

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS

WATER BY PARKER COUNTY SPECIAL UTILITY DISTRICT
WASTEWATER BY PRIVATE SEPTIC SYSTEMS

OWNERS/DEVELOPERS
Thomas and Rita Waltrip
248 Sugartree Circle
Lipan, TX 76462
817-995-2240

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED by the Commissioners Court of Parker County, Texas, this 12 day of August, 2016.

George Conley
George Conley
Commissioner Precinct #1

Darry Walden
Darry Walden
Commissioner Precinct #3

Mark Riley
Mark Riley, County Judge

Craig Peacock
Craig Peacock
Commissioner Precinct #2

Steve Dugan
Steve Dugan
Commissioner Precinct #4

D-610

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.

Signature of Owner

STATE OF TEXAS } 201620992 PLAT Total Pages: 1
COUNTY OF PARKER }

WHEREAS, THOMAS L. WALTRIP AND RITA WALTRIP (Volume 2356, Page 250 and Doc #201614644, being the sole owners of Lots 125 and 126, SUGARTREE ON THE BRAZOS, PHASE TWO, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 288, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Sugartree Circle at the southeast corner of said Lot 126 and the northeast corner of Lot 127, said Sugartree on the Brazos, Phase Two;

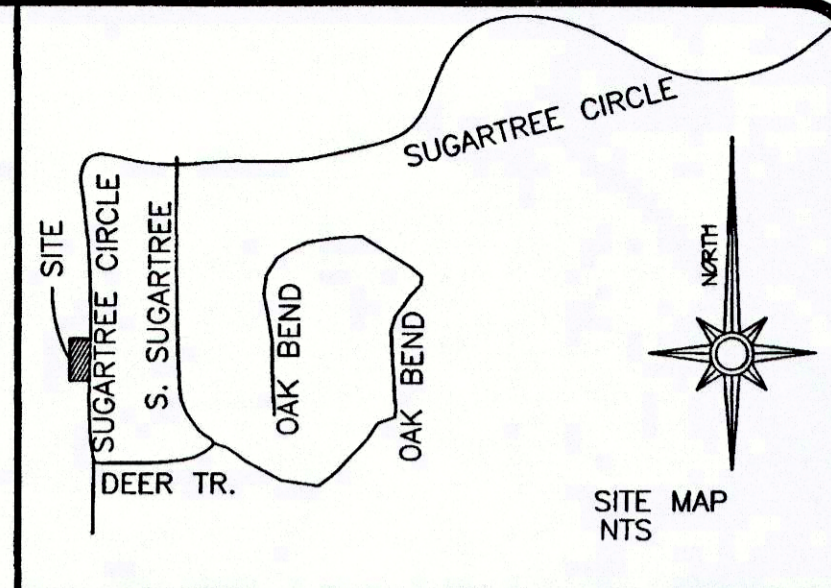
THENCE N 88°51'53" W, with the common line of said lots, 293.84 feet to an iron rod found in the west line of said Phase Two;
THENCE N 01°36'51" E, with the west line of said Phase Two, 299.96 feet to an iron rod found at the northwest corner of said Lot 125 and the southwest corner of Lot 124, said Sugartree on the Brazos, Phase Two;
THENCE S 88°52'24" E, with the common line of said lots, 291.30 feet to an iron rod found in the west right of way line of said Sugartree Circle;
THENCE S 01°07'46" W, with the west line of said Sugartree Circle, 299.99 feet to the POINT OF BEGINNING and containing 2.015 acres (87,763 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THOMAS L. WALTRIP AND RITA WALTRIP, does hereby adopt this plat designating the hereinabove described real property as LOT 126R, SUGARTREE ON THE BRAZOS, PHASE TWO, AN ADDITION IN PARKER COUNTY, TEXAS, Being a replat of Lots 125 and 126, Sugartree on the Brazos, Phase Two, Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 288, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at 12 day of August, 2016, Parker County, Texas

Thomas L. Waltrip Rita Waltrip



LIENHOLDER

MA
Signature of Lien holder
This the 12 day of August, 2016.
Notary Public, State of Texas

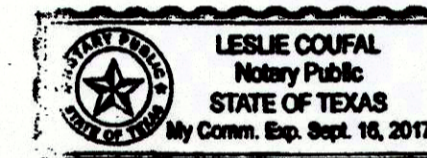
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS L. WALTRIP known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of August, 2016

Notary Public in and for the State of Texas

My Commission Expires On:



THE STATE OF TEXAS }
COUNTY OF PARKER }

I, Thomas L. Waltrip and Rita Waltrip, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within the Extra-Territorial Jurisdiction of any incorporated city or town in Parker County, Texas.

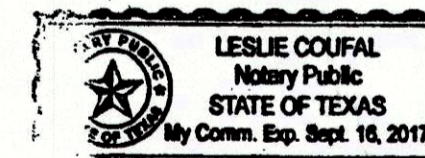
STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared RITA WALTRIP known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

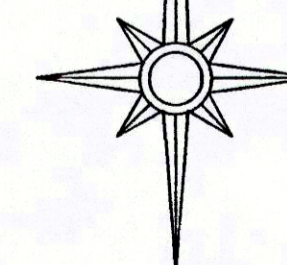
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of August, 2016

Notary Public in and for the State of Texas

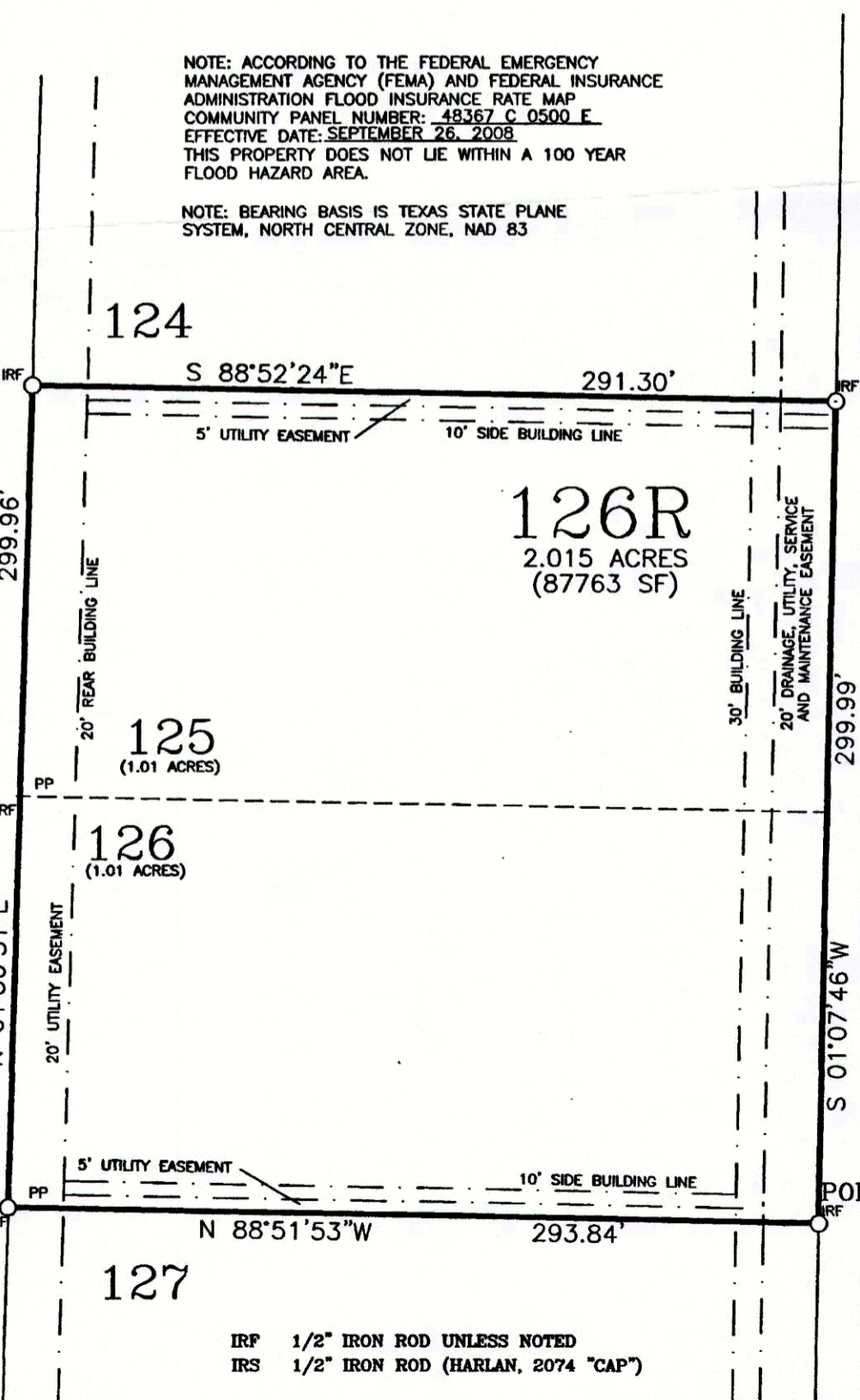
My Commission Expires On:



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



SCALE: 1" = 60'



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson
201620992
09/16/2016 10:12 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

THE STATE OF TEXAS }
COUNTY OF PARKER }

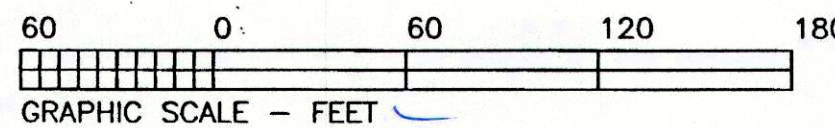
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Registered Professional Land Surveyor, No. 2074
JULY, 2016



FINAL PLAT
LOT 126R

SUGARTREE ON THE BRAZOS, PHASE TWO
AN ADDITION IN PARKER COUNTY, TEXAS
Being a replat of Lots 125 and 126, Sugartree on the Brazos Phase Two, Parker County, Texas according to the plat recorded in Plat Cabinet C Slide 288, Parker County, Texas



HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM# 10088500

18014-001-125-00 (no imp no A/C)
18014-001-126-00 (home) no A/C