

**DRAINAGE RESTRICTIONS:**

No construction, or filling without the written approval of the Parker County Commissioner's court, shall be allowed within a natural drainage course. No obstruction to the natural flow of water shall be permitted.

**FLOODWAY EASEMENT AND 100 YEAR FLOODPLAN RESTRICTION:**

No construction, without the written approval of the Parker County Commissioner's Court, shall be allowed within a floodway easement or a 100 year floodplain, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result and that the 100 year flood elevation is not increased.

**REAR AND SIDE BUILDING SETBACK RESTRICTIONS:**

10 foot building setback along all side and rear lot lines of each lot, unless otherwise noted.

**EASEMENTS:**

- 10' wide utility easement and drainage easement along all rear and side lot lines unless otherwise noted.
- 20' Wide Drainage, Utility Construction, Service, and Maintenance Easement adjacent all right of way is hereby dedicated.
- Any public utility, including Parker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including Parker County, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**GENERAL NOTES:**

- The land use is designated as single family residential sites unless otherwise noted.
- Bearings are based on Plat recorded in Cabinet C, Slide 288, P.R.P.C.T.
- All monuments are 1/2" I.R.S. with cap stamped "GRIFFITH 4846" unless otherwise indicated hereon.
- Property as platted is subject to all oil, gas, and mineral leases as recorded in Parker County Clerk's office, being of which affect the subject property.
- 60' wide right-of-way to be private and dedicated to the Sugartree on the Brazos Property Owner's Association for maintenance.
- This property is not located within the corporate limits or extra-territorial jurisdiction of any municipality.

STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the hereinafter described real property subdivision 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.

**OWNER'S CERTIFICATION AND DEDICATION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

WHEREAS, THE STENT FAMILY TRUST, BEING THE OWNER of Lot 163 and Lot 164 of Sugartree on the Brazos, Phase Two, as Recorded in Cabinet C, Slide 288, Plat Records Parker County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE STENT FAMILY TRUST, BEING THE OWNER, does hereby adopt this plat designating the herein above described property as SUGARTREE ON THE BRAZOS, PHASE TWO, LOT 163R, an addition to Parker County, Texas.

EXECUTED THIS \_\_\_\_ day of \_\_\_\_\_, 2008.

*Nora B. Stent*  
Nora B. Stent, Trustee

*Peter D. Stent*  
Peter D. Stent, Trustee

According to the Federal Emergency Management Agency Insurance Rate Map Community Panel No. 4805200250 B, effective date: 09/27/91, This property does not lie within a 100-year flood hazard area.

*Nora B. Stent*  
Nora B. Stent, Trustee

*Peter D. Stent*  
Peter D. Stent, Trustee

STATE OF California  
COUNTY OF San Mateo

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nora B. Stent, Trustee, 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 purposes and considerations therein expressed.

Given under my hand and seal of office, this the 30th day of January, 2008.

*Michelle Gavron*  
Notary Public  
My Commission Expires On: 12.28.08

Doc# 670742 Fees: \$66.00  
02/27/2008 9:29AM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

MICHELLE GAVRON  
Commission # 1538552  
Notary Public - California  
San Mateo County  
My Comm. Expires Dec 25, 2008

STATE OF TEXAS:  
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas

on this the 27 day of Feb, 2008.

Commissioner #1

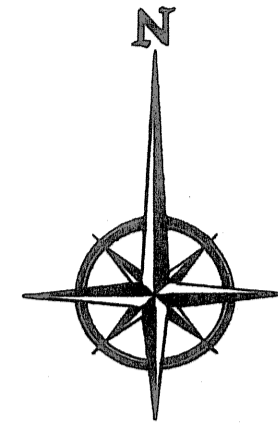
Commissioner #2

Commissioner #3

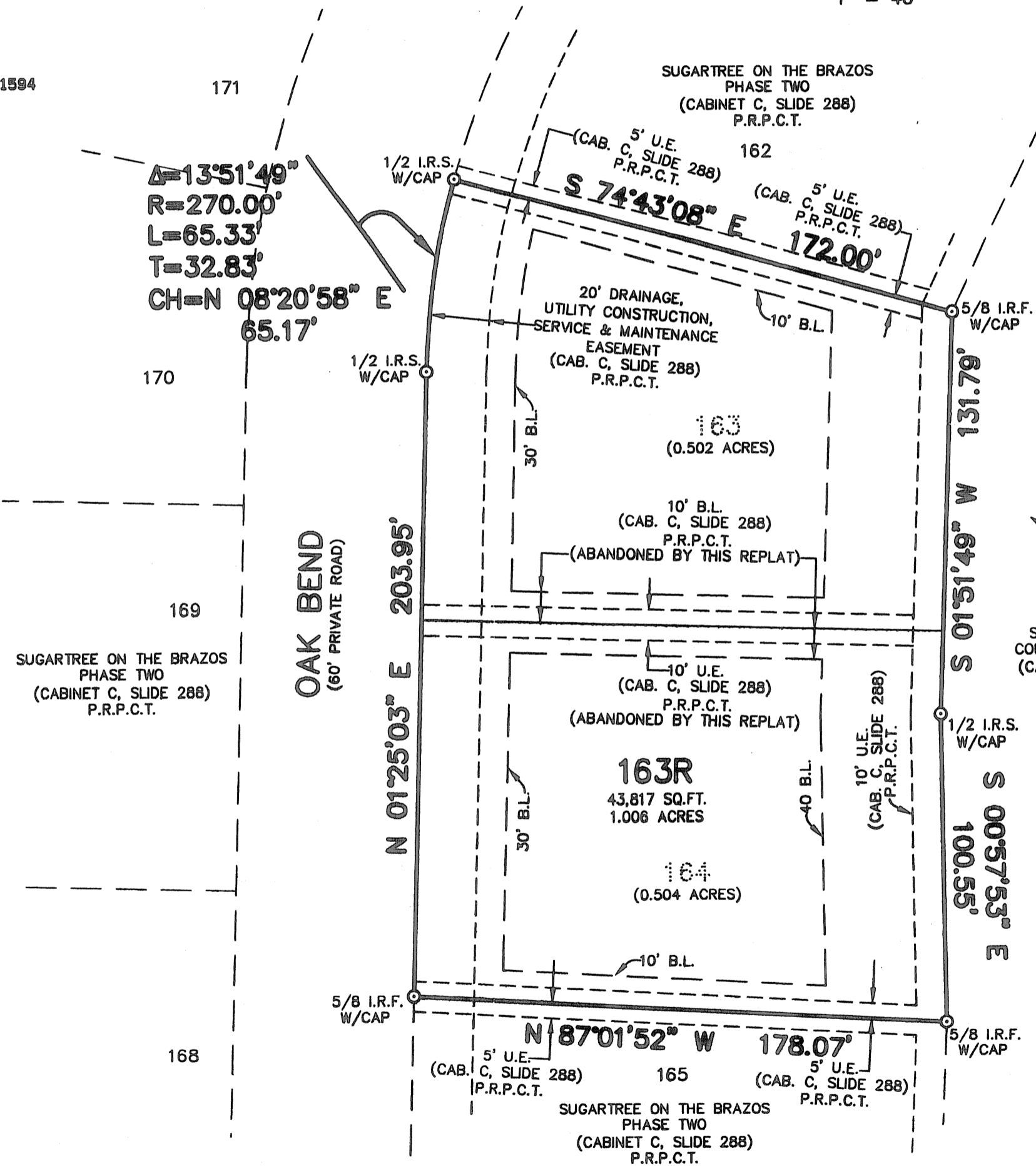
Commissioner #4

APPROVED THIS 27 DAY OF February, 2008, BY THE  
PARKER COUNTY COMMISSIONERS' COURT, PARKER COUNTY, TEXAS.  
County Judge, Commissioners' Court

C-658



40 20 0 40 80  
SCALE IN FEET  
1" = 40'



M. HUFFMAN SURVEY  
ABSTRACT No. 563

SUGAR TREE GOLF &  
COUNTRY CLUB, PHASE 1  
(CABINET A, SLIDE 737)  
P.R.P.C.T.

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
2801 CAPITAL STREET  
WYLIE, TX 75098  
(972) 941-8408  
FAX (972) 941-8401

PURPOSE STATEMENT:  
COMBINE LOTS 163 AND 164,  
OF SUGARTREE ON THE BRAZOS, PHASE TWO  
INTO LOT 163R

**REPLAT OF  
SUGARTREE ON THE BRAZOS  
PHASE TWO**

BEING A REPLAT OF LOTS  
163 AND 164  
SUGARTREE ON THE BRAZOS, PHASE TWO  
(CABINET C, SLIDE 288, P.R.P.C.T.)  
AND BEING

SITUATED IN THE  
M. HUFFMAN SURVEY ABSTRACT NO. 563  
PARKER COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES  
2801 CAPITAL STREET, WYLIE, TEXAS 75098  
(972) 941-8400 (972) 941-8401 FAX

DATE: JANUARY 15, 2007

SHEET 1 OF 1

**SURVEYOR'S CERTIFICATE**

I, CHRIS E. GRIFFITH, a Registered Professional Land Surveyor, of the State of Texas, do hereby state to the best of my knowledge and belief that the above survey is an accurate delineation of a field survey performed during the month of DECEMBER, 2007 and corners are marked as indicated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JANUARY, 2008.

*Chris E. Griffith*  
CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

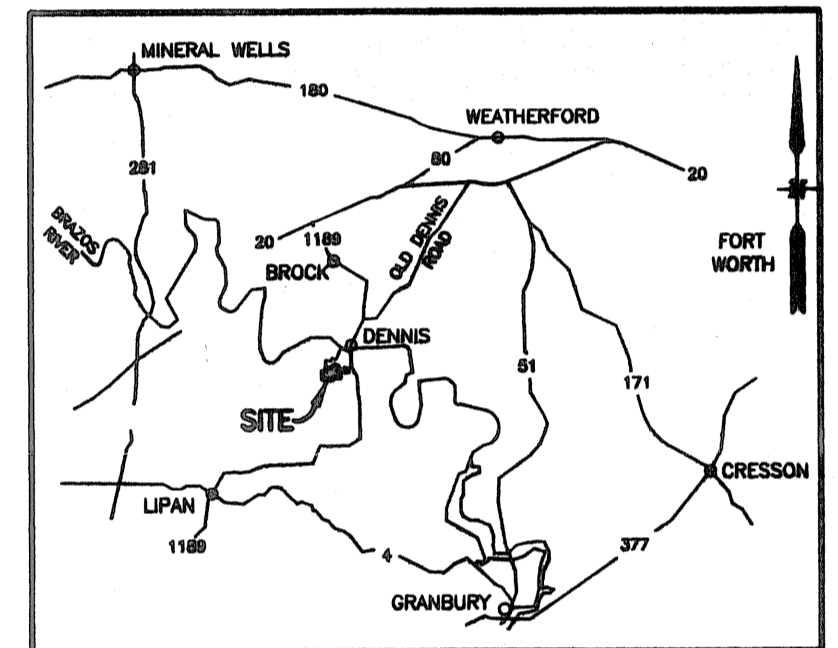
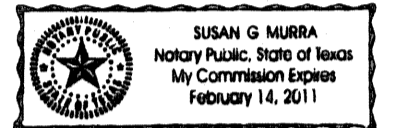


STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Chris E. Griffith, 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 MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JANUARY, 2008.

*Susan G. Murra*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2011



VICINITY MAP  
N.T.S.

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
5/8" I.R.F. W/CAP	5/8" IRON ROD FOUND WITH CAP STAMPED "BHB INC."
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT