

OWNER'S CERTIFICATE AND DEDICATION

COUNTY OF PARKER
STATE OF TEXAS

WHEREAS, Sugartree, Inc. is the owner of the following described real property:

A part of the M. Huffman Survey, Abstract No. 563, situated in Parker County, Texas; and embracing a portion of the tract described in the deed to Phil Lumsden, recorded in volume 1143, page 343 of the Parker County Deed Records and a portion of the 36.2844 acres tract described in the deed to Lumsden & Bowerman, Inc., dated July 14, 1998.

Beginning at a 5/8" iron rod recovered with plastic cap stamped "TNP" for the southeast corner of South Sugartree Drive, as it appears upon the map of Sugartree Golf Club Addition, Section II, recorded in Cabinet B, Slide 498 of the Parker County Plat Records.

Thence along the east and south line of said South Sugartree Drive the following:

N 18°07'39" E, 105.11 feet to a 5/8" iron rod recovered with plastic cap stamped "TNP" for corner;
S 69°17'59" E, 427.99 feet to a 5/8" iron rod recovered with plastic cap stamped "TNP" for the beginning of a curve to the left having a radius of 310.00 feet;

Along said curve, an arc length of 244.05 feet to a 5/8" iron rod recovered with plastic cap stamped "TNP" at it's end, the long chord of said 244.04 feet arc is N 88°08'54"E 237.79 feet;
N 65°35'42" E, 230.33 feet to a 5/8" iron rod recovered with plastic cap stamped "TNP" for corner;

Thence S 13°33'12" W, 89.64 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence S 00°05'42" W 59.88 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence S 06°32'04" E, 334.18 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence N 88°41'06" W, 269.76 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence N 65°09'42" W, 185.01 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence N 40°56'53" W, 215.70 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner;

Thence N 60°25'12" W, 366.18 feet to the place of beginning and containing 5.31 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sugartree, Inc., does hereby adopt this plat of Lots 1 through 4 in Block 5, Phase III and do hereby dedicate to the public use these streets and easements shown hereon.

WITNESS MY HAND THIS 8th DAY OF January 2002.

Bill H. Bowerman
Bill H. Bowerman, President
Sugartree, Inc.

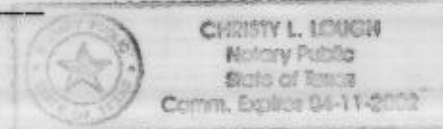
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Bill H. Bowerman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed for said Sugartree, Inc. and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of Jan, 2002
A.D.,

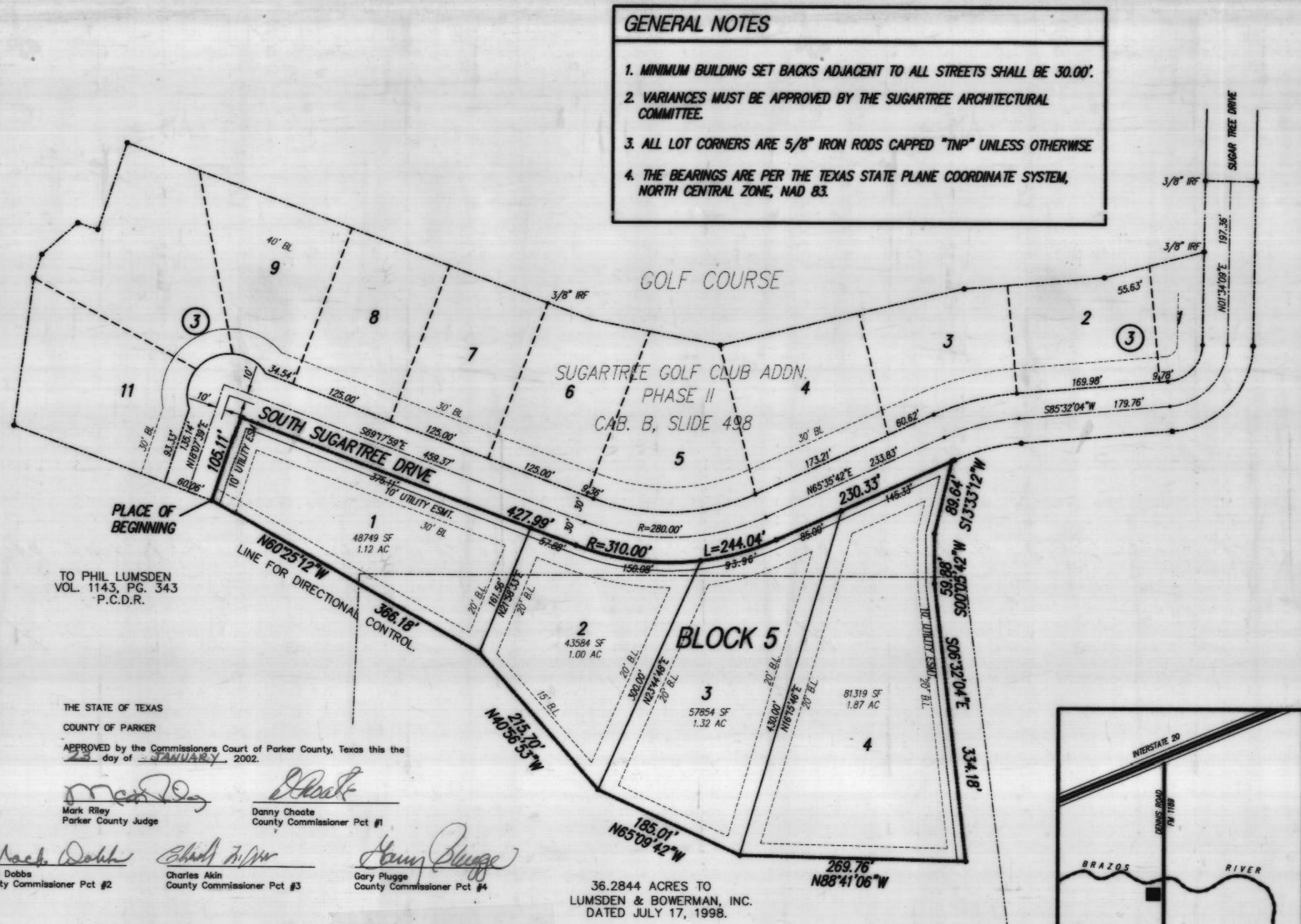
Christy L. Lough
NOTARY PUBLIC, Tarrant COUNTY, TEXAS



CERTIFICATE OF E.T.J.

Sugar Tree, Inc., being the Dedicatorie and Owner of this Plat of said Subdivision does hereby certify that it is not within five miles of the E.T.J of any incorporated City or Town in Parker County, Texas

Bill H. Bowerman
Bill H. Bowerman, President
Sugartree, Inc.



GENERAL NOTES
1. MINIMUM BUILDING SET BACKS ADJACENT TO ALL STREETS SHALL BE 30.00'.
2. VARIANCES MUST BE APPROVED BY THE SUGARTREE ARCHITECTURAL COMMITTEE.
3. ALL LOT CORNERS ARE 5/8" IRON RODS CAPPED "TNP" UNLESS OTHERWISE
4. THE BEARINGS ARE PER THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.

TO PHIL LUMSDEN
VOL. 1143, PG. 343
P.C.D.R.

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas this the 23 day of JANUARY, 2002.

Mark Riley Parker County Judge
Danny Choate County Commissioner Pct #1
Mack Dobbs County Commissioner Pct #2
Charles Akin County Commissioner Pct #3
Gary Plugge County Commissioner Pct #4

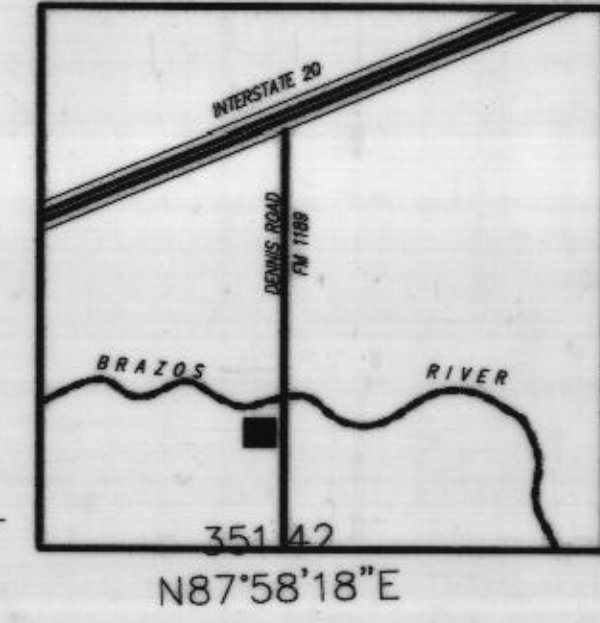
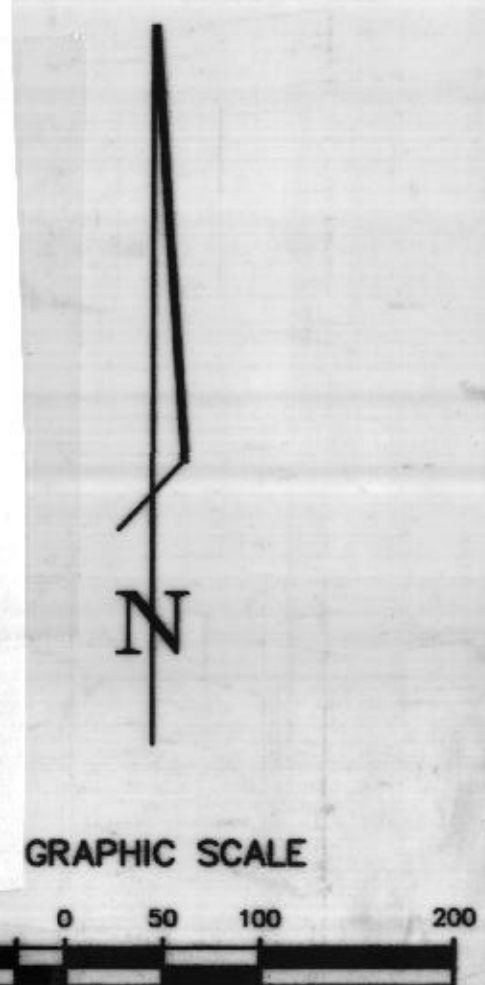
36.2844 ACRES TO
LUMSDEN & BOWERMAN, INC.
DATED JULY 17, 1998.

CERTIFICATE OF RECORD
THE STATE OF TEXAS
COUNTY OF PARKER
Jeanne Brunson, Clerk of the Court, in and for said County foregoing Plat with it's certification, was filed for record in 202, at 2 o'clock PM, in 1147N in Plat Cabinet, Pages 343-344
In Testimony Whereof, Witness my hand and official seal of 2002.

Jeanne Brunson, Clerk
County Court
Parker County, Texas

Stephen H. Roberson 1/08/02
Stephen H. Roberson
R.P.L.S. No. 4090 Date

Doc 00436213 Bk DR Vp1 Pg 1984 236
PCB-663
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On Jan 23, 2002 at 11:47N
Document Number: 00436213
Amount: .00
By Faye Woody
STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.
Jan 23, 2002
JEANNE BRUNSON, COUNTY CLERK
PARKER COUNTY



**SUGARTREE
GOLF CLUB ADDITION
PHASE III
BLOCK 5**



NOTE: Potable water service for lots shown on this plat will be furnished by Parker County Water Supply Corporation.