

STATE OF TEXAS §
COUNTY OF PARKER §

PC C-351

OWNERS CERTIFICATE:

WHEREAS, Gary Green and Norma Green, are the sole owners of a tract of land situated in the M. HUFFMAN SURVEY, ABSTRACT NO. 563, Parker County, Texas, said tract being Lots 86 and 87, SUGARTREE ON THE BRAZOS, PHASE ONE, a subdivision of Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 239, Plat Records, Parker County, Texas, said tract being described in Deed of Trust recorded in Volume 2342, Page 1156, Deed Records, Parker County, Texas, Grantor being Gary Green and Norma Green Beneficiary being First National Bank of Weatherford, P.O. Box 730, Weatherford, Texas, 76086, said tract being more particularly described by metes and bounds as follows:

Doc# 580881
Book 2397 Page 1305

COMMENCING at a 3/8 inch iron rod found at the Southeast corner of Lot 88 of said SUGARTREE ON THE BRAZOS, PHASE ONE, said iron rod being in the West line of F.M. 1189 and being in the North line of a tract described in deed to Bill Pedigo and wife, Betsy Pedigo recorded in Volume 2110, Page 94, Deed Records, Parker County, Texas, and thence South 87 deg. 10 min. 18 sec. West along the common line of said Lot 88 and said Pedigo tract for a distance of 165.25 feet to the POINT OF BEGINNING of the herein described tract:

BEGINNING at a 5/8 inch capped iron rod stamped (BHB INC), said capped iron rod being the Southeast corner of Lot 87 of said SUGARTREE ON THE BRAZOS, PHASE ONE, and the Southwest corner of said Lot 88 and being in the North line of said Peigo tract;

THENCE South 87 deg. 10 min. 18 sec. West along the common line of said Lot 87 and said Pedigo tract passing at 143.90 feet a 5/8 inch capped iron rod found stamped (BHB INC) at the Southwest corner of said Lot 87 and the Southeast corner of Lot 86 of SUGARTREE ON THE BRAZOS, PHASE ONE, continuing in all a total distance of 254.60 feet to a 3/8 inch iron rod found for a corner of said Lot 86 and being the Northwest corner of said Pedigo tract and being the Northeast corner of a tract described in deed to Stan S. Payne in Volume 1959, Page 168 of the Deed Records of Parker County, Texas;

THENCE North 83 deg. 11 min. 35 sec. West along the common line of said Lot 86 and said Payne tract for a distance of 60.03 feet to a point for corner from which a 5/8 inch capped iron rod found bears South 27 deg. 27 min. 23 sec. East 0.26' said point being the Southwest corner of said Lot 86 and being the Southeast corner of Lot 85 of said SUGARTREE ON THE BRAZOS, PHASE ONE;

THENCE North 11 deg. 03 min. 40 sec. East along the common line of said Lot 86 and Lot 85 for a distance of 224.94 feet to a 1/2 inch capped iron rod set stamped (MYERS 5803) for the Northwest corner of said Lot 86 and the Northeast corner of said Lot 85 and being the beginning of a curve to the left having a radius of 330.00 feet and a central angle of 13 deg. 55 min. 51 sec., and being in the South line of Lakeside Drive;

THENCE along said curve to the left and said Lakeside Drive an arc distance of 80.24 feet, said curve having a long chord of South 85 deg. 54 min. 18 sec. East 80.04 feet to a 1/2 inch capped iron rod set stamped (MYERS 5803) at the end of said curve to the left;

THENCE North 87 deg. 07 min. 46 sec. East passing at 36.27 the Northeast corner of said Lot 86 and the Northwest corner of said Lot 87 and continuing in all a total distance of 180.17 feet to a 1/2 inch capped iron rod set stamped (MYERS 5803) at the Northeast corner of said Lot 87 and the Northwest corner of said Lot 88 and in the South line of said Lakeside Drive;

THENCE South 02 deg. 52 min. 14 sec. East along the common line of said Lot 87 and said Lot 88 for a distance of 218.90 feet to the POINT OF BEGINNING and containing 1.45 acres of land more or less.

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We, Gary Green and Norma Green being the dedicatory and agent of the attached plat of said subdivision do hereby certify that it is not within the five (5) mile Extra Territorial Jurisdiction of any incorporated city or town.

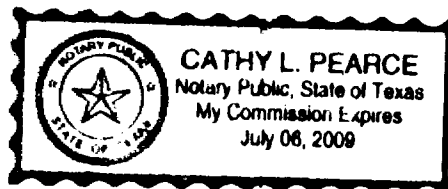
Gary Green Norma Green

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Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Gary Green and Norma Green 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 11th day of December 2005.



Notary Public in & For the State of Texas

SURVEYOR'S CERTIFICATE:

I, Michael W. Myers, a Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey on the ground in September 2005, and that all corner monuments shown were found or set by me or under my personal supervision.

Michael W. Myers, R.P.L.S. No. 5803



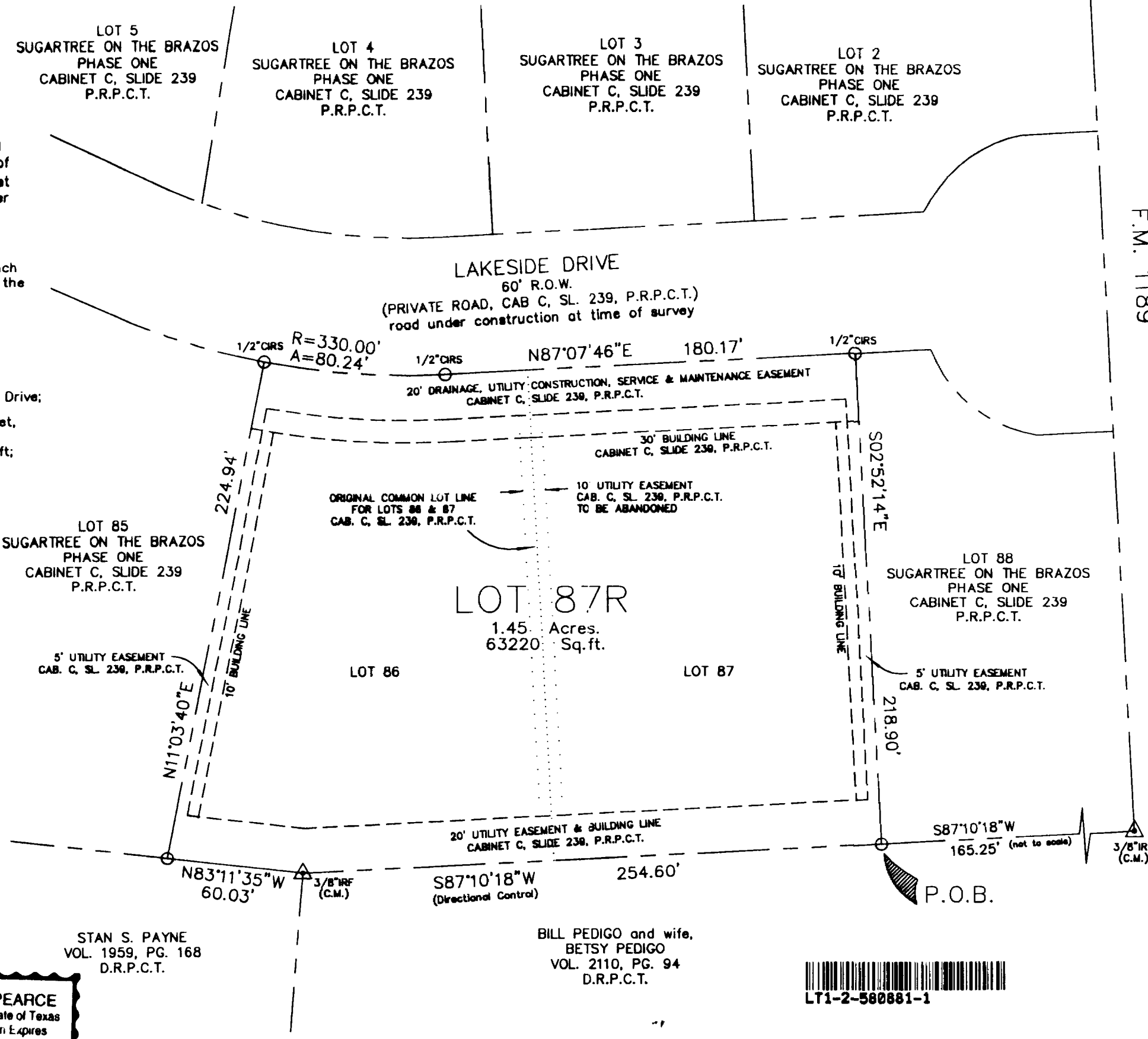
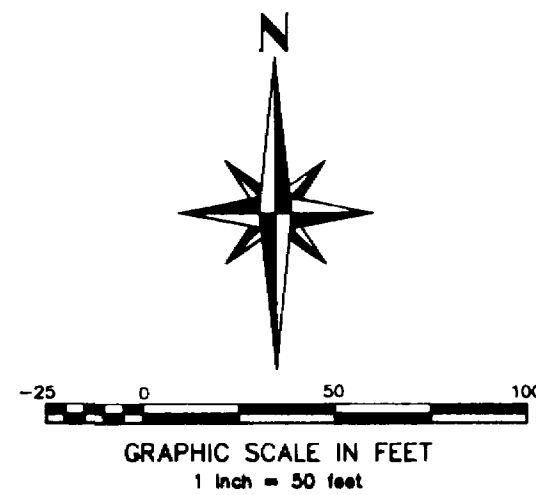
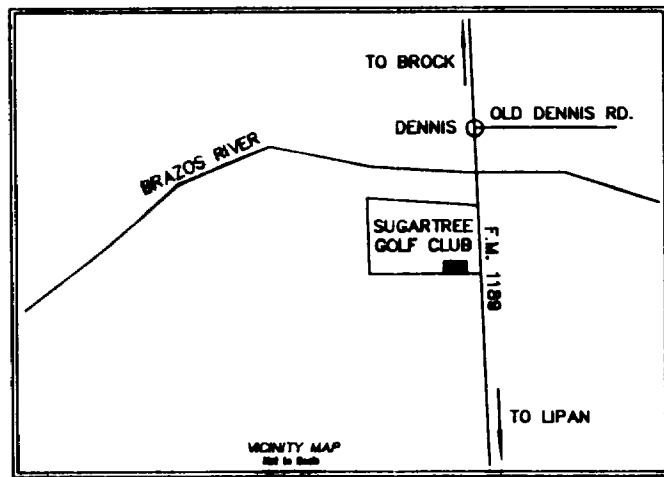
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Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael W. Myers, a Registered Professional Land Surveyor, in the State of Texas, known to me to be the person whose name is subscribed to this plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 7th day of December 2005.

Notary Public in & For the State of Texas



STAN S. PAYNE
VOL. 1959, PG. 168
D.R.P.C.T.

BILL PEDIGO and wife,
BETSY PEDIGO
VOL. 2110, PG. 94
D.R.P.C.T.

Flood Note:
This tract is not in the 100 year flood hazard zone, Zone A, according to the FEMA Flood Insurance Rate Map Community Panel No. 480520 0250 B, dated 9/27/91. This tract is in clear Zone X. Local drainage was not investigated.

Parker County Floodplain Coordinator

Doc# 580881 Fees: \$66.00
12/28/2005 10:50AM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON COUNTY CLERK

- General Notes:
1) All bearings are based on the record plat of SUGARTREE ON THE BRAZOS, PHASE ONE, as recorded in Plat Cabinet A, Slide 239 of the Plat Records of Parker County, Texas.
2) All iron rods are 5/8 inch capped rebar stamped (BHB INC) unless otherwise noted.
3) This Replat of Lots 86 & 87 into LOT 87R of Sugartree on the Brazos, Phase One, is subject to all easements, reservations and restrictions that affect or apply to the final plat of SUGARTREE ON THE BRAZOS, PHASE ONE, as recorded in Plat Cabinet C, Slide 239 of the Plat Records of Parker County, Texas.

- Legend:
O (CIR) - Capped Iron Rod
△ (C.M.) - Control Monument

This Plat is recorded in Plat Cabinet _____ Slide No. _____

Date: _____

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT Gary Green and Norma Green acting herein by and through its duly authorized officer's does hereby adopt this replat designating the herein above described property as Replat of Lots 86 & 87 into LOT 87R, SUGARTREE ON THE BRAZOS, PHASE ONE, an addition to Parker County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the County. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the County's use thereof. The County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs and/or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The County and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Gary Green Norma Green

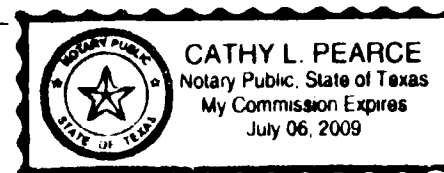
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Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Gary Green and Norma Green known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this _____ day of _____ 2005.

Notary Public in & For the State of Texas



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That First National Bank of Weatherford, Weatherford, Texas, by and through the undersigned, its duly authorized agent, as lien holder on the hereinabove described real property subdivided according to this plat, does hereby consent to and has no objection to such subdivision and joins in the dedication of the streets and easements.

Authorized Agent

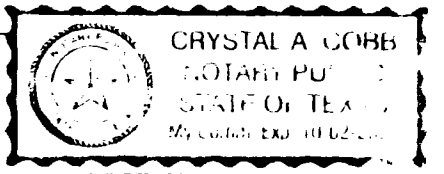
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Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Crystal A. Coche known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 11th day of December 2005.

Notary Public in & For the State of Texas



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I hereby certify that this plat was approved this 28th day of December 2005, by the Parker County Commissioners Court, and may be filed for record in the Plat Records of Parker County, Texas.

ABSENT
County Clerk
Commissioner No. 1
Commissioner No. 2

ACCT. NO.: 18014
SCH. DIST.: BR
CITY: CO
MAP NO.: D-22
Commissioner No. 3
Commissioner No. 4

REPLAT of LOTS 86 and 87 into LOT 87R SUGARTREE ON THE BRAZOS PHASE ONE

situated in the M. HUFFMAN SURVEY, ABSTRACT NO. 563 and being a revision of Lot 86 & 87, SUGARTREE ON THE BRAZOS, PHASE ONE a subdivision in Parker County, Texas, according to the Plat recorded in Plat Cabinet C, Slide 239 of the Plat Records of Parker County, Texas.

OWNER:
Gary Green and Norma Green
5121 King Richard's Row
Midland, Texas 79707
PH (432) 689-6316

SURVEYOR:
MYERS LAND SURVEYING
7430 FALL CREEK HWY, SUITE C
GRANBURY, TEXAS 76049
PH (817) 810-2706 FX (817) 328-3120

Date: 11/28/05
Job No.: 05-161