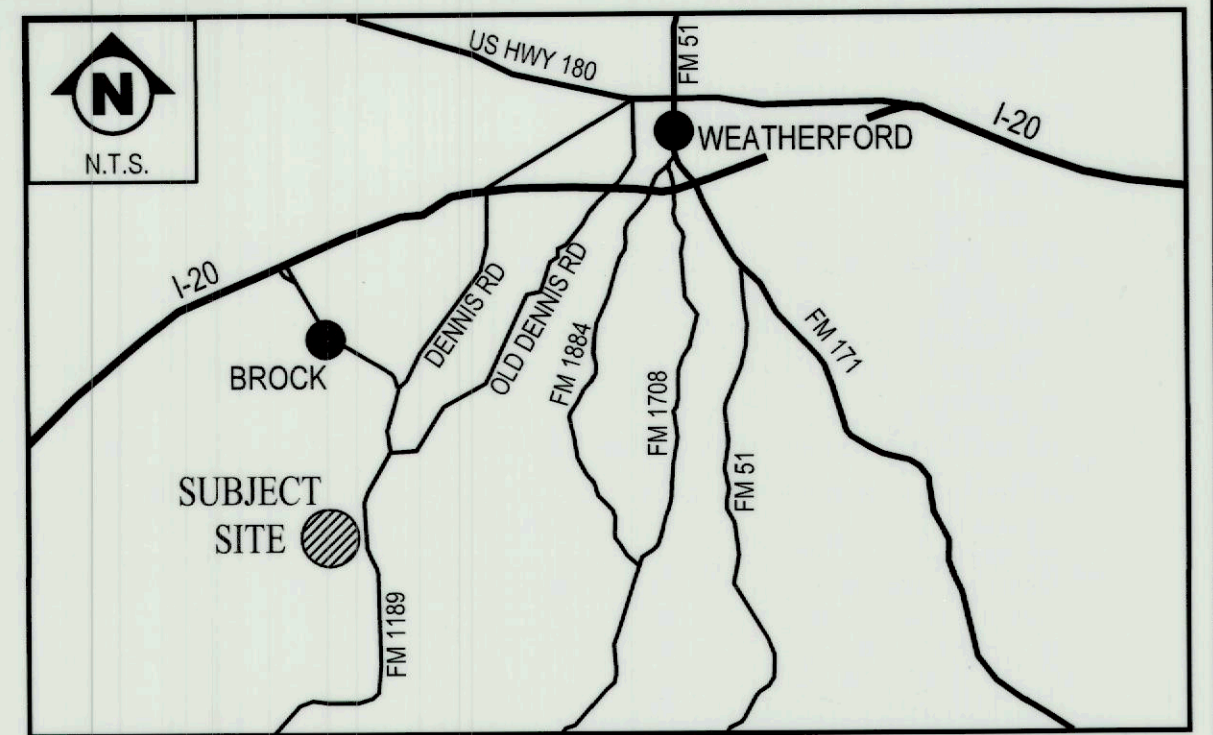
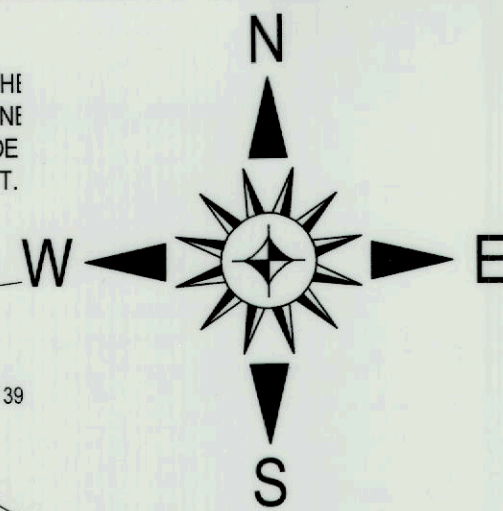
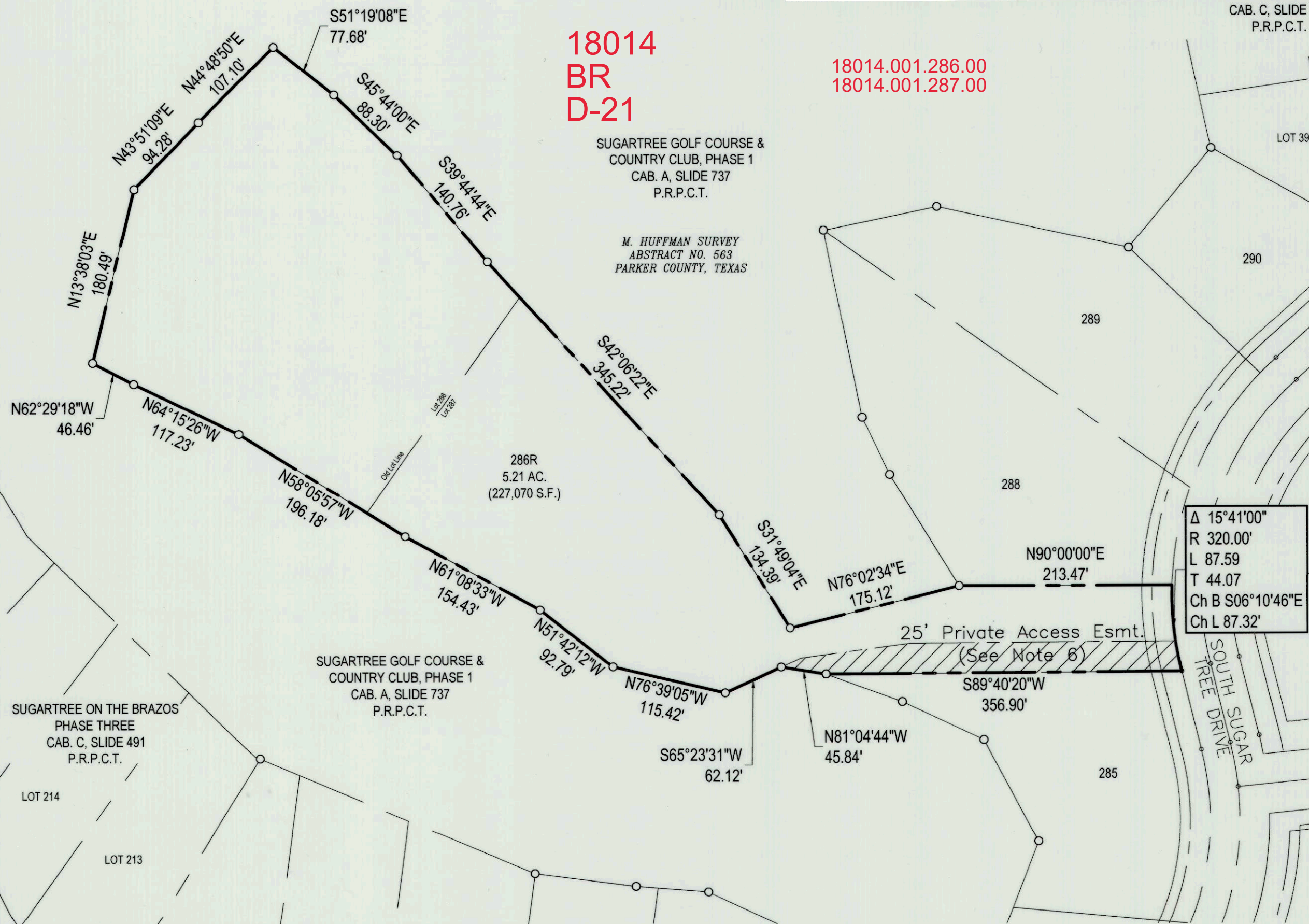


SUGARTREE ON THE  
PHASE ONE  
CAB. C, SLIDE  
P.R.P.C.T.



## VICINITY MAP



DEDICATION  
State of Texas }  
County of Parker }

WHEREAS, Yalumba Partners, LP., are the Owners of the herein described property to wit:

Lots 286 and 287, SUGARTREE ON THE BRAZOS, PHASE FOUR, according to the plat recorded in Cabinet E, Slide 141, Plat Records, Parker County, Texas.

Now therefore, know all men by these presents. That Yalumba Partners, LP. does here by dedicate the same to be known as Lot 286R, SUGARTREE ON THE BRAZOS, PHASE FOUR an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

State of Texas ()  
County of Parker ()

Kel Devlin, on behalf of Yalumba Partners, LP., is the Owner of the land shown on this plat and whose name is subscribed hereto, through its duly authorized agent, dedicates forever all private streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the purposes and consideration therein expressed.

*Kel Devlin*

10-24-2023

Kel Devlin, Member

Date

State of Texas ()  
County of Parker ()

Before me, the undersigned authority on this day personally appeared Kel Devlin, on behalf of Yalumba Partners, LP., know to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 24<sup>th</sup> day of OCTOBER, 2022.

*Cynthia Kay Scoggin*

Notary Public in and for The State of Texas



Replat  
Lot 286R  
1 Single Family Lot

## SUGARTREE ON THE BRAZOS PHASE FOUR

Being a revision of Lots 286 and 287, SUGARTREE ON THE BRAZOS, PHASE FOUR, according to the plat recorded in Cabinet E, Slide 141, Plat Records, Parker County, Texas.

An Addition to the Town of Dennis, Parker County, Texas

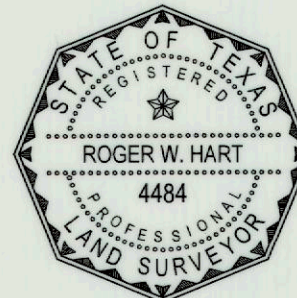
### GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:  
Front Building Line = 30 feet  
Rear Building Line = 10 feet  
Side Building Line = 10 feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have a 10' drainage and utility easement along the front, rear, and side lot lines.
- 1/2" capped iron rods with caps stamped "C.F. Stark RPLS 5084" were found at all corners unless otherwise noted.
- Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, N.A.D. 83 Datum (Texas North Central Zone 4202) and were obtained by GPS observations using the Texas Real Time Kinetic Network.
- South Sugartree Drive is a Private Roadway owned and maintained by the Home Owners Association
- By approval of this plat, the Town of Dennis does hereby vacate the Access Easement shown on the previous plat.

STATE OF TEXAS ()  
COUNTY OF PARKER ()

I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Roger W. Hart* 10/12/2023  
Roger W. Hart  
Texas Registration No. 4484



### FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202328381  
10/31/2023 10:41 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

**B**  
**Barron-Stark**  
Engineers

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**OWNER:**  
YALUMBA PARTNERS, LP  
125 CAHILL CT.  
WEATHERFORD, TEXAS 76088

JOB No. 360-8222  
DATE October, 2023

SHEET 1 of 1

STATE OF TEXAS ()  
COUNTY OF PARKER ()

APPROVED by the City Council of The Town of Dennis, Parker County, Texas  
on the 25 day of OCTOBER, 2022

*Jim A. Kij*  
Mayor

*Adrian Kij*  
City Secretary

### FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPTEMBER 26, 2009 MAP NO. 48367C400E, THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN "ZONE" A, SPECIAL FLOOD HAZARD AREA.

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD

CABINET **F**, SLIDE **591**  
DATE **10-31-23**