

D-468

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	921.53'	114.94'	114.87'	S 22° 37' 11" E	07° 08' 48"
C2	921.53'	35.72'	35.72'	N 20° 09' 25" W	02° 13' 15"
C3	921.53'	79.22'	79.20'	S 23° 43' 49" E	04° 55' 33"

LINE	BEARING	DISTANCE
L1	S 63° 48' 25" W	30.00'
L2	S 26° 11' 53" E	30.57'

STATE OF TEXAS  
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS  
13 DAY OF OCT, 2015.

Absent  
COUNTY JUDGE

George A. Conley, Judge Pro Tem  
COMMISSIONER PRECINCT #1

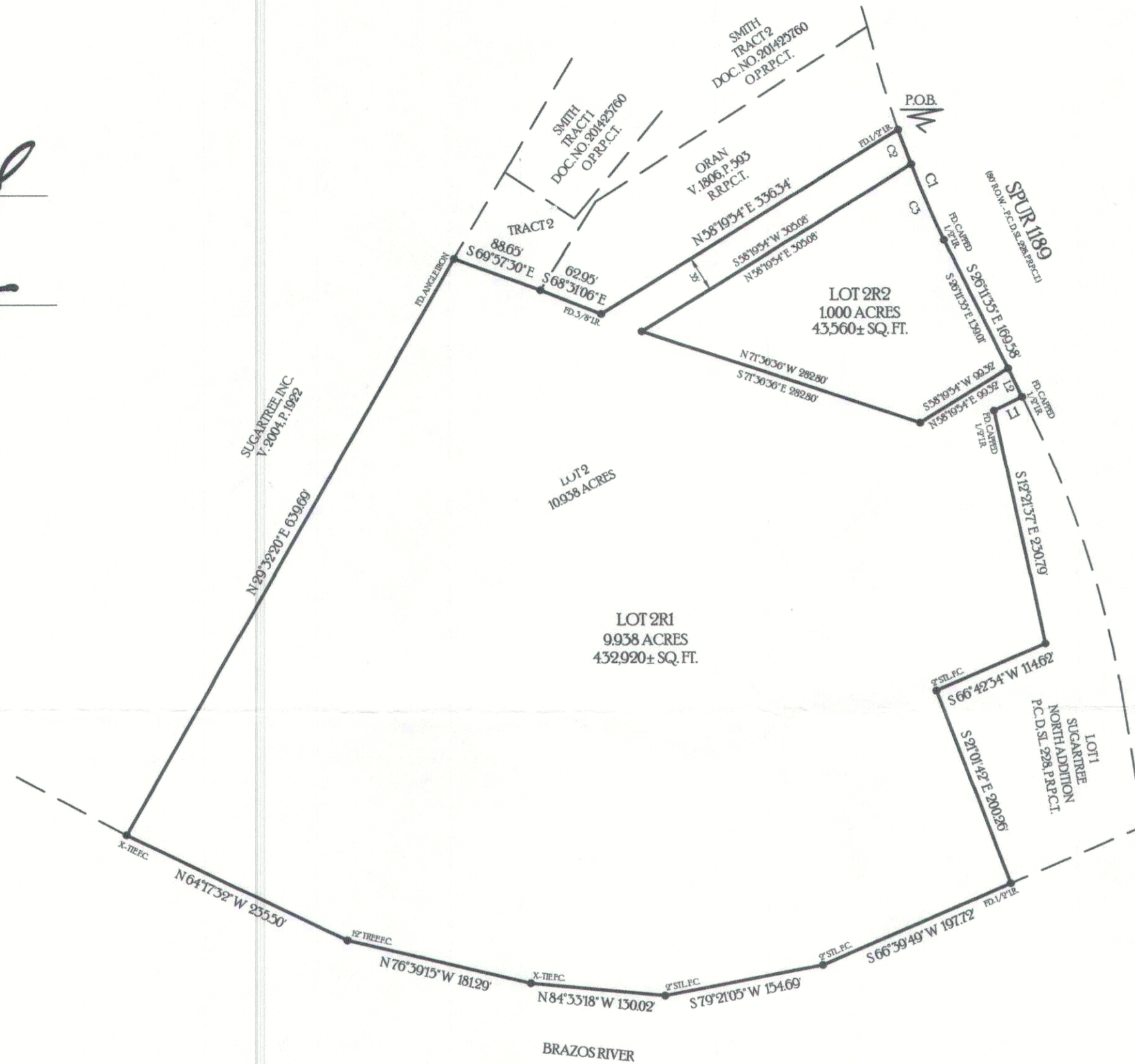
Craig Pearson  
COMMISSIONER PRECINCT #9

Jim Hall  
COMMISSIONER PRECINCT #3

D. Puga  
COMMISSIONER PRECINCT #4

NOTES:

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN FLOOD HAZARD ZONE 'AE' - A DESIGNATED FLOODWAY ACCORDING TO THE FIRM COMMUNITY PANEL 483670000E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD ZONE INFORMATION PLEASE VISIT THE OFFICIAL FEMA WEB SITE AT (WWW.FEMA.GOV).
- 2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 4) WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES (LOT 2R1) AND PARKER COUNTY SUD (LOT 2R2).
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
- 7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 252.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202.
- 9) THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.
- 10) AT THE TIME OF THIS SURVEY THERE IS NO LIEN HOLDER FOR LOT 2, SUGARTREE NORTH ADDITION, BLOCK A, SECTION 1, AN ADDITION TO PARKER COUNTY, TEXAS.



STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, SUGARTREE INC. (OWNER), BEING THE SOLE OWNER OF A 10.938 ACRES (476,480± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 2, BLOCK A, SECTION 1, SUGARTREE NORTH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET D, SLIDE 228, PLAT RECORDS, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED SUGARTREE INC. IN VOLUME 1995, PAGE 1300, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ORAN IN VOLUME 1806, PAGE 503, R.P.C.T., AND THE WEST RIGHT OF WAY LINE OF SPUR 1189 (A PAVED SURFACE) ON A CURVE TO THE LEFT HAVING A RADIUS OF 921.53 FEET, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID SPUR 1189 AND WITH SAID CURVE TO THE LEFT HAVING A CHORD OF S 22° 37' 11" E 114.87 FEET, AN ARC LENGTH OF 114.94 FEET TO A FOUND CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 26° 11' 53" E 169.58 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF SAID SUGARTREE NORTH ADDITION FOR A CORNER OF THIS TRACT.

THENCE WITH THE COMMON BOUNDARY LINE OF SAID LOT 1 AND SAID LOT 2 THE FOLLOWING:  
S 63° 48' 25" W 30.00 FEET TO A FOUND CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
S 12° 21' 37" E 230.79 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.  
S 66° 42' 34" W 114.62 FEET TO A 2" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.  
S 27° 01' 42" E 200.26 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 1, AND IN THE NORTH BOUNDARY LINE OF THE BRAZOS RIVER FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2 AND THE NORTH BOUNDARY LINE OF SAID BRAZOS RIVER THE FOLLOWING:  
S 66° 59' 49" W 197.72 FEET TO A 2" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.  
S 79° 21' 05" W 154.69 FEET TO A 2" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT.  
N 84° 33' 18" W 130.02 FEET TO A X-TIE FENCE CORNER FOR A CORNER OF THIS TRACT.  
N 76° 39' 15" W 181.29 FEET TO A TREE FENCE CORNER FOR A CORNER OF THIS TRACT.  
N 64° 17' 32" W 235.50 FEET TO A X-TIE FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 29° 32' 20" E 639.69 FEET TO A FOUND ANGLE IRON AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SMITH AS TRACT 2 IN DOCUMENT NO. 201425760, R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 69° 57' 30" E 88.65 FEET TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID ORAN TRACT, OR A CORNER OF THIS TRACT.

THENCE S 68° 31' 06" E 62.95 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE N 58° 19' 54" E 336.34 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUGARTREE INC. (OWNER), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 2R1 AND LOT 2R2, BLOCK A, SECTION 1, SUGARTREE NORTH ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT \_\_\_\_\_, PARKER COUNTY, TEXAS  
THIS THE 13 DAY OF October, 2015.

Bill H. Bowerman  
SUGARTREE INC.  
NAME, TITLE President

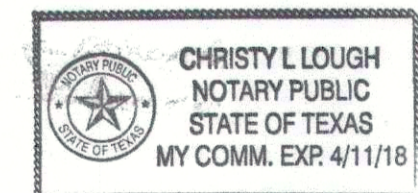
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Bill H. Bowerman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF Oct., 2015.

Christy L. Lough  
NOTARY PUBLIC AND FOR THE STATE OF TEXAS



ACCT. NO.: 18018  
SCH. DIST.: WE  
CITY:  
MAP NO.: E-20



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

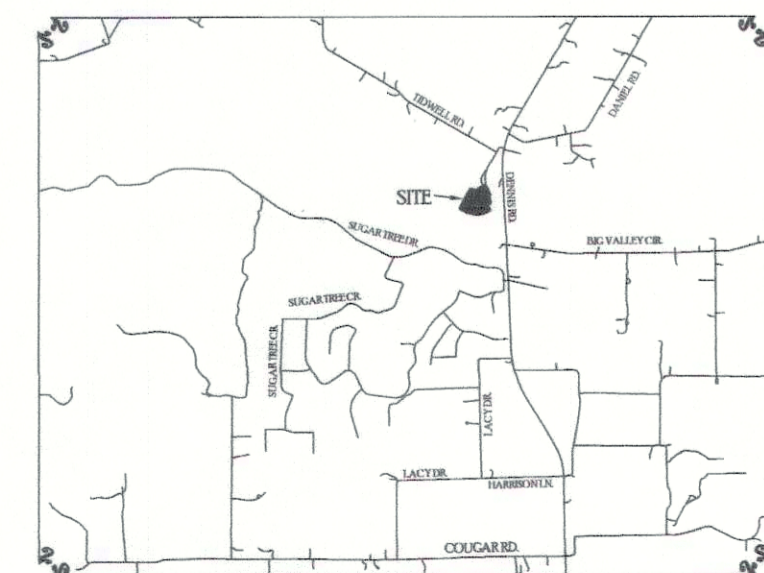
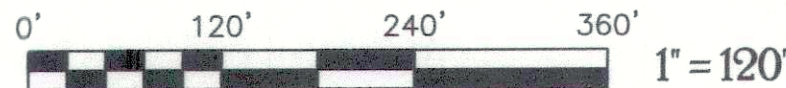
Micah Hamilton  
MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865  
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX, 76086.  
JN150642 - SEPTEMBER 2015.

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 2, SUGARTREE NORTH ADDITION, BLOCK A, SECTION 1, AS RECORDED IN P.C.D.S.L. 228, R.P.C.T., INTO LOT 2R1 CONSISTING OF 9.938 ACRES AND LOT 2R2 CONSISTING OF 43.560 ACRES.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Jeane Brunson  
201521589  
10/13/2015 10:52 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

OWNER/DEVELOPER: SUGARTREE INC. P.O. BOX 98 DENNIS, TEXAS, 76439  
SURVEYOR: MICAH HAMILTON, R.P.L.S. 110 A PALO PINTO WEATHERFORD, TEXAS, 76086 817-594-0400



REPLAT  
LOT 2R1 & 2R2  
BLOCK A, SECTION 1  
SUGARTREE NORTH ADDITION  
BEING A REPLAT OF LOT 2, SUGARTREE NORTH ADDITION, BLOCK A, SECTION 1, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET D, SLIDE 228, PLAT RECORDS, PARKER COUNTY, TEXAS.

SEPTEMBER 2015  
**CARTER SURVEYING**  
& MAPPING  
110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
(817)-594-0400 - (817)-594-0403

18018.00A.002.00  
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