet and being an arc length of 165.04 feet to a "Stark" capped iron found at the Northeast corner of said Lot 300 and the Northwest corner of Lot 299;

THENCE S 49°03'24" E, with the common line of said Lot 299 and said Lot 300, 281.19 feet to a "Stark" capped iron found at the Northeast corner of said Lot 300 and the Southeast corner of said Lot 299 and being in the West line of that certain tract of land described in deed to Phil Lumsden and wife Nellie Lumsden, recorded in Volume 1355, Page 1511, Real Records, Parker County, Texas;

THENCE S 01°09'15" E, with the common line of said Lot 300 and said Volume 1355, Page 511, 236.74 feet to a 1/2" iron found at the Southwest corner of said Volume 1355, Page 511 and being in the North line of that certain tract of land known as Tract Two easement, described in deed to Steven C. Anderson and wife Michelle Anderson, recorded in Volume 2651, Page 1011, Real Records, Parker County, Texas;

THENCE S 88°56'59" W, with the common line of said Lot 301 and said Volume 2651, Page 1011, 173.83 feet to a "Stark" capped iron found at the Southwest corner of said Lot 301 and the Southeast corner of said Lot 302;

THENCE N 27°32'18" W, with the common line of said Lot 301 and said Lot 302, 356.06 feet to the POINT OF BEGINNING and containing 2.029 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that John Estes, acting by and thru his duly authorized agents do hereby adopt this plat designating the hereinabove described real property as.....

Lot 300R,
SUGARTREE ON THE BRAZOS, PHASE 4,
Town of Dennis, Parker County, Texas.

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

Executed this the 9 day of June, 2022.

John Estes
John Estes

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared John Estes, 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 9 day of June, 2022.

Notary Public ELIZABETH EILEEN SAVELL
Notary ID #133188842
My Commission Expires July 2, 2025

TOWN OF DENNIS
PARKER COUNTY, TEXAS

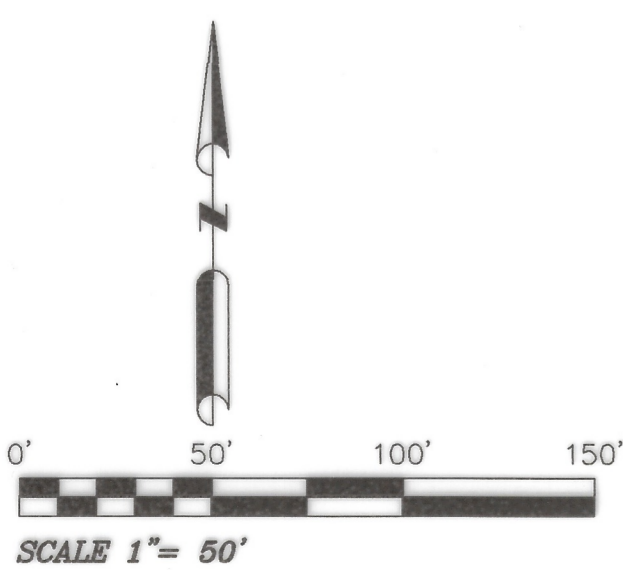
Certificate of acceptance by the Town Commission;
ACCEPTED by the Town Commission of the Town of Dennis: 6/9/22
Mayor, Town of Dennis: *John Estes*, Date 6/9/22

BEFORE ME, the undersigned authority, hereby certifies that the foregoing Plat of Lot 300R, Sugartree on the Brazos, Phase 4, an addition to the Town of Dennis, Parker County, Texas was submitted to the Town Commission on the 11 day of April, 2022 and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her signature as hereinabove subscribed.

Witness my hand, this the 9 day of June, 2022.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of June, 2022.

Notary Public ELIZABETH EILEEN SAVELL
Notary ID #133188842
My Commission Expires July 2, 2025



HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



STEVEN C. ANDERSON AND WIFE
MICHELLE ANDERSON
TRACT TWO EASEMENT
VOLUME 2651, PAGE 1011

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
APRIL 05, 2022

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202222218
06/10/2022 09:56 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

OWNER/DEVELOPER
JOHN ESTES
15561 PRODUCT LANE, UNIT 16D
HUNTINGTON BEACH, CA, 92649

F261

18014
BR
D-21

18014.001.300.00
18014.001.301.00

Re Plat Showing
Lot 300R,
SUGARTREE ON THE BRAZOS, Phase 4,
an Addition to the Town of Dennis, Parker County, Texas, and being a replat of Lots 300 and 301, SUGARTREE ON THE BRAZOS, Phase 4, according to the plat thereof recorded in Plat Cabinet E, Slide 141, Plat Records, Parker County, Texas.