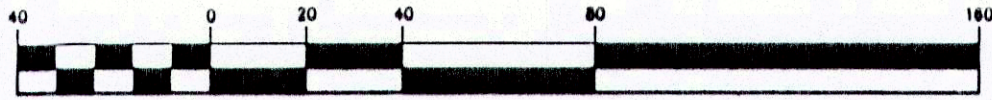


NORTH GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

THE STATE OF TEXAS ||
COUNTY OF PARKER ||
I, ~~Bradley A. Pustejovsky~~ being the dedicatory and owner of the attached plot of said subdivision, do hereby certify that it is/is not within 5 mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said ~~subdivision~~ Parker County, Texas.

LESLIE COUFAL
Notary Public
STATE OF TEXAS
My Comm. Exp. Sept. 16, 2017

THE STATE OF TEXAS ||
COUNTY OF PARKER ||
Signature of Owner

Before me, the undersigned authority on this day personally appeared ~~Bradley A. Pustejovsky~~, 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 purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 25 day of July, 2014.

NOTES:
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 the groundwater availability.

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 11 DAY OF Aug 2014

COUNTY JUDGE
Mark Riley
Mark Riley

PRECINCT #1 COMMISSIONER
Georg Conley
Georg Conley

PRECINCT #2 COMMISSIONER
Craig Peacock
Craig Peacock

PRECINCT #3 COMMISSIONER
Larry Walden
Larry Walden

PRECINCT #4 COMMISSIONER
Dusty Renfro
Dusty Renfro

Lot 90

Lot 91

Lot 92

Lot 93

Point of Beginning

(Control Monument)
5/8" CAPPED
"BHB INC."
REBAR ROD FOUND

Lot 103

Lot 102

Lot 101

Lot 95
(0.68 OF AN ACRE)

Lot 94R
(1.51 ACRES OF LAND)

Lot 94
(0.83 OF AN ACRE)

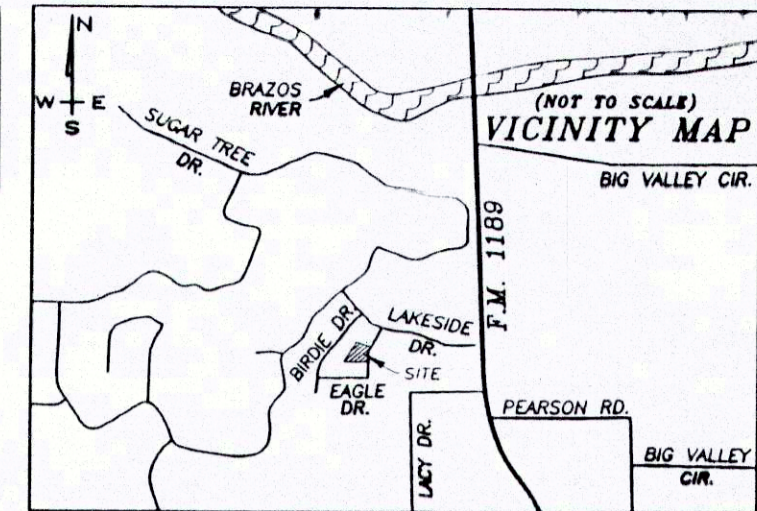
Lot 99

Lot 96

Lot 100

THERE IS NO LIENHOLDER ON THIS PROPERTY PER THE CLIENT.

201415989 PLAT Total Pages: 1



STATE OF TEXAS
PARKER COUNTY

WHEREAS We, Bradley A. Pustejovsky and Landa Turnbow, being the owners of 1.51 acres of land being Lot 94 and Lot 95, SUGARTREE ON THE BRAZOS, PHASE ONE, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 239, Plat Records, Parker County, Texas, and being more particularly described in a deed recorded in Volume 2324, Page 994, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped "BHB INC." rebar rod found (Control Monument) for the southwest corner of said Lot 94, same being the southeast corner of Lot 103, and being in the north line of Lot 91;

Thence N26°48'49"E, 278.23 feet along the common line of said Lot 94 and said Lot 95, and Lot 103; 102, and 101, to a 5/8" capped "BHB INC." rebar rod found for an "ell" corner of said Lot 95, same being the northeast corner of said Lot 101, and same being the southeast corner of Lot 100;

Thence N32°39'19"E, 80.73 feet along the common line of said Lot 95 and said Lot 100 to a 5/8" capped "BHB INC." rebar rod found for the northwest corner of said Lot 95, same being the southwest corner of Lot 96, and from which a 5/8" capped "BHB INC." rebar rod found (Control Monument) bears N32°39'19"E, 40.01 feet;

Thence S67°06'04"E, 171.84 feet along the common line of said Lot 95 and said Lot 94 to a 5/8" rebar rod found in the northwest line of Eagle Drive, an existing 60 feet wide right of way for the northeast corner of said Lot 95, same being the southeast corner of said Lot 96;

Thence along a curve to the left, with a radius of 330.00 feet, and whose chord is S12°28'40"W, 119.66 feet, an arc distance of 120.33 feet along the westerly line of said Eagle Drive to a 5/8" rebar rod found;

Thence S02°01'53"W, 124.81 feet along the westerly line of said Eagle Drive to a 5/8" capped "BHB INC." rebar rod found for the southeast corner of said Lot 94, same being the northeast corner of Lot 93;

Thence S88°29'11"W, 297.19 feet along the common line of said Lot 94; Lot 93; Lot 92, and Lot 91, to the point of beginning and containing 1.51 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Bradley A. Pustejovsky and Landa Turnbow, do hereby adopt this plat designating the herein described real property as Lot 94R, SUGARTREE ON THE BRAZOS, PHASE ONE, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 25 day of July, 2014.

Bradley A. Pustejovsky
Bradley A. Pustejovsky
Landa Turnbow
Landa Turnbow

CHARLOTTE SRADER
Notary Public, State of Texas
My Commission Expires
May 15, 2017

STATE OF TEXAS
COUNTY OF PARKER

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bradley A. Pustejovsky and Landa Turnbow, known to me to be the entities whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25 day of July, 2014.

Charlotte Srader
Charlotte Srader
Notary Public
My Commission Expires
July 15, 2017

Note: According to the Flood Insurance Rate Map for Parker County, Texas, and Incorporated Areas, Community Panel Number 48367C 0500 E Dated September 26, 2008, this tract is in Zone X, which is not in the 1% annual chance flood.

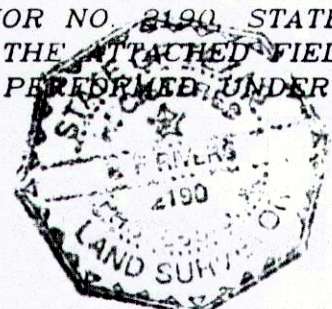
ACCT. NO.: 18014
SCH. DIST.: BR
CITY:
MAP NO.: D-22

Lots 94 and 95
Bradley A. Pustejovsky
Landa Turnbow
5728 County Road 1022
Joshua, TX 76058

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FAX: 940-325-8028

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN JUNE, 2014.

B.F. Rivers
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201415989
08/13/2014 09:18 AM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

RE-PLAT SHOWING
LOT 94R, BLOCK 1,
SUGARTREE ON THE BRAZOS
"PHASE ONE"

AN ADDITION IN PARKER COUNTY, AND BEING A REPLAT OF LOT 94 AND LOT 95, SUGARTREE ON THE BRAZOS, PHASE ONE, RECORDED IN CABINET C, SLIDE 239, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 350, DATE _____