

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.

D-374

201425312 PLAT Total Pages: 1

FILED AND RECORDED

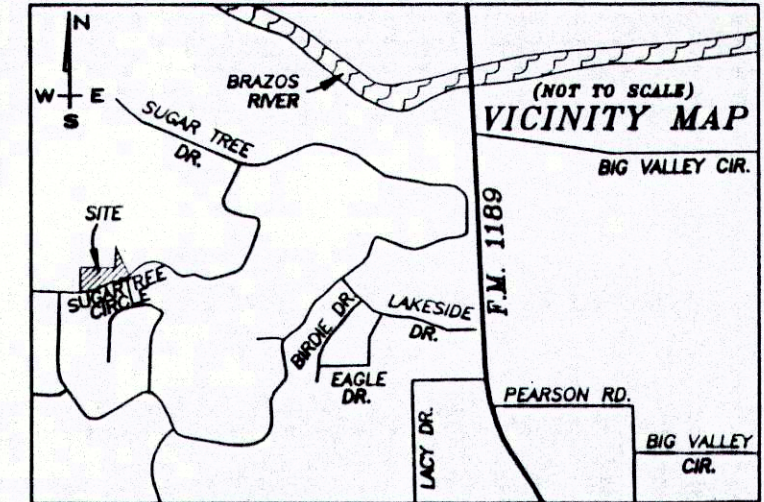
OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201425312 12/22/2014 09:55 AM Fee: 76.00 Jeanne Brunson, County Clerk Parker County, Texas PLAT

LIENHOLDER: THERE IS/IS NOT A LIEN ON THIS PROPERTY. CONTACT (IF APPLICABLE): Davis Fung Home Mortgage / Name Computer / De Moines, IA 50322

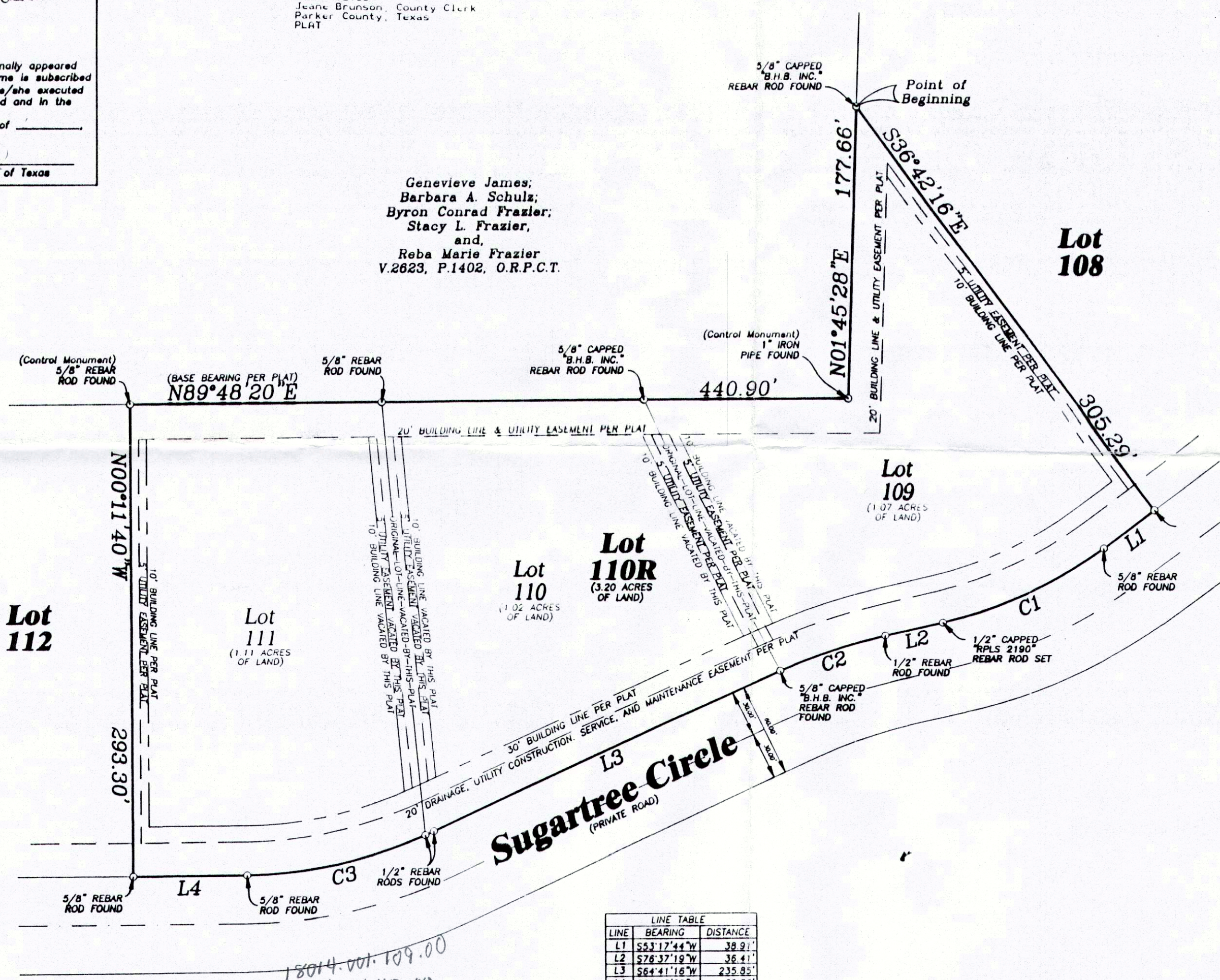
UTILITY PROVIDERS: ELECTRIC: T&I COUNTY ELECTRIC; WATER: PARKER COUNTY S&I; TELEPHONE:



THE STATE OF TEXAS // COUNTY OF PARKER // I, Delfina Vargas, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is/is not within mile(s) Extra-Territorial Jurisdiction of any incorporated city or town, except miles from said Parker County, Texas. Signature of Owner: Delfina Vargas. THE STATE OF TEXAS // COUNTY OF PARKER // Before me, the undersigned authority on this day personally appeared [Name], 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 [Day] day of [Month], 2014. Notary Public in and for State of Texas

DELFINA VARGAS NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 4/8/17

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY TEXAS ON THE [Day] DAY OF [Month], 2014. COUNTY JUDGE: Mary Riley; PRECINCT #1 COMMISSIONER: George Conley; PRECINCT #2 COMMISSIONER: [Name]; PRECINCT #3 COMMISSIONER: Larry Walden; PRECINCT #4 COMMISSIONER: Dusty Renfro



STATE OF TEXAS PARKER COUNTY WHEREAS We, Kevin Sebastian and wife, Deby Sebastian, being the owners of 3.20 acres of land being Lots 109, 110, and 111, SUGARTREE ON THE BRAZOS, PHASE TWO, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 288, Plat Records, Parker County, Texas, and being more particularly described in a deed recorded in Volume 2838, Page 684, and Instrument Number 201323333, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped "B.H.B. INC." rebar rod found for the northerly corner of said Lot 109, same being the northwest corner of Lot 108, and being in the east line of a tract of land described in a deed to Genevieve James; Barbara A. Schulz; Byron Conrad Frazier; Stacy L. Frazier; and Reba Marie Frazier, recorded in Volume 2623, Page 1402, Official Records, Parker County, Texas; Thence S36°42'16"E, 305.29 feet along the common line of said Lot 109 and said Lot 108 to a 1/2" capped "RPLS 2190" rebar rod set in the northwest line of Sugartree Circle, an existing 60 feet wide right of way, for the southeast corner of said Lot 109, and same being the southwest corner of said Lot 108; Thence S53°17'44"W, 38.91 feet along the northwest line of said Sugartree Circle to a 5/8" rebar rod found; Thence along a curve to the right, with a radius of 270.00 feet, and whose chord is S64°57'32"W, 109.17 feet, an arc distance of 109.83 feet along the northwest line of said Sugartree Circle to a 1/2" capped "RPLS 2190" rebar rod set; Thence S76°37'19"W, 36.41 feet along the northwest line of said Sugartree Circle to a 1/2" rebar rod found; Thence along a curve to the left, with a radius of 330.00 feet, and whose chord is S70°39'18"W, 68.61 feet, an arc distance of 68.73 feet along the northwest line of said Sugartree Circle to a 5/8" capped "B.H.B. INC." rebar rod found for the southwest corner of said Lot 109, same being the southeast corner of said Lot 110; Thence S84°41'16"W, 235.85 feet along the northwest line of said Sugartree Circle to a 1/2" rebar rod found; Thence along a curve to the right, with a radius of 270.00 feet, and whose chord is S77°14'49"W, 117.42 feet, an arc distance of 118.36 feet along the northwest line of said Sugartree Circle to a 5/8" rebar rod found; Thence S89°48'20"W, 69.83 feet along the north line of said Sugartree Circle to a 5/8" rebar rod found for the southwest corner of said Lot 111, same being the southeast corner of Lot 112; Thence N00°11'40"W, 293.30 feet along the common line of said Lot 111 and said Lot 112 to a 5/8" rebar rod found for the northeast corner of said Lot 111, same being the northeast corner of said Lot 112, and being in the south line of said James; Schulz, and Frazier Tract; Thence N89°48'20"E, 440.90 feet along the common line of said Lots 111; 110, and 109, and said James; Schulz, and Frazier Tract to a 1" iron pipe found for an "ell" corner of said Lot 109, same being the southeast corner of said James; Schulz, and Frazier Tract; Thence N01°45'28"E, 177.66 feet along the common line of said Lot 109 and said James; Schulz, and Frazier Tract to the point of beginning and containing 3.20 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, Kevin Sebastian and wife, Deby Sebastian, do hereby adopt this plat designating the herein described real property as Lot 135R, SUGARTREE ON THE BRAZOS, PHASE TWO, 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 [Day] day of [Month], 2014. Kevin Sebastian, Deby Sebastian

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 Kevin Sebastian and wife, Deby Sebastian, known to me to be the parties 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 [Day] day of [Month], 2014. Notary Public: Delfina Vargas, My Commission Expires [Date]

Notary Public: Delfina Vargas, Notary Public, State of Texas, My Comm. Exp. 4/8/17

LINE TABLE and CURVE TABLE with columns for LINE, BEARING, DISTANCE, CURVE, RADIUS, LENGTH, CHORD.

Lots 109,110,111 Kevin Sebastian Deby Sebastian P.O. Box 3 Dennis, TX 76439

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 OCTOBER, 2014.

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

RE-PLAT SHOWING LOT 110R, SUGARTREE ON THE BRAZOS "PHASE TWO" AN ADDITION IN PARKER COUNTY, AND BEING A REPLAT OF LOTS 109; 110, AND 111, SUGARTREE ON THE BRAZOS, PHASE TWO, RECORDED IN CABINET C, SLIDE 288, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET [] SLIDE [] DATE []