

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.

"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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

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: PARKER SPECIAL UTILITY DISTRICT
500 BROCK SPUR
817-594-2900

WASTEWATER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THE STATE OF TEXAS
COUNTY OF PARKER

I, CAROL MARSHALL, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the town of Dennis, Parker County, Texas.

Carol Marshall
Signature of Owner

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.

Carol Marshall
Signature of Owner

STATE OF TEXAS
COUNTY OF PARKER

202311729 PLAT Total Pages: 1

WHEREAS CAROL MARSHALL, TRUSTEE (Lot 147 Doc No. 202101617 and Lot 148 Doc No. 202147009), acting by and through its duly authorized agent, is the sole owner of Lots 147 and 148, SUGARTREE ON THE BRAZOS PHASE TWO, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet C, Slide 288, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a nail found in the south right of way line of Sugartree Circle, said nail being the northeast corner of said Lot 148 and the northwest corner of Lot 149, said Sugartree on The Brazos Phase Two;

THENCE S 25°07'01" E, 175.15 feet to a 5/8" iron rod found at the northeast corner of Lot 187, said Sugartree on The Brazos Phase Two and the southeast corner of said Lot 148;
THENCE S 64°39'34" W, with the common line of said lots, 183.26 feet to a 5/8" iron rod found at the southeast corner of said Lot 147 in the north line of Lot 186, said Sugartree on The Brazos Phase Two;
THENCE S 89°39'45" W, with the common line of said lots, 167.01 feet to a 5/8" iron rod found at the southwest corner of said Lot 147 and the southeast corner of Lot 146, said Sugartree on The Brazos Phase Two;
THENCE N 01°06'43" E, with the common line of said lots, 167.01 feet to a 5/8" iron rod found in the south right of way line of said Sugartree Circle;
THENCE with the south right of way line of said Sugartree Circle the following courses and distances;
S 89°59'15" E, 5.39 feet to a 5/8" iron rod found at the beginning of a curve to the left with a radius of 330.0 feet and whose chord bears N 77°23'36" E, 143.40 feet;
With said curve to the left through a central angle of 25°05'54" and a distance of 144.56 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074);
N 64°43'10" E, 92.83 feet to the POINT OF BEGINNING and containing 1.13 acres (49376 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

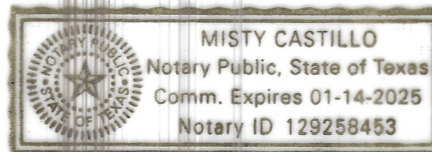
THAT, CAROL MARSHALL, TRUSTEE, acting by and through its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as LOT 148R, SUGARTREE ON THE BRAZOS PHASE TWO, AN ADDITION IN PARKER COUNTY, TEXAS, being a replat of Lots 147 and 148, Sugartree On The Brazos Phase Two, an addition in 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 forever the streets and easements shown thereon.

WITNESS my hand at Dennis, Parker County, Texas this 28th day of April, 2023.
Carol Marshall
Carol Marshall, Trustee

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared CAROL MARSHALL, TRUSTEE, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of April, 2023.
Misty D. Castillo
Notary Public in and for the State of Texas
01-14-2025
My Commission Expires On:



18014.001.147.00
18014.001.148.00

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this _____ day of _____, 2023.

George Conley, Commissioner Precinct #1
Larry Walden, Commissioner Precinct #3
Jacob Holt, Commissioner Precinct #2
Mike Hale, Commissioner Precinct #4
Pat Deen, County Judge

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202311729
05/08/2023 02:47 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

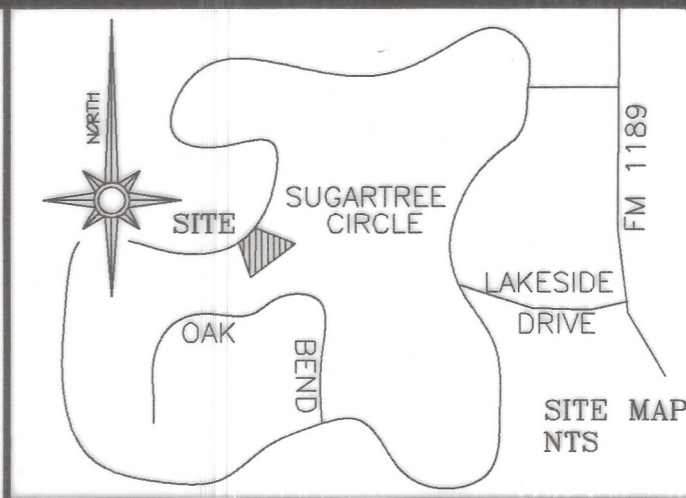
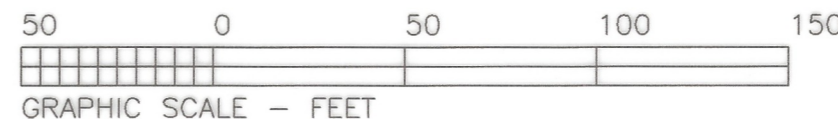
18014
BR
D-22

LOT 148R
SUGARTREE ON THE BRAZOS PHASE TWO
AN ADDITION IN PARKER COUNTY, TEXAS

Being a replat of Lots 147 and 148, Sugartree On The Brazos Phase Two, an addition in Parker County, Texas according to the plat recorded in Plat Cabinet C, Slide 288 Parker County, Texas

F 478

Cabinet/Instrument# _____ Slide _____



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0500 F EFFECTIVE DATE: APRIL 03, 2019 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LIENHOLDER
SFMC, LP
Dee Hoyle
EXECUTIVE DIRECTOR OF OPERATIONS
Dana C. Key
Signature of Lien holder
This the 19th day of APRIL, 2023.
Jean
Notary Public, State of Texas



TOWN OF DENNIS
PARKER COUNTY, TEXAS

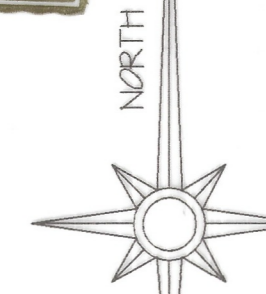
Certificate of acceptance by the Town Commission:

ACCEPTED by the Town Commission of the Town of Dennis:
Mayor, Town of Dennis James A. Saylor Date: 4/28/23

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Sugartree On The Brazos Phase Two, an addition to the Town of Dennis was submitted to the Town Commission on the 28 day of APRIL, 2023, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

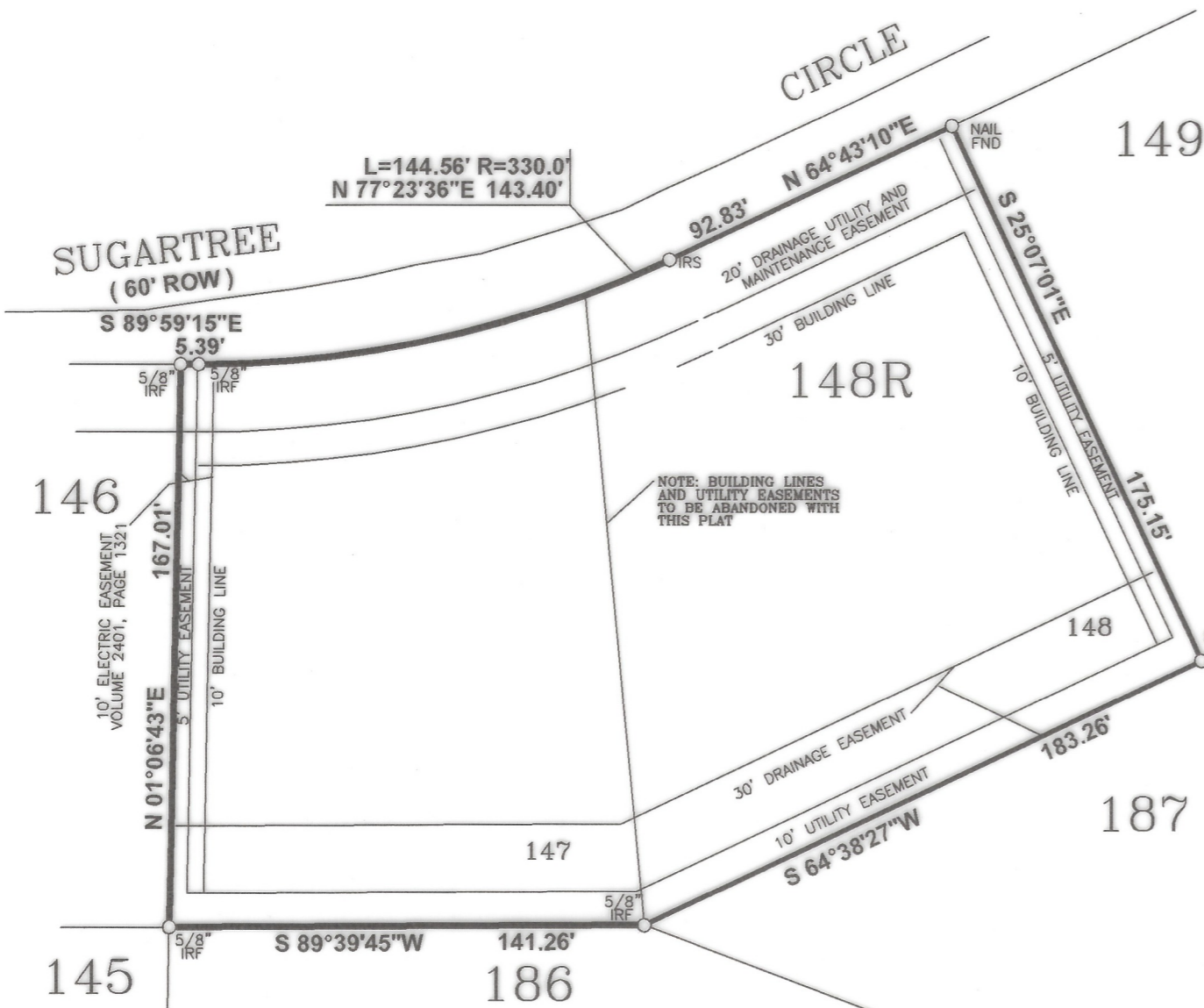
Witness my hand this 28 day of APRIL, A.D., 2023

Misty D. Castillo
Notary Public, State of Texas
My Commission Expires: 01-14-2025



SCALE: 1" = 50'

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



Owner/Developer:
Carol Marshall, Trustee
817-714-7557
279 Sugartree Circle
Lipan, TX 76462

WM WATER METER
WV WATER VALVE
IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")