

NOTES:

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 252.0032. Buyer is advised to question seller as to the groundwater availability.

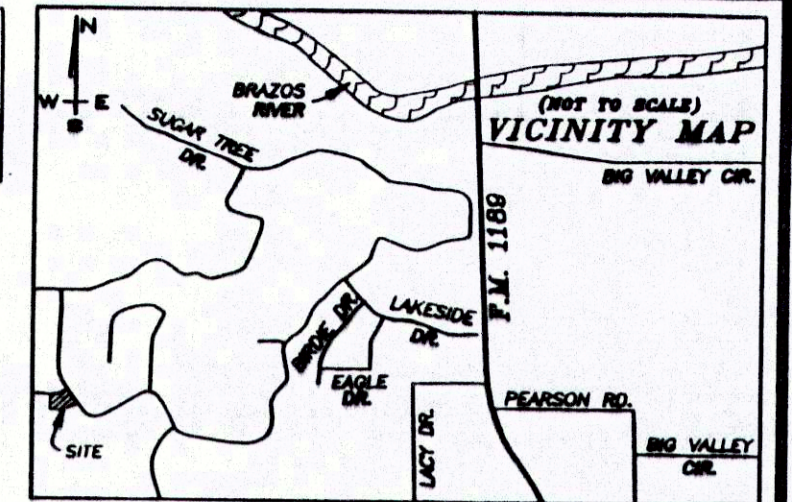
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201423552
11/25/2014 10:42 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

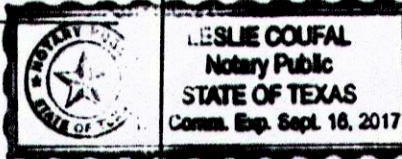
LIENHOLDER:



201423552 PLAT Total Pages: 1

THE STATE OF TEXAS
COUNTY OF PARKER
I, Jeane Brunson, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within one (1) mile of any Extra-Territorial Jurisdiction of any Incorporated City or Town, except miles from said Parker County, Texas.

Signature of Owner



THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared John Chitwood, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 10 day of November 2014.

Notary Public in and for State of Texas

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS ON THIS THE 04th DAY OF November 2014

Absent
COUNTY JUDGE
Mark Riley
George A. ... Judge pro tem
PRECINCT #1 COMMISSIONER
George Riley
PRECINCT #2 COMMISSIONER
...
PRECINCT #3 COMMISSIONER
...
PRECINCT #4 COMMISSIONER
Dusty Renfro

Lots 135 and 136
John Chitwood
Melanie Chitwood
101 Deer Trail
Lipan, TX 76462

SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-326-8613
FAX: 940-326-8028

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN SEPTEMBER, 2014.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS

Lot 195

Deer Trail (PRIVATE ROAD)

South Sugartree Drive (PRIVATE ROAD)

Lot 134

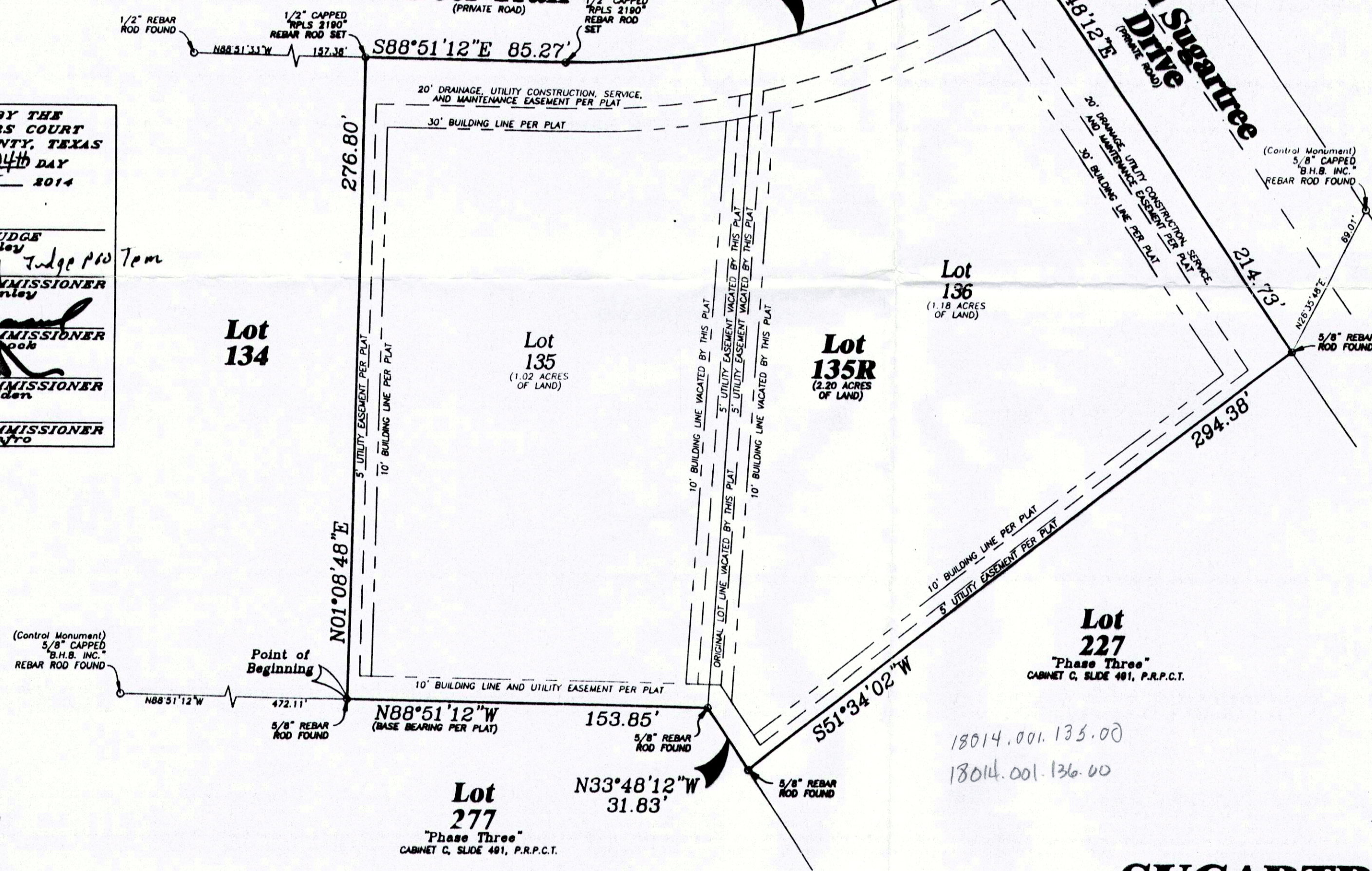
Lot 135 (1.02 ACRES OF LAND)

Lot 135R (2.20 ACRES OF LAND)

Lot 136 (1.18 ACRES OF LAND)

Lot 227 "Phase Three" CABINET C, SLIDE 401, P.R.P.C.T.

Lot 277 "Phase Three" CABINET C, SLIDE 401, P.R.P.C.T.



STATE OF TEXAS
PARKER COUNTY

WHEREAS We, John Chitwood and wife, Melanie Chitwood, being the owners of 2.20 acres of land being Lot 135 and Lot 136, SUGARTREE ON THE BRAZOS, PHASE TWO, an addition in Parker County, Texas, according to the plat thereof recorded in Cabinet C, Slide 288, Plat Records, Parker County, Texas, and being more particularly described in a deed recorded in Volume 2711, Page 1572, and Volume 2908, Page 166, Official Records, Parker County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" rebar rod found for the southwest corner of said Lot 135, same being the southeast corner of Lot 134, and being in the north line of Lot 277, Sugartree on the Brazos, Phase Three, recorded in Cabinet C, Slide 401, Plat Records, Parker County, Texas, and from which a 5/8" capped "B.H.B. INC." rebar rod found (Control Monument) bears N88°51'12"W., 472.11 feet;

Thence N01°08'48"E., 276.80 feet along the common line of said Lot 135 and said Lot 134 to a 1/2" capped "RPLS 2190" rebar rod set in the south line of Deer Trail, an existing 80 feet wide right of way, for the northwest corner of said Lot 135, and same being the northeast corner of Lot 134, and from which a 1/2" rebar rod found bears N88°51'33"W., 157.38 feet;

Thence S88°51'12"E., 85.27 feet along the south line of said Deer Trail to a 1/2" capped "RPLS 2190" rebar rod set;

Thence along a curve to the left, with a radius of 330.00 feet, and whose chord is N73°40'14"E., 188.18 feet, an arc distance of 201.28 feet along the south line of said Deer Trail to a 5/8" capped "DOWDY" rebar rod found;

Thence N56°11'48"E., 2.03 feet along the southeast line of said Deer Trail to a 5/8" capped "DOWDY" rebar rod found at the intersection of the southeast line of said Deer Trail and the southwest line of South Sugartree Drive, an existing 80 feet wide right of way, for the northeast corner of said Lot 136;

Thence S33°48'12"E., 214.73 feet along the southwest line of said South Sugartree Drive to a 5/8" rebar rod found for the southeast corner of said Lot 136, same being the northeast corner of Lot 227, Phase Three, and from which a 5/8" capped "B.H.B. INC." rebar rod found bears N26°36'48"E., 69.01 feet;

Thence S51°34'02"W., 294.38 feet along the common line of said Lot 136 and said Lot 227 to a 5/8" rebar rod found for an "all" corner of said Lot 136, same being the northwest corner of said Lot 227, and being in the northeast line of said Lot 277;

Thence N33°48'12"W., 31.83 feet along the common line of said Lot 136 and said Lot 277 to a 5/8" rebar rod found for the southwest corner of said Lot 136, same being the southeast corner of said Lot 135;

Thence N88°51'12"W., 153.85 feet along the common line of said Lot 135 and said Lot 277 to the point of beginning and containing 2.20 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That We, John Chitwood and wife, Melanie Chitwood, do hereby adopt this plat designating the herein described real property as Lot 135R, SUGARTREE ON THE BRAZOS, PHASE TWO, an addition in Parker County, Texas, and do hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 10th day of NOVEMBER 2014.
John Chitwood
Melanie Chitwood
Melanie Chitwood

STATE OF TEXAS
COUNTY OF PARKER
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John Chitwood and wife, Melanie Chitwood, known to me to be the parties whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 10th day of November 2014.
Sheri K. Ferguson
Notary Public My Commission Expires 08-08-2015

Notes: According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated 7/20/06, Community Panel Number 48367C 0800 E, Dated September 26, 2006, this tract is in Zone X, which is not in the 1% annual chance flood.

ACCT. NO.: 18014
SCH. DIST.: BR
CITY:
MAP NO.: D-22

RE-PLAT SHOWING LOT 135R, SUGARTREE ON THE BRAZOS "PHASE TWO"

AN ADDITION IN PARKER COUNTY, AND BEING A REPLAT OF LOT 135 AND LOT 136, SUGARTREE ON THE BRAZOS, PHASE ONE, RECORDED IN CABINET C, SLIDE 288, PLAT RECORDS, PARKER COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN CABINET D, SLIDE 3108, DATE

