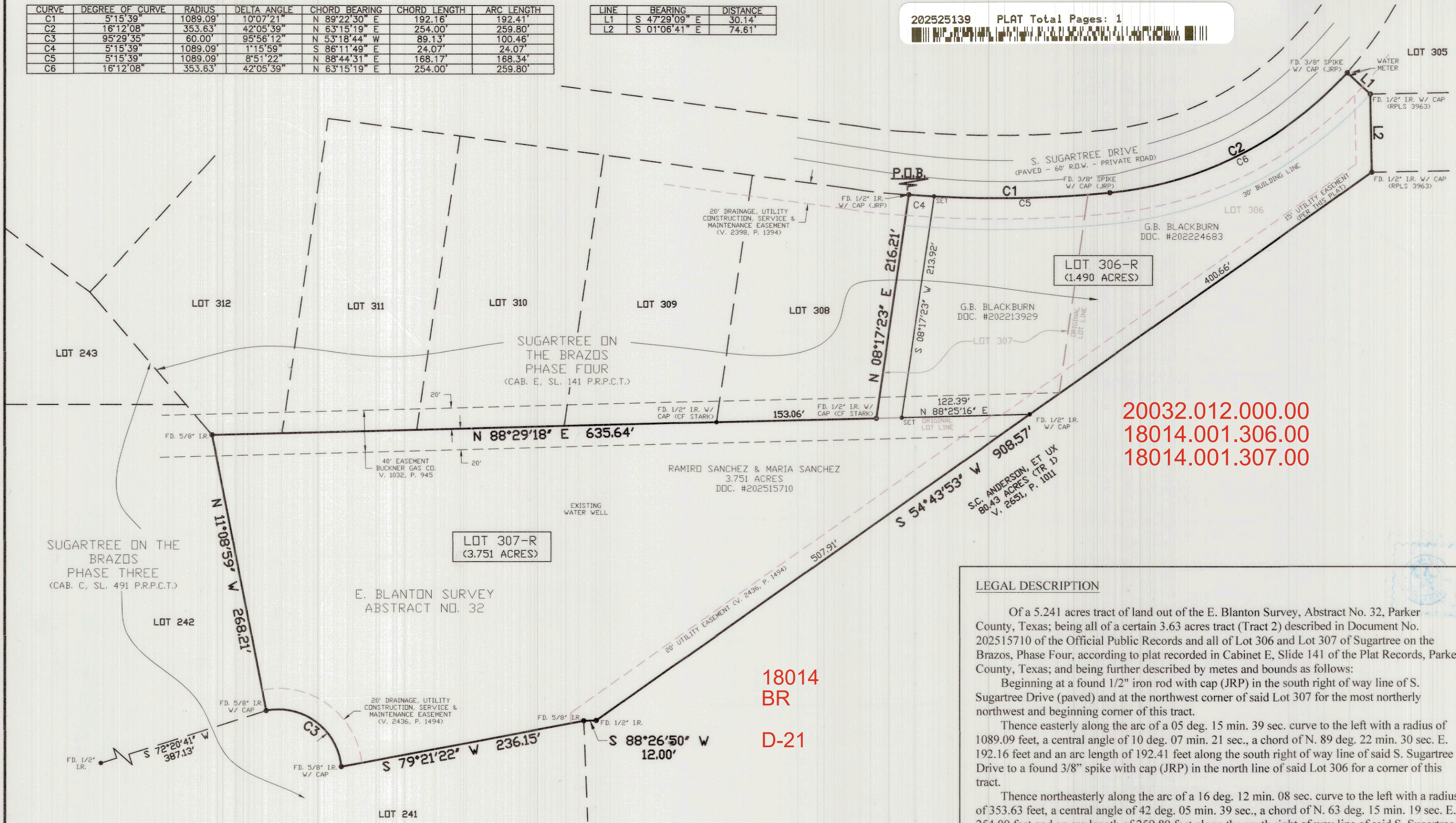


CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°15'39"	1089.09'	10°07'21"	N 89°22'30" E	192.16'	192.41'
C2	16°12'08"	353.63'	42°05'39"	N 63°15'19" E	254.00'	259.80'
C3	95°29'35"	60.00'	95°56'12"	N 53°18'44" W	89.13'	100.46'
C4	5°15'39"	1089.09'	1°15'59"	S 86°11'49" E	24.07'	24.07'
C5	5°15'39"	1089.09'	8°51'22"	N 88°44'31" E	168.17'	168.34'
C6	16°12'08"	353.63'	42°05'39"	N 63°15'19" E	254.00'	259.80'

LINE	BEARING	DISTANCE
L1	S 47°29'09" E	30.14'
L2	S 01°06'41" E	74.61'

202525139 PLAT Total Pages: 1



OWNER'S CERTIFICATE

That we, RAMIRO SANCHEZ and MARIA SANCHEZ, 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 306-R & Lot 307-R of SUGARTREE ON THE BRAZOS, PHASE FOUR, 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 16 DAY OF September, 2025

BY: Ramiro Sanchez
RAMIRO SANCHEZ

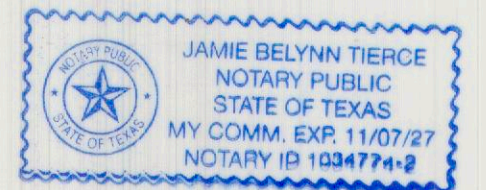
BY: Maria Sanchez
MARIA SANCHEZ

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 RAMIRO SANCHEZ and MARIA SANCHEZ, 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 16 day of September, 2025

Signature [Signature]



OWNER'S CERTIFICATE

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 306-R & Lot 307-R of SUGARTREE ON THE BRAZOS, PHASE FOUR, 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.

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

EXECUTED THIS THE 2 DAY OF September, 2025

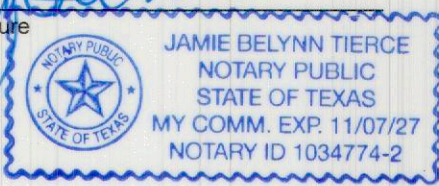
BY: Gilden B. Blackburn
GILDEN B. BLACKBURN

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

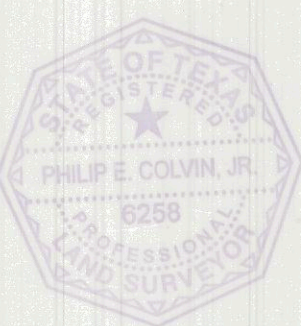
Signature [Signature]



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 JUNE 30, 2025.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25435 FN250625



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: [Signature]
Mayor
ATTEST: [Signature]
City Secretary

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: [Signature]
TIM SMITH, President

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202525139
09/16/2025 03:01 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48367C0500F,
DATED APRIL 5, 2015

NOTE: SELLING A PORTION OF THIS ADDITION BY
METES AND BOUNDS IS A VIOLATION OF COUNTY
REGULATIONS AND STATE LAW AND IS SUBJECT
TO FINES OR OTHER PENALTIES

SET = SET 1/2" IRON ROD WITH CAP (PRICE SURVEYING)

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN
PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS
PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION
232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO
THE GROUNDWATER AVAILABILITY.

NOTE: WATER IS SUPPLIED BY:
PARKER COUNTY S.U.D.
360 BROCK SPUR
MILLSAP, TX 76666
PH. 817-594-2900

NOTE: SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT
TO APPROVAL BY OFFICIALS OF PARKER COUNTY

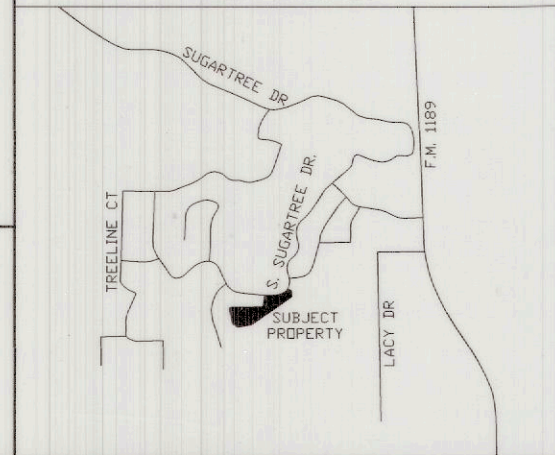
NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE
PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES
FROM THE ROAD

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE 167

DATE 9/16/25

VICINITY MAP
(NOT TO SCALE)



DEVELOPER

GILDEN B. BLACKBURN
7320 FM HWY 1189
LIPAN, TX 76462
PH. 817-565-5255

DEVELOPER

RAMIRO SANCHEZ &
MARIA SANCHEZ
3144 HALTOM ROAD
HALTOM CITY, TX 76117
PH. 817-223-2105

SURVEYOR

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

AMENDING PLAT

SUGARTREE ON THE
BRAZOS, PHASE FOUR
LOT 306-R & LOT 307-R

BEING AN AMENDING PLAT OF
5.241 ACRES OUT OF THE E.
BLANTON SURVEY, ABSTRACT
NO. 32, PARKER COUNTY, TEXAS

PLAT DATE: AUGUST 7, 2025