

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	153.93'	151.07'	N60°11'30"W	38°20'43"

STATE OF TEXAS
COUNTY OF PARKER

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

Absent
COUNTY JUDGE

George A. Conley Judge Pro Tem
COMMISSIONER PRECINCT #1

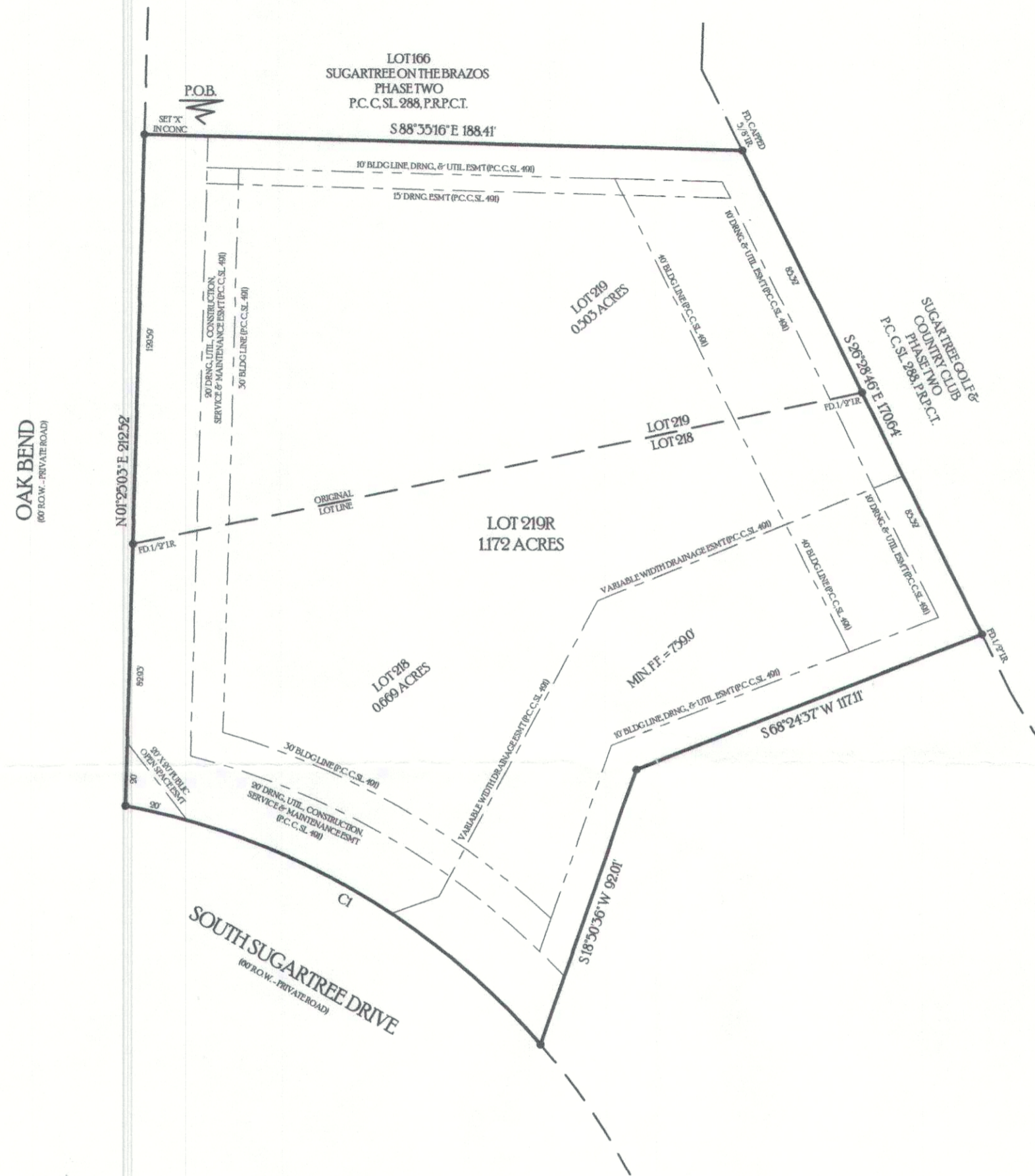
Grayson
COMMISSIONER PRECINCT #2

Jimmy Wald
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #4

NOTES

- 1) AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 483670500E, 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 PARKER COUNTY SUD AND PRIVATE ON-SITE FACILITIES.
- 5) SEWER IS TO BE PROVIDED BY PRIVATE ON-SITE 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 GROUND WATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 292.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.
- 8) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4902.
- 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 218 AND LOT 219, SUGARTREE ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, SUMMIT BUILDING & DEVELOPMENT, INC. AND MKP DEVELOPMENT LLC, (OWNERS), BEING THE SOLE OWNERS OF A 1.172 ACRES TRACT OF LAND BEING ALL OF LOT 218 AND LOT 219, SUGARTREE ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET C, SLIDE 491, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SUMMIT BUILDING & DEVELOPMENT, INC., IN DOCUMENT NO. 201506837 AND A PORTION OF TRACT 2-PARCEL D AS CONVEYED TO MKP DEVELOPMENT, LLC, DOCUMENT NO. 201429887, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET "X" IN CONCRETE IN THE EAST RIGHT OF WAY LINE OF OAK BEND (A PAVED SURFACE) AND AT THE NORTHWEST CORNER OF SAID LOT 219 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S88°35'16" E 188.41 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 219 TO A FOUND CAPPED 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 219 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 26°28'46" E PASSING A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 219 AT 85.32 FEET AND IN ALL 170.64 FEET TO A FOUND 1/2" IRON ROD AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 218 FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 68°24'37" W 117.11 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 18°50'36" W 92.01 FEET TO A SET CAPPED 1/2" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF SOUTH SUGARTREE DRIVE (A PAVED SURFACE) IN A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH SUGARTREE DRIVE AND WITH SAID CURVE TO THE LEFT HAVING A CHORD OF N 60°11'30" W 151.07 FEET, AN ARC LENGTH OF 153.93 FEET TO A SET CAPPED 1/2" IRON ROD AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID OAK BEND AND THE NORTH RIGHT OF WAY LINE OF SAID SOUTH SUGARTREE DRIVE FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 01°29'03" E ALONG THE EAST RIGHT OF WAY LINE OF SAID OAK BEND PASSING A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 219 AND IN ALL 212.52 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SUMMIT BUILDING & DEVELOPMENT, INC. AND MKP DEVELOPMENT LLC, (OWNERS), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 219R, SUGARTREE ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT _____ PARKER COUNTY, TEXAS
THIS THE ____ DAY OF _____, 2015.

Michael R. Minto
SUMMIT BUILDING & DEVELOPMENT INC.
NAME, TITLE

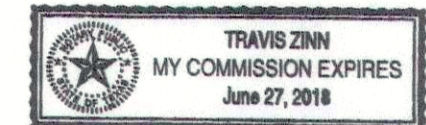
[Signature]
MKP DEVELOPMENT LLC
NAME, TITLE

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 *Michael R. Minto*, 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 24th DAY OF September 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

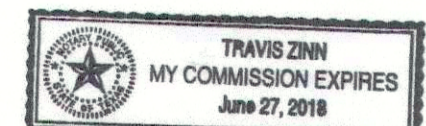


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Adrian Pennington*, 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 24th DAY OF September 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



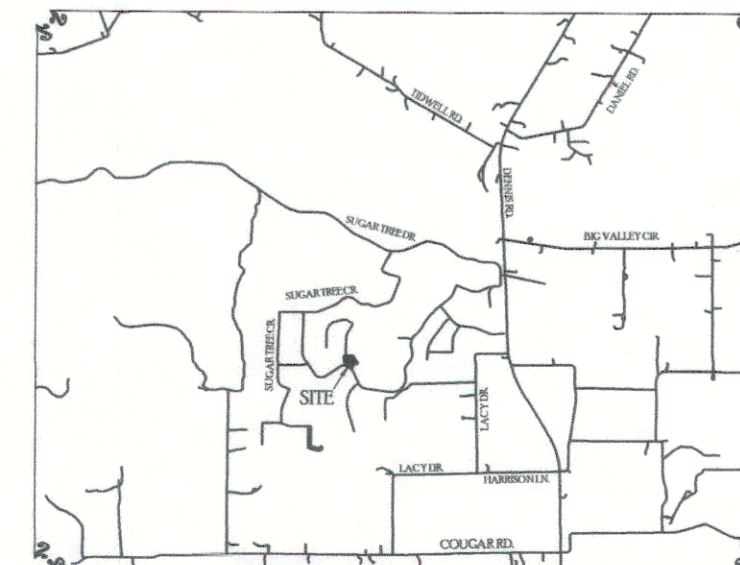
ACCT. NO: 18014
SCH. DIST: BR
CITY:
MAP NO: D-22



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, KYLE RUCKER, 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.

[Signature]
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444
CARTER SURVEYING & MAPPING, 110 A PALO PINTO, WEATHERFORD, TX, 76086.
JN150743 - APRIL, 2015.



REPLAT
LOT 219R
SUGARTREE ON THE BRAZOS
PHASE THREE

BEING A REPLAT OF LOT 218 AND LOT 219, SUGARTREE ON THE BRAZOS, PHASE THREE, AN ADDITION TO PARKER COUNTY, TEXAS, AS RECORDED IN PLAT CABINET C, SLIDE 491, PLAT RECORDS, PARKER COUNTY, TEXAS.

AUGUST 2015

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(7817-594-0400 - (7817-594-0405)

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 218 AND LOT 219, SUGARTREE ON THE BRAZOS, PHASE THREE, AS RECORDED IN P.C.C.S.L. 491, P.R.P.C.T., INTO ONE CONTIGUOUS LOT AND ABANDON AND/OR ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

OWNER/DEVELOPER:
MKP DEVELOPMENT LLC
1375 GILMAN RD.
FORT WORTH, TX, 76140

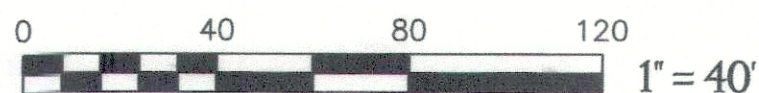
OWNER/DEVELOPER:
SUMMIT BUILDING & DEVELOPMENT INC.
1375 GILMAN RD.
FORT WORTH, TX, 76140

SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201521588
10/13/2015 10:47 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



D-467

18014.001.219.00