



Job No. 202401006_SugartreeReplat_JJA

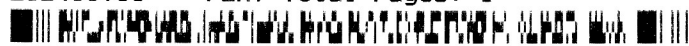
South Sugartree Drive

Plot Date: 01/05/2024 12:00 pm

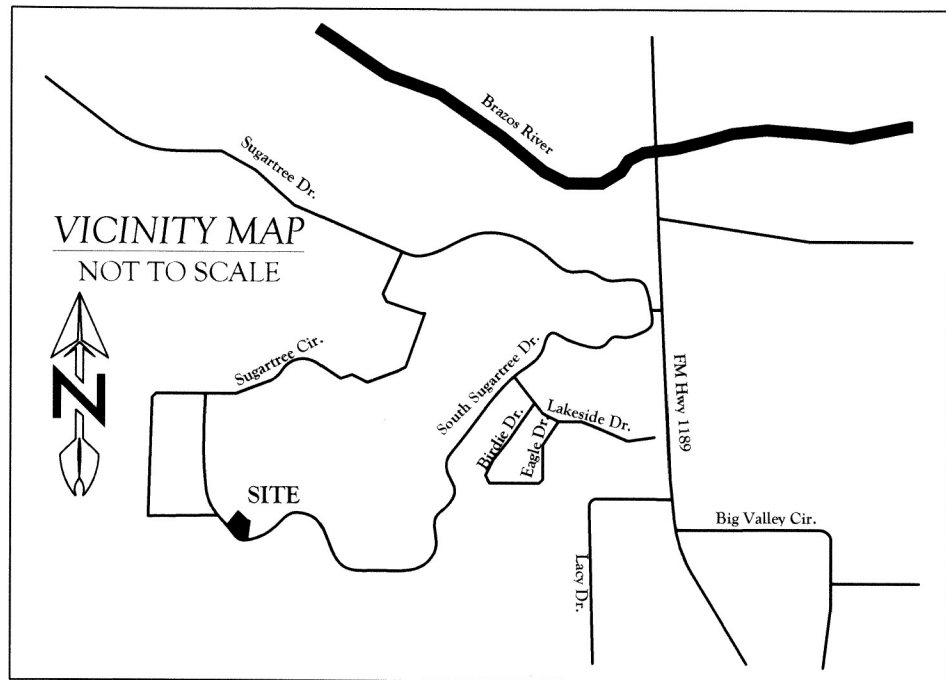
0' 25' 50'
Scale: 1" = 50'

202403766

PLAT Total Pages: 1



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.01'	280.93'	N(S) 56°00'37" W(E)	268.43'
C2	270.01'	172.28'	S(N) 64°03'19" E(W)	169.37'
C3	270.01'	92.24'	S(N) 35°59'23" E(W)	91.79'



LOTS 214R & 278R, SUGAR TREE ON THE BRAZOS BEING A 2.100 ACRES REPLAT OF LOTS 213, 214, SUGAR TREE ON THE BRAZOS, PHASE 3, PLAT CABINET C, SLIDE 491 & LOT 278, SUGAR TREE ON THE BRAZOS, PHASE 4, PLAT CABINET E, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS AN ADDITION TO THE TOWN OF DENNIS, PARKER COUNTY, TEXAS

2.100 ACRES OF LAND LOCATED IN THE ELIJAH BLANTON SURVEY, ABSTRACT 32 AND THE M. HUFFMAN SURVEY ABSTRACT 563. BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS RECORDED IN DOCUMENT Nos. 202401213, 202323547 & 202324338, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTHLINE OF SOUTH SUGARTREE DRIVE AT THE SOUTHEAST CORNER OF LOT 278 SUGARTREE ON THE BRAZOS PHASE FOUR FOR THE SOUTHEAST AND BEGINNING CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 84°04'33" W 55.10 FEET ALONG THE NORTHLINE OF SAID SOUTH SUGARTREE DRIVE TO A FOUND 1/2 INCH IRON ROD FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. SAID IRON ROD BEING IN A CURVE TO THE RIGHT WITH A RADIUS OF 270.01 FEET WITH A CHORD WHICH BEARS N 56°00'37" W 268.43 FEET.

THENCE ALONG THE NORTHLINE OF SAID SOUTH SUGARTREE DRIVE AND CURVE TO THE RIGHT AN ARC DISTANCE OF 280.93 FEET TO A 1/2 INCH IRON ROD CAPPED "JRP 5959" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 26°32'12" W 88.95 FEET ALONG THE NORTHLINE OF SAID SOUTH SUGARTREE DRIVE TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 214, SUGAR TREE ON THE BRAZOS PHASE 3, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 37°41'59" E 254.27 FEET TO A 5/8 INCH IRON ROD CAPPED "BROOKES BAKER" FOUND IN A SOUTH LINE OF SUGAR TREE GOLF & COUNTRY CLUB, PHASE 1 ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET A, SLIDE 737, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

- THENCE ALONG SAID SOUTH LINE OF SAID SUGAR TREE GOLF & COUNTRY CLUB, PHASE 1 THE FOLLOWING:
- S 45°36'16" E 192.29 FEET TO A 1/2 IRON ROD CAPPED "JRP 5959" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.
 - S 66°55'09" E 48.91 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 278 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 07°31'00" W 283.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.100 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

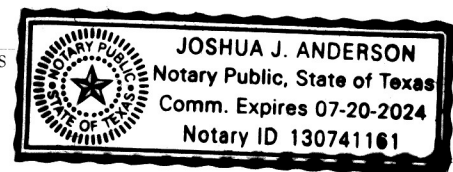
OWNER SIGNATURE
Bryan Bounds
OWNER PRINTED

OWNER SIGNATURE
Jordan Bounds
OWNER PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Bounds KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 3 DAY OF Feb, 2024.

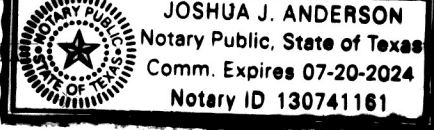
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jordan Bounds KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 3 DAY OF Feb, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



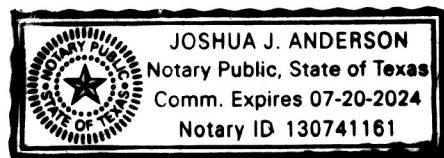
OWNER SIGNATURE
Bryan Hadley
OWNER PRINTED

OWNER SIGNATURE
Margaret Hadley
OWNER PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bryan Hadley KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 10 DAY OF Feb, 2024.

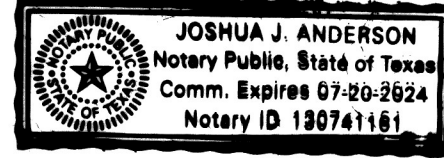
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Margaret Hadley KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS THE 10 DAY OF Feb, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND

○ = 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959"

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONES "X" AS SHOWN ON FEMA FIRM No. 48367C0500F, EFFECTIVE 04/05/2019. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

GENERAL NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
- 3) WATER IS TO BE PROVIDED BY PRIVATE WELLS ON SITE.
- 4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
- 5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
- 6) SUBJECT PROPERTY IS NOT IN THE ETJ OF ANY TOWN OR CITY IN PARKER COUNTY, TEXAS.

SURVEYORS NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET (GRID).
- 3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

18014
BR
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202403766
02/15/2024 11:11 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

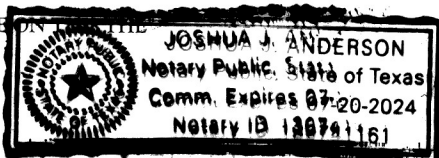
THE STATE OF TEXAS
COUNTY OF PARKER
TOWN OF DENNIS

CERTIFICATE OF ACCEPTANCE BY THE TOWN COMMISSION,
ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF DENNIS
MAYOR, TOWN OF DENNIS [Signature], DATE 2/12/24

BEFORE ME, THE UNDERSIGNED AUTHORITY, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF LOTS 214R & 278R, SUGARTREE ON THE BRAZOS, PHASES 3 & 4, AN ADDITION TO THE TOWN OF DENNIS, PARKER COUNTY, TEXAS WAS SUBMITTED TO THE TOWN COMMISSION ON THE 12 DAY OF Feb, 2024 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 12 DAY OF Feb, 2024.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
12 DAY OF Feb, 2024.



"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 232, COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A, SUBDIVISION PLATTING REQUIREMENTS IN GENERAL. BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

OWNER/DEVELOPER(S)

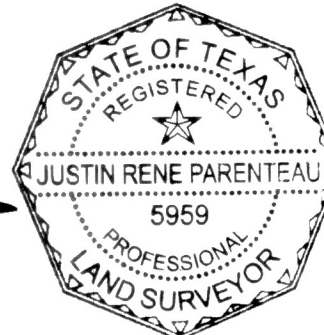
Brian & Margaret Hadley
5217 Almanor Rd.
Fort Worth, Texas 76179
&
Matthew & Jordan Bounds
1078 Kingsley Court
Weatherford, Tx 76087

SURVEYOR

Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctuamaps.com

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND JANUARY 18, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM



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