

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS )  
COUNTY OF PARKER)

KNOW ALL MEN BY THESE PRESENTS:

THAT SUGARTREE, INC. IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

61.14 ACRES OF LAND SITUATED IN THE M. HUFFMAN SURVEY, A-563 AND THE E. BLANTON SURVEY, A-32, PARKER COUNTY, TEXAS. SAID AREA IS ALSO A PORTION OF THE TRACTS DESCRIBED TO LUMSDEN-BOWERMAN, INC. ACCORDING TO THE DEEDS RECORDED IN: VOLUME 1431, PAGE 1521, VOLUME 1547, PAGE 148 AND VOLUME 1772, PAGE 393, DEED RECORDS, PARKER COUNTY, TEXAS. SAID AREA IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND CAPPED "TNP" AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, SUGARTREE GOLF CLUB ADDITION, PHASE III, AN ADDITION IN PARKER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1984, PAGE 236, REAL RECORDS, PARKER COUNTY, TEXAS;

THENCE S18E 07'41"W, 128.60 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 380.00 FEET;

THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 30E 37'27", A DISTANCE OF 203.11 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S01E 16'54"E, 329.89 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S55E 22'05"E, 346.88 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S02E 00'52"E, 97.22 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S02E 03'39"W, 462.13 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" IN THE SOUTH LINE OF THE AFOREMENTIONED TRACT DESCRIBED IN VOLUME 1772, PAGE 393, SAID DEED RECORDS;

THENCE S88E 32'16"W ALONG SAID SOUTH LINE, 2.41 FEET TO A 1/4 INCH IRON ROD FOUND IN THE AFOREMENTIONED TRACT DESCRIBED IN VOLUME 1431, PAGE 1521, SAID DEED RECORDS;

THENCE S02E 01'53"W ALONG SAID EAST LINE, 473.11 FEET TO A 1/4 INCH IRON ROD FOUND;

THENCE S88E 29'35"W ALONG A SOUTH LINE OF SAID TRACT, 764.75 FEET TO A 1/4 INCH IRON ROD FOUND;

THENCE S01E 08'31"E ALONG AN EAST LINE OF SAID TRACT, 765.08 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S88E 56'28"W LEAVING SAID EAST LINE, 257.29 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S01E 13'15"E, 60.00 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S88E 57'07"W, 462.60 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N01E 02'53"W, 60.00 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N08E 00'19"E, 489.82 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N84E 24'17"E, 129.36 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N07E 14'14"E, 248.52 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N08E 57'58"E, 382.75 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N23E 17'41"W, 263.59 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 380.00 FEET AND LONG CHORD BEARS S73E 44'51"W, 103.09 FEET;

THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 13E 35'29", A DISTANCE OF 103.41 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S01E 42'42"W, 233.55 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N84E 10'35"W, 244.65 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N52E 38'45"W, 212.66 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N12E 54'07"W, 37.52 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N04E 52'02"E, 284.67 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N72E 51'34"E, 315.65 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S22E 39'30"E, 257.30 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S00E 42'42"W, 35.57 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 320.00 FEET AND LONG CHORD BEARS N73E 04'15"E, 79.32 FEET;

THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 14E 14'17", A DISTANCE OF 79.52 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N67E 57'07"E, 42.41 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N23E 39'48"W, 32.61 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N30E 20'14"W, 263.86 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N81E 28'50"E, 188.88 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N31E 50'27"E, 104.64 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N28E 51'23"E, 266.69 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N42E 44'31"E, 149.40 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N39E 52'33"E, 180.62 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N66E 31'10"E, 179.57 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N52E 57'53"E, 159.67 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N39E 54'20"E, 195.80 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE S39E 26'44"E, 244.17 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 320.00 FEET AND LONG CHORD BEARS N33E 16'16"E, 167.19 FEET;

THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 3E 17'10", A DISTANCE OF 169.15 FEET TO A 5/8 INCH IRON ROD SET CAPPED "TNP";

THENCE N18E 07'41"E, 131.29 FEET TO A 5/8 INCH IRON ROD FOUND CAPPED "TNP" AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 3, SUGARTREE GOLF CLUB ADDITION, PHASE II, IN PARKER COUNTY ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 498, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S66E 17'56"E ALONG THE SOUTHWEST LINE OF SAID ADDITION, 60.06 FEET TO THE PLACE OF BEGINNING NOW, WHEREAS, SUGARTREE, INC. BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DOES HEREBY ADOPT THIS PLAT AS: LOTS 1-48, BLOCK 7, SUGARTREE GOLF CLUB ADDITION, PHASE IV, AN ADDITION IN PARKER COUNTY, TEXAS. AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 18th DAY OF March 2004

*Bill H. Bowerman*  
BILL H. BOWERMAN, PRESIDENT SUGARTREE, INC.

**GENERAL NOTES**

- MINIMUM BUILDING SET BACKS FROM REAR LOT LINES AND ALL PROPERTY LINES ADJACENT TO GOLF COURSE SHALL BE 50.00'.
- MINIMUM BUILDING SET BACKS ADJACENT TO ALL STREETS SHALL BE 50.00'.
- MINIMUM BUILDING SET BACKS ADJACENT TO ALL SIDE LOT LINES SHALL BE 20'.
- 10.00' ADJACENT TO ALL PROPERTY LINES SHALL BE RESERVED AS A GOLF AND UTILITY EASEMENT.
- VARIANCES MUST BE APPROVED BY THE SUGARTREE ARCHITECTURAL CONTROL COMMITTEE.
- ALL CUL-DE-SAC RADII ARE 53.00'
- ALL LOT CORNERS ARE 5/8" IRON RODS SET CAPPED "TNP" UNLESS OTHERWISE NOTED.
- THE BASIS FOR BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.

**CURVE TABLE**

DELTA	R	L	LC
C1	14'14"17"	320.00	79.52 N75°04'15"E, 79.32
C2	23'27"24"	350.00	143.29 N78°26'01"E, 142.29
C3	12'27'41"	350.00	76.12 N29°41'37"E, 75.97
C4	10'57'05"	320.00	61.16 N28°56'19"E, 61.07
C5	42'39'40"	450.00	335.06 N46°40'58"W, 327.37

**LINE TABLE**

L1	N67°57'07"E	307.13'
L2	N89°50'17"W	117.93'
L3	N23°39'48"W	32.61'
L4	N67°57'07"E	42.41'
L5	S00°42'42"W	35.57'

**CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF PARKER  
Jeane Brunson, Clerk  
foregoing Plat with  
in Plat Cabinet, Page  
in Testimony Whereof

I hereby certify that the  
my office the \_\_\_\_\_ day of \_\_\_\_\_  
records of said County  
of office, this \_\_\_\_\_ day of \_\_\_\_\_

**SURVEYOR**

Stephen H. Roberson  
R.P.L.S. No. 4090  
Date 3-19-04



**CERTIFICATE OF E.T.J.**

WHEREAS, BILL H. BOWERMAN PRESIDENT OF SUGARTREE, INC. OWNER OF THIS PLAT AND SUBDIVISION DOES HEREBY CERTIFY THAT IT IS NOT WITHIN FIVE MILES OF THE E.T.J. OF ANY INCORPORATED CITY OR TOWN IN PARKER COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_ 2004.

ACCT. NO.: 18016  
SCH. DIST.: BR  
CITY: CO  
MAP NO.: D-22

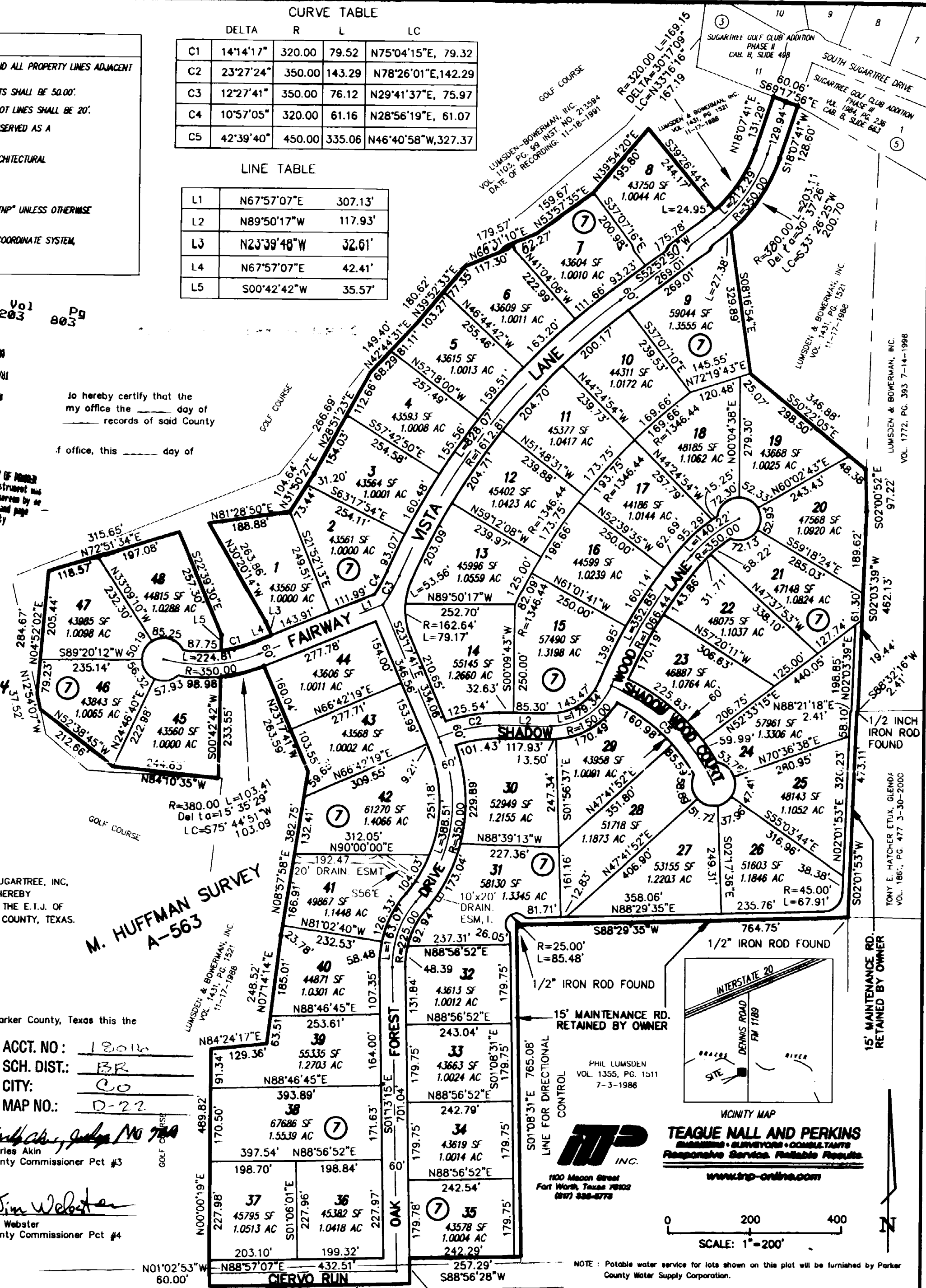
Mark Riley, Parker County Judge  
Charles Akin, County Commissioner Pct #3  
Jim Webster, County Commissioner Pct #4

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared BILL H. BOWERMAN, 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 herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of March A.D., 2004

*Christy L. Lough*  
NOTARY PUBLIC



*NOTE: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration and Flood Insurance Rate Map Community Panel Number: 480520-0250B Effective Date: September 27, 1991 this property does not lie within a 100 year flood hazard area.*

MCINTYRE MAP  
**TEAGUE NALL AND PERKINS**  
SURVEYORS • CONSULTANTS  
Responsive Service. Reliable Results.  
www.tnp-online.com

100 Mason Street  
Fort Worth, Texas 76102  
(817) 336-6778

SCALE: 1"=200'

**E. BLANTON SURVEY A-32**

A PLAT OF  
LOTS 1-48, BLOCK 7

**SUGARTREE GOLF CLUB ADDITION PHASE IV**

BEING SITUATED IN THE M. HUFFMAN SURVEY, A-563 AND THE E. BLANTON SURVEY, A-32, PARKER COUNTY, TEXAS