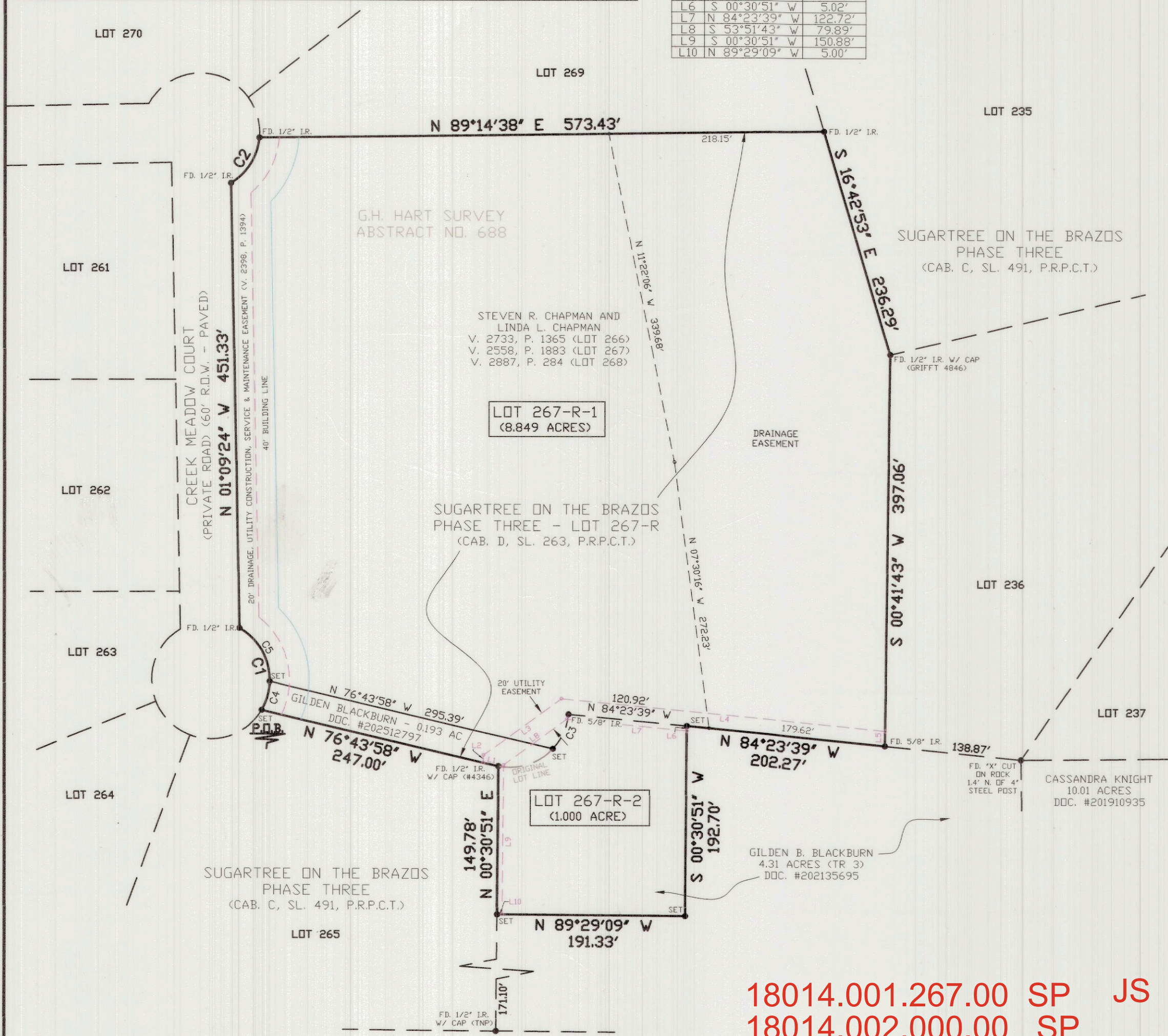


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	95°29'35"	60.00'	91°32'08"	N 15°17'42" W	85.98'	98.86'
C2	95°29'35"	60.00'	54°02'07"	N 31°44'55" E	54.51'	56.59'
C3	95°29'35"	60.00'	37°38'05"	S 24°24'23" W	38.71'	39.41'
C4	95°29'35"	60.00'	28°59'17"	N 15°58'44" E	30.03'	30.36'
C5	95°29'35"	60.00'	62°32'51"	N 29°47'21" W	62.30'	65.50'

LINE	BEARING	DISTANCE
L1	N 76°43'58" W	15.38'
L2	N 00°30'51" E	7.75'
L3	N 53°51'43" E	97.57'
L4	S 84°23'39" E	330.88'
L5	S 00°41'43" W	15.06'
L6	S 00°30'51" W	5.02'
L7	N 84°23'39" W	122.72'
L8	S 53°51'43" W	79.89'
L9	S 00°30'51" W	150.88'
L10	N 89°29'09" W	5.00'



18014.001.267.00 SP JS
18014.002.000.00 SP

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE RESERVE AT SUGARTREE POA, INC.
EXECUTED ON THIS THE 2 DAY OF September, 2025
BY: Timothy Smith
TIM SMITH, President

LEGAL DESCRIPTION

Of a 9.849 acres tract of land, being all of Lot 267-R of Sugartree on the Brazos, Phase Three, according to plat recorded in Cabinet D, Slide 263 of the Plat Records, and part of a certain 4.31 acres tract described in Document No. 202135695 of the Official Public Records, Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Creek Meadow Court (paved) and at the southwest corner of said Lot 267-R for the beginning corner of this tract.

Thence along the east right of way line of said Creek Meadow Court and the west line of said Lot 267-R the following courses and distances:

- Northerly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 91 deg. 32 min. 08 sec., a chord of N. 15 deg. 17 min. 42 sec. W. 85.98 feet and an arc length of 95.86 feet to a found 1/2" iron rod for the most westerly southwest corner of this tract
- N. 01 deg. 09 min. 24 sec. W. 451.33 feet to a found 1/2" iron rod for the most westerly northwest corner of this tract
- Northeasterly along the arc of a 95 deg. 29 min. 35 sec. curve to the left with a radius of 60.00 feet, a central angle of 54 deg. 02 min. 07 sec., a chord of N. 31 deg. 44 min. 55 sec. E. 54.51 feet and an arc length of 56.59 feet to a found 1/2" iron rod for the most northerly northwest corner of this tract

Thence N. 89 deg. 14 min. 38 sec. E. 573.43 feet to a found 1/2" iron rod for the northeast corner of this tract and said Lot 267-R.

Thence S. 16 deg. 42 min. 53 sec. E. 236.29 feet to a found 1/2" iron rod with cap (GRIFFT 4846) for a corner of this tract and said Lot 267-R.

Thence S. 00 deg. 41 min. 43 sec. W. 397.06 feet to a found 5/8" iron rod at the southeast corner of said Lot 267-R and in the north line of said 4.31 acres tract for the most easterly southeast corner of this tract.

Thence N. 84 deg. 23 min. 39 sec. W. 202.27 feet along the south line of said Lot 267-R to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 4.31 acres tract for and ell corner of this tract.

- Thence over and across said 4.31 acres tract the following courses and distances:
- S. 00 deg. 30 min. 51 sec. W. 192.70 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the most southerly southeast corner of this tract
 - N. 89 deg. 29 min. 09 sec. W. 191.33 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 4.31 acres tract for the most southerly southwest corner of this tract

Thence N. 00 deg. 30 min. 51 sec. E. 149.78 feet to a found 1/2" iron rod with cap (#4346) at the most southerly corner of said Lot 267-R and at the most westerly northwest corner of said 4.31 acres tract for an ell corner of this tract.

Thence N. 76 deg. 43 min. 58 sec. W. 247.00 feet to the place of beginning.

THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE CITY COUNCIL OF THE TOWN OF DENNIS

EXECUTED ON THIS THE 2 DAY OF September, 2025

BY:

Mayor

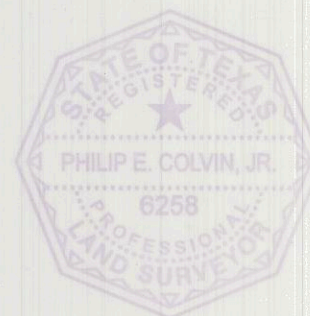
ATTEST:

City Secretary

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 7, 2025.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN241187A FN250528



OWNER'S CERTIFICATE

202524882 PLAT Total Pages: 1

That I, GILDEN B. BLACKBURN, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Lot 267-R-1 & Lot 267-R-2 of SUGARTREE ON THE BRAZOS, PHASE THREE, Parker County, Texas. I, by the recordation of this plat, do hereby dedicate to the public's use the easements shown hereon and plat the tract to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is within the Incorporated Town of Dennis, Texas.

EXECUTED THIS THE 2 DAY OF September, 2025

BY:

GILDEN B. BLACKBURN

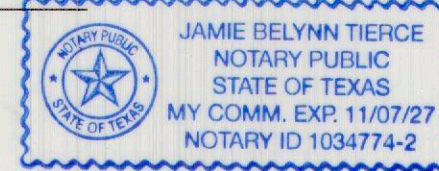
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GILDEN B. BLACKBURN, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 2 day of September, 2025

Signature



OWNER'S CERTIFICATE

That we, STEVEN R. CHAPMAN and LINDA L. CHAPMAN, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as Lot 267-R-1 & Lot 267-R-2 of SUGARTREE ON THE BRAZOS, PHASE THREE, Parker County, Texas. We, by the recordation of this plat, do hereby dedicate to the public's use the easements shown hereon and plat the tract to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is within the Incorporated Town of Dennis, Texas.

EXECUTED THIS THE 11 DAY OF September, 2025

BY:

STEVEN R. CHAPMAN

BY:

LINDA L. CHAPMAN

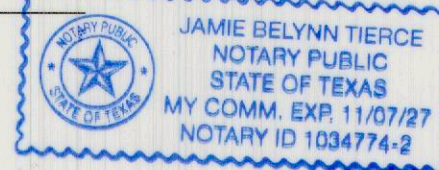
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEVEN R. CHAPMAN and LINDA L. CHAPMAN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 11 day of September, 2025

Signature



18014
BR

D-22

AMENDING PLAT

SUGARTREE ON THE BRAZOS, PHASE THREE
LOT 267-R-1 & LOT 267-R-2

BEING AN AMENDING PLAT OF 9.849 ACRES OUT OF THE G.H. HART SURVEY ABSTRACT NO. 688 PARKER COUNTY, TEXAS

PLAT DATE: AUGUST 7, 2025

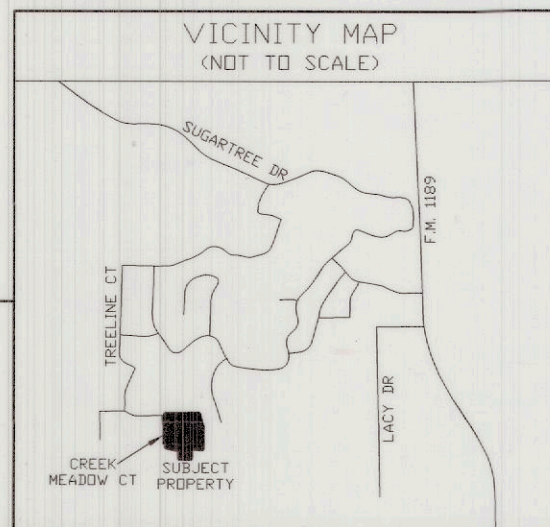
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202524882
09/15/2025 09:35 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G SLIDE 1666

DATE 9/15/25



DEVELOPER

GILDEN B. BLACKBURN
8131 OLD BROCK RD.
WEATHERFORD, TX 76087
PH. 817-565-5255

DEVELOPER

STEVEN R. CHAPMAN
AND LINDA L. CHAPMAN
143 CREEK MEADOW CT.
LIPAN, TX 76462
PH. 817-797-3731

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841