

GOLF COURSE

INST. NO. 213594

DATE OF RECORDING: 11-18-1991.

LUMSDEN-BOWERMAN, INC. VOL. 1103, PG. 99

391975

B-498

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

APPROX. LIMITS OF FEMA ZONE "A" SPECIAL FLOOD HAZARD AREA. NO BASE FLOOD ELEVATIONS DETERMINED. FIRM MAP NO. 4805200250B EFFECTIVE DATE: SEPT. 27, 1991.

RECEIVED AND FILED FOR RECORD 2:00 O'clock P M

JUN 28 2000

Jeanne Brunson, Co. Clerk PARKER COUNTY, TEXAS By: D. Morris Deputy

PLACE OF BEG. 588'25'51"E 60.00'

OWNER'S CERTIFICATE AND DEDICATION

COUNTY OF PARKER STATE OF TEXAS

WHEREAS, Sugartree, Inc., is the sole 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 Lumsden-Bowerman, Inc., recorded in volume 1103, page 99 of the Parker County Deed Records.

Beginning at a 3/8" iron found for a corner of Sugartree Drive as it appears upon the map of Sugartree Golf and Country Club, recorded in instrument no. 213594, dated November 18, 1991, Parker County Real Records.

Thence south 88 degrees-25 minutes-51 seconds east 60 feet to a 5/8" iron capped "TNP" set for a corner and the beginning of a curve to the right having a radius of 105 feet.

Thence south 1 degree-34 minutes-09 seconds west 197-36/100 feet to a 5/8" iron capped "TNP" set for corner and the beginning of a curve to the right having a radius of 105 feet.

Thence along said curve, an arc length of 153-87/100 feet to a 5/8" iron capped "TNP" set at it's end, the long chord of said 153-87/100 feet arc is south 43 degrees-33 minutes-07 seconds west 140-47/100 feet.

Thence south 85 degrees-32 minutes-04 seconds west 179-76/100 feet to a 5/8" iron capped "TNP" set for corner and the beginning of a curve to the left having a radius of 240 feet.

Thence along said curve, an arc length of 81-62/100 feet to a 5/8" iron capped "TNP" set for corner at it's end, the long chord of said 81-62/100 feet arc is south 75 degrees-47 minutes-30 seconds west 81-23/100 feet.

Thence south 66 degrees-02 minutes-55 seconds west 233-83/100 feet to a 5/8" iron capped "TNP" set for corner and the beginning of a curve to the right having a radius of 310 feet.

Thence along said curve, an arc length of 244-04/100 feet to a 5/8" iron capped "TNP" set for corner at it's end, the long chord of said 244-04/100 feet arc is south 88 degrees-36 minutes-05 seconds west 237-79/100 feet.

Thence north 68 degrees-50 minutes-46 seconds west 427-99/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 18 degrees-34 minutes-52 seconds west 105-11/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 68 degrees-50 minutes-46 seconds west 250-60/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 07 degrees-49 minutes-42 seconds west 178-21/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 18 degrees-34 minutes-52 seconds east 30 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 48 degrees-39 minutes-15 seconds east 57-06/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 71 degrees-25 minutes-08 seconds east 25 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 18 degrees-34 minutes-52 seconds east 110 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 68 degrees-50 minutes-46 seconds east 591-26/100 feet 3/8" iron found for corner.

Thence south 78 degrees-18 minutes-29 seconds east 155-17/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 77 degrees-07 minutes-18 seconds east 299-10/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 85 degrees-32 minutes-04 seconds east 166-70/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 75 degrees-35 minutes-46 seconds east 122-90/100 feet to a 3/8" iron found for corner.

Thence north 1 degree-34 minutes-09 seconds east 85-80/100 feet to the place of beginning and containing 8-705/1000 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sugartree, Inc., does hereby adopt this plot of Lots 1 through 11 in Block 3, Phase II and do hereby dedicate to the public use these streets and easements shown hereon.

WITNESS MY HAND THIS 28 DAY OF JUNE 2000. Robert L. Albritton, President Sugartree, Inc. Curtis Von Der Ahe, Executive Vice-President Frost National Bank

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. ALBRITTON 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 herein expressed for said SUGARTREE, INC. and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of JUNE 2000.

Sanford L Green NOTARY PUBLIC, TARRANT COUNTY

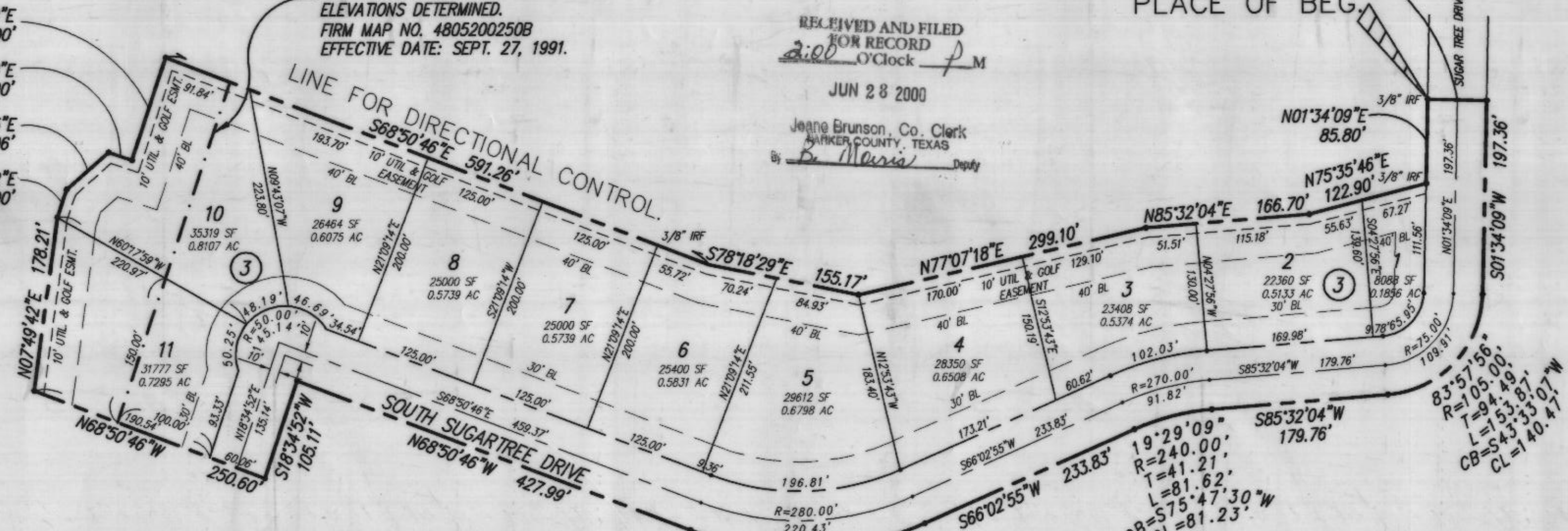
ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Curtis Von Der Ahe 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 herein expressed for said FROST BANK and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of JUNE 2000.

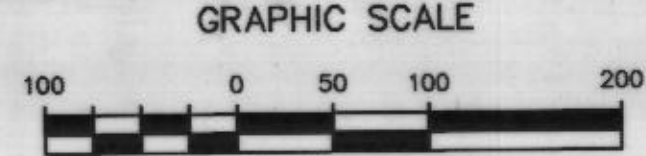
Sanford L Green NOTARY PUBLIC, TARRANT COUNTY



- GENERAL NOTES: 1. MINIMUM BUILDING SET BACKS FROM ALL PROPERTY LINES ADJACENT TO GOLF COURSE SHALL BE 40.00'. 2. MINIMUM BUILDING SET BACKS ADJACENT TO ALL STREETS SHALL BE 30.00'. 3. 10.00' ADJACENT TO ALL PROPERTY LINES SHALL BE RESERVED AS A GOLF AND UTILITY EASEMENT. 4. VARIANCES MUST BE APPROVED BY THE SUGARTREE ARCHITECTURAL COMMITTEE. 5. ALL LOTS EXCEPT 10 & 11 ARE OUTSIDE THE LIMITS OF THE F.E.M.A. 100 YR. FLOOD ZONE. 6. ALL LOT CORNERS ARE 5/8" IRON RODS CAPPED "TNP" UNLESS OTHERWISE NOTED. 7. THE BASIS FOR BEARINGS IS THE PLAT RECORDED IN INST. NO. 213594. 8. LOT 1 IS PUBLIC OPEN SPACE.

45°06'19" R=310.00' T=128.74' L=244.04' CB=588°36'05"W CL=237.79'

LUMSDEN-BOWERMAN, INC. VOL. 1103, PG. 99



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.

RECORDED JUN 28 2000 JEANNE BRUNSON County Clerk, Parker County, Tex.

CERTIFICATE OF E.T.J. Sugar Tree, Inc., being the Dedicator 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.

THE STATE OF TEXAS COUNTY OF PARKER APPROVED by the Commissioners Court of Parker County, Texas this the 28 day of JUNE 2000.

Mark Riley, Parker County Judge; Danny Choate, County Commissioner Pct #1; Mack Dobbs, County Commissioner Pct #2; Charlie Horton, County Commissioner Pct #3; Gary Plugg, County Commissioner Pct #4; Stephen H. Roberson, R.P.L.S. No. 4090, Date 6-28-2000.

CERTIFICATE OF RECORD THE STATE OF TEXAS COUNTY OF PARKER Jeanne Brunson, Clerk of the Court, in and for said County, do hereby certify that the foregoing Plat with it's certification, was filed for record in my office the 28 day of 2000, at 2:00 o'clock P.M., in records of said County in Plat Cabinet, Pages In Testimony Whereof, Witness my hand and official seal of office, this 28 day of 2000. Jeanne Brunson, Clerk County Court, Parker County, Texas



SUGARTREE GOLF CLUB ADDITION PHASE II BLOCK 3

TEAGUE NALL AND PERKINS ENGINEERS & SURVEYORS MUNICIPAL CONSULTANTS

DATE OF PREPARATION: JANUARY 3rd, 2000 DATE OF REVISION: MAY 27th, 2000 DATE OF REVISION: JUNE 22nd, 2000

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