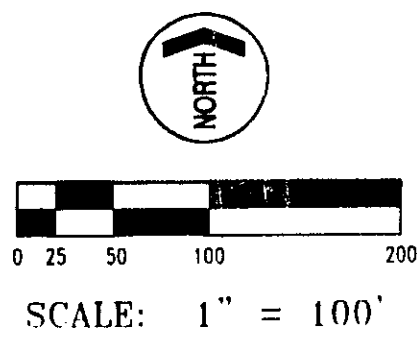


CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BRG./LENGTH
C1	1001.34'	16°54'01"	295.36'	S17°44'35"E 294.29'
C2	921.53'	07°08'48"	114.94'	S22°37'11"E 114.87'



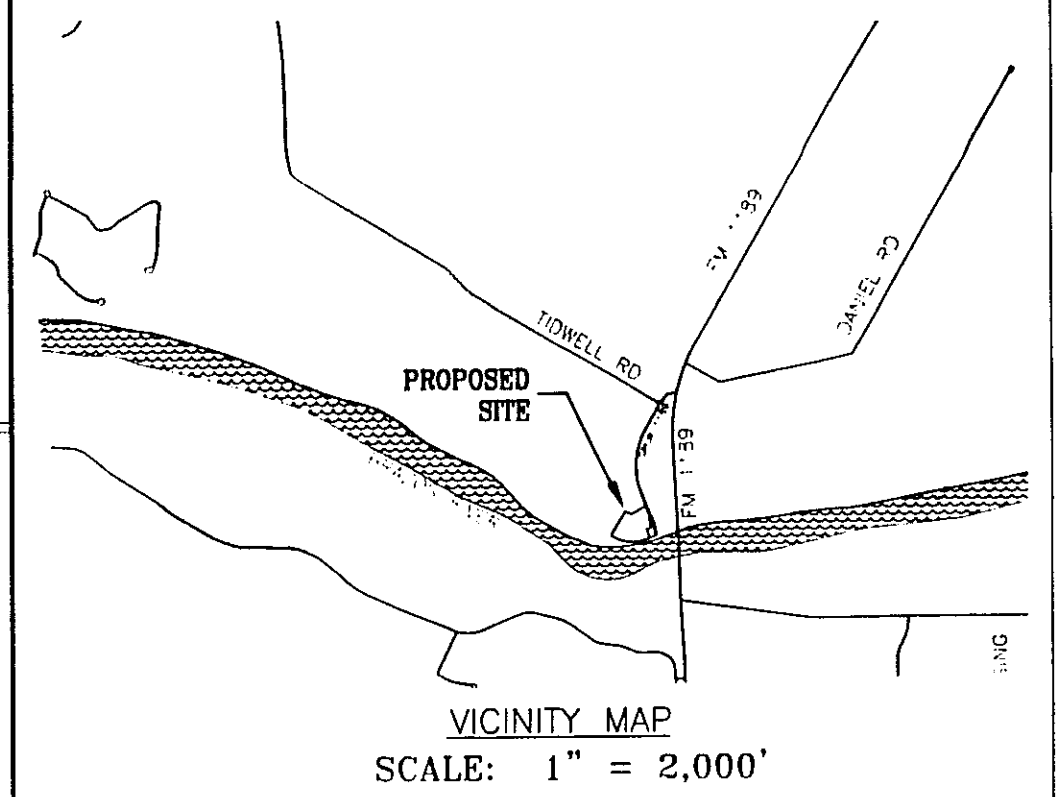
THE STATE OF TEXAS
COUNTY COMMISSION
COUNTY OF PARKER

THIS PLAT IS HEREBY APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF PARKER, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1631, SECTION 1, OF THE CONSTITUTION OF THE STATE OF TEXAS, AS AMENDED AND RECORDED IN VOLUME 1995, PAGE 1300 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS ON THIS _____ DAY OF _____, 2013.

MARK T. BROWN, COUNTY JUDGE

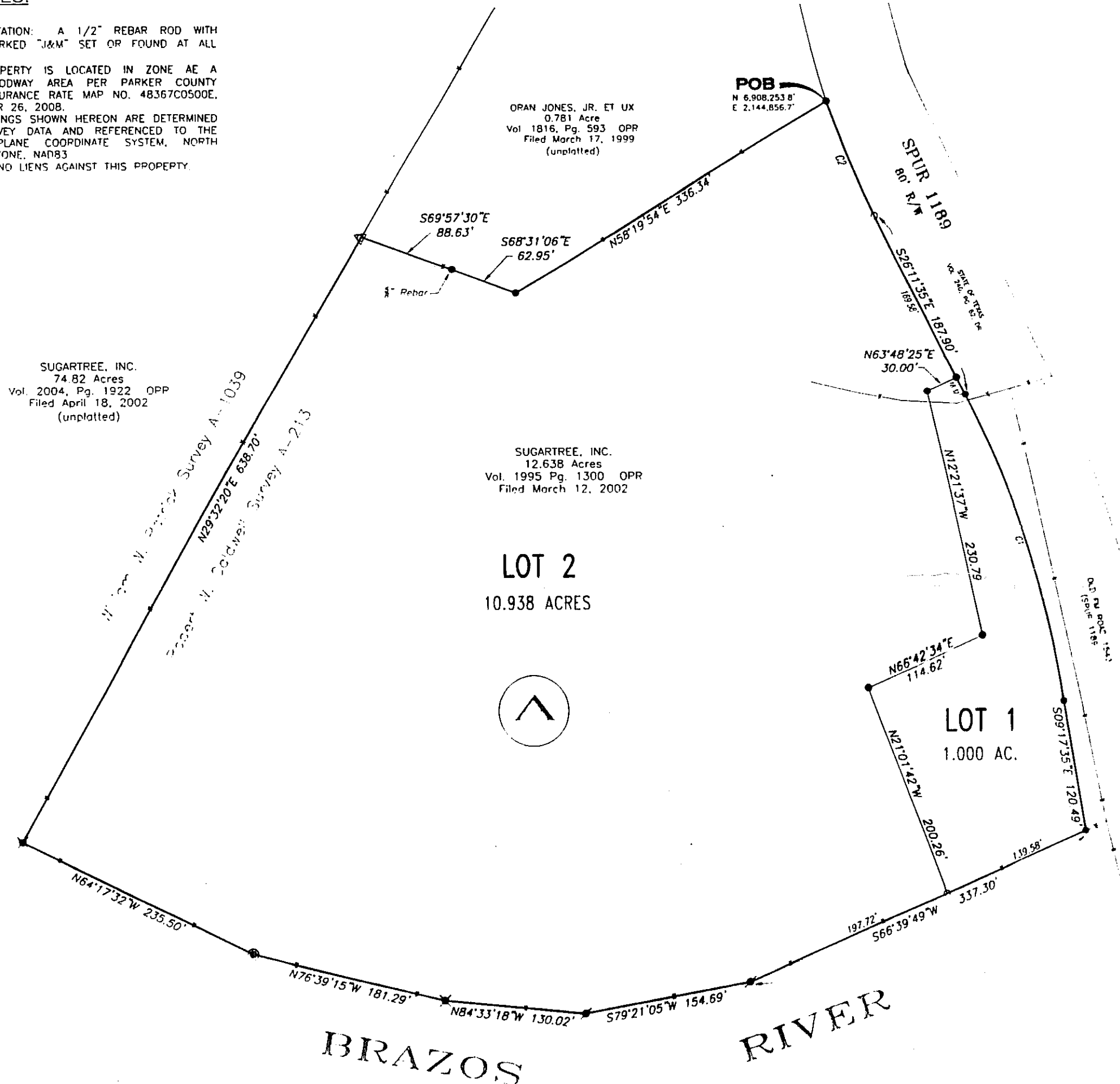
George A. Carley
GEORGE A. CARLEY, COUNTY CLERK

Christy L. Lough
CHRISTY L. LOUGH, COUNTY CLERK



PLAT NOTES:

- 1.) MONUMENTATION: A 1/2" REBAR ROD WITH PLASTIC CAP MARKED "J&M" SET OR FOUND AT ALL LOT CORNERS.
- 2.) THIS PROPERTY IS LOCATED IN ZONE AE A DESIGNATED FLOODWAY AREA PER PARKER COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 48367C0500E, DATED SEPTEMBER 26, 2008.
- 3.) THE BEARINGS SHOWN HEREON ARE DETERMINED FROM GPS SURVEY DATA AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NAD83
- 4.) THERE IS NO LIENS AGAINST THIS PROPERTY.



SUGARTREE, INC.
74.82 Acres
Vol. 2004, Pg. 1922 OPP
Filed April 18, 2002
(unplatted)

SUGARTREE, INC.
12.638 Acres
Vol. 1995 Pg. 1300 OPR
Filed March 12, 2002

LOT 2
10.938 ACRES

LOT 1
1.000 AC.

BRAZOS RIVER

LEGEND

- = SET 1/2" REBAR
- = FND 1/2" REBAR UNLESS OTHERWISE NOTED
- ✱ = FND 2" STEEL PIPE CORNER POST
- ✱ = FND X-TIE CORNER POST
- ⊙ = TREE AT CORNER
- △ = 3" x 3" ANGLE IRON POST
- = FENCE
- = SUBDIVISION BOUNDARY (BOLD)
- = HIGH BANK OF BRAZOS RIVER

METES AND BOUNDS DESCRIPTION:

BEING a 11.938 acre tract or parcel of land situated in the Robert W. Caldwell Survey, Abstract Number 213, County of Parker, State of Texas. Said tract being all of a called 12.638 acre tract as described in a deed to Sugartree, Inc., filed March 12, 2002 and recorded in Volume 1995, Page 1300 of the Official Public Records of Parker County, Texas. Said 11.938 acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a found 1/2 inch rebar at the northeast corner of said 12.638 acre tract whence the approximate southwest corner of said Robert W. Caldwell Survey is called, in said deed, to bear South 751.22 feet and West 824.50 feet, and further, said rebar being the southeast corner of a called 0.781 acre tract as described in a deed to Oran Jones Jr., and wife, Louanne Jones, filed March 17, 1999 and recorded in Volume 1816, Page 593 of said Official Public Records, and said rebar also being on the west right-of-way line of FM Road 1543 (now known as Spur 1189), as shown by deed to the State of Texas, filed February 18, 1950 and recorded in Volume 240, Page 62 of the Deed Records of said Parker County, Texas, and said rebar also being in a curve to the left, having a partial central angle of 07°08'48", a radius of 921.53 feet, and is subtended by a chord which bears S22°37'11"E for a distance of 114.87 feet;

THENCE with said west right-of-way line and with said curve to the left, an arc length of 114.94 feet to a set 1/2 inch rebar for the point of tangency of said curve;

THENCE S26°11'35"E, with said west right-of-way line, a distance of 187.90 feet to a found 1/2 inch rebar for the point of curvature of a curve to the right, having a central angle of 16°54'01", and a radius of 1001.34 feet and is subtended by a chord which bears S17°44'35"E for a distance of 294.29 feet;

THENCE with said west right-of-way line and with said curve to the right, an arc length of 295.36 feet to a set 1/2 inch rebar for the point of tangency of said curve;

THENCE S09°17'35"E, with said west right-of-way line a distance of 120.49 feet to a found 1/2 inch rebar in a fence along the left high bank of the Brazos River for the southeast corner of this tract;

THENCE S66°39'49"W along a fence on said left high bank a distance of 337.30 feet to a found 2 inch steel pipe corner post;

THENCE S79°21'05"W along said fence and left high bank a distance of 154.69 feet to a found 2 inch steel pipe corner post;

THENCE N84°33'45"W along said fence and left high bank a distance of 110.02 feet to a tie corner post;

THENCE N76°39'15"W along said fence and left high bank a distance of 181.29 feet to a 10 inch tree for corner;

THENCE N64°17'32"W along said fence and left high bank a distance of 235.50 feet to a x-tie corner post found for the occupied southwest corner of said 12.638 acre tract and of said Robert W. Caldwell Survey, and further, said x-tie corner post being the occupied southeast corner of a 74.82 acre tract described in a certain General Warranty Deed to Sugartree, Inc. filed April 18, 2002 and recorded in Volume 2004, Page 1922 of said Official Public Records, and further being the occupied southeast corner of the William W. Patrick Survey, Abstract No. 1039;

THENCE N29°32'20"E along a fence, and the occupied west boundary line of said 12.638 acre tract and said Caldwell Survey, same being the occupied east boundary line of said 74.82 acre tract and said Patrick Survey, a distance of 638.70 feet to a 3" x 3" angle iron corner post for the northwest corner of this tract and the southwest corner of said 0.781 acre tract;

THENCE S69°57'30"E along a fence and northerly boundary line of this tract, same being a southerly boundary line of said 0.781 acre tract a distance of 88.63 feet to a found 5/8 inch rebar for corner;

THENCE S68°31'06" along said fence and said common boundary line a distance of 62.95 feet to a found 1/2 inch rebar for corner;

THENCE N58°19'54"E along a fence and common boundary line a distance of 336.34 feet to the POINT OF BEGINNING and containing 11.938 acres of land.

ACCT. NO.: 18019
SCH. DIST.: BR
CITY: NONE
MAP NO.: E-20

FINAL PLAT
SUGARTREE NORTH ADDITION,
BLOCK A, SECTION 1
11.938 ACRES OUT OF
THE ROBERT W. CALDWELL SURVEY,
ABSTRACT NO. 213,
PARKER COUNTY, TEXAS

OWNER'S CERTIFICATE AND DEDICATION

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.

Bill Bowerman
BILL BOWERMAN, OWNER
SUGARTREE, LTD.

THE STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

BILL BOWERMAN

KNOWN TO ME TO BE THE PERSON AND OWNER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID

SUGARTREE, LTD.

AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH COMPANY FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 22nd DAY OF February AD 2013

Christy L. Lough
CHRISTY L. LOUGH
Notary Public
State of Texas
Comm. Expires 4-11-2014

THE STATE OF TEXAS:
COUNTY OF PARKER:

BILL BOWERMAN BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS HIS WITHIN THE LIMITS OF HIS PERSONAL JURISDICTION FOR ANY INCORPORATED CITY OR TOWN.

Bill Bowerman
BILL BOWERMAN, OWNER
SUGARTREE, LTD.

THE STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

BILL BOWERMAN

KNOWN TO ME TO BE THE PERSON AND OWNER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS THE 22nd DAY OF February AD 2013

Christy L. Lough
CHRISTY L. LOUGH
Notary Public
State of Texas
Comm. Expires 4-11-2014

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT.

Mark T. Brown
SIGNATURE
MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR #4247
FEBRUARY 20, 2013
DATE

STATE OF TEXAS
REGISTERED
MARK T. BROWN
4247
PROFESSIONAL
LAND SURVEYOR