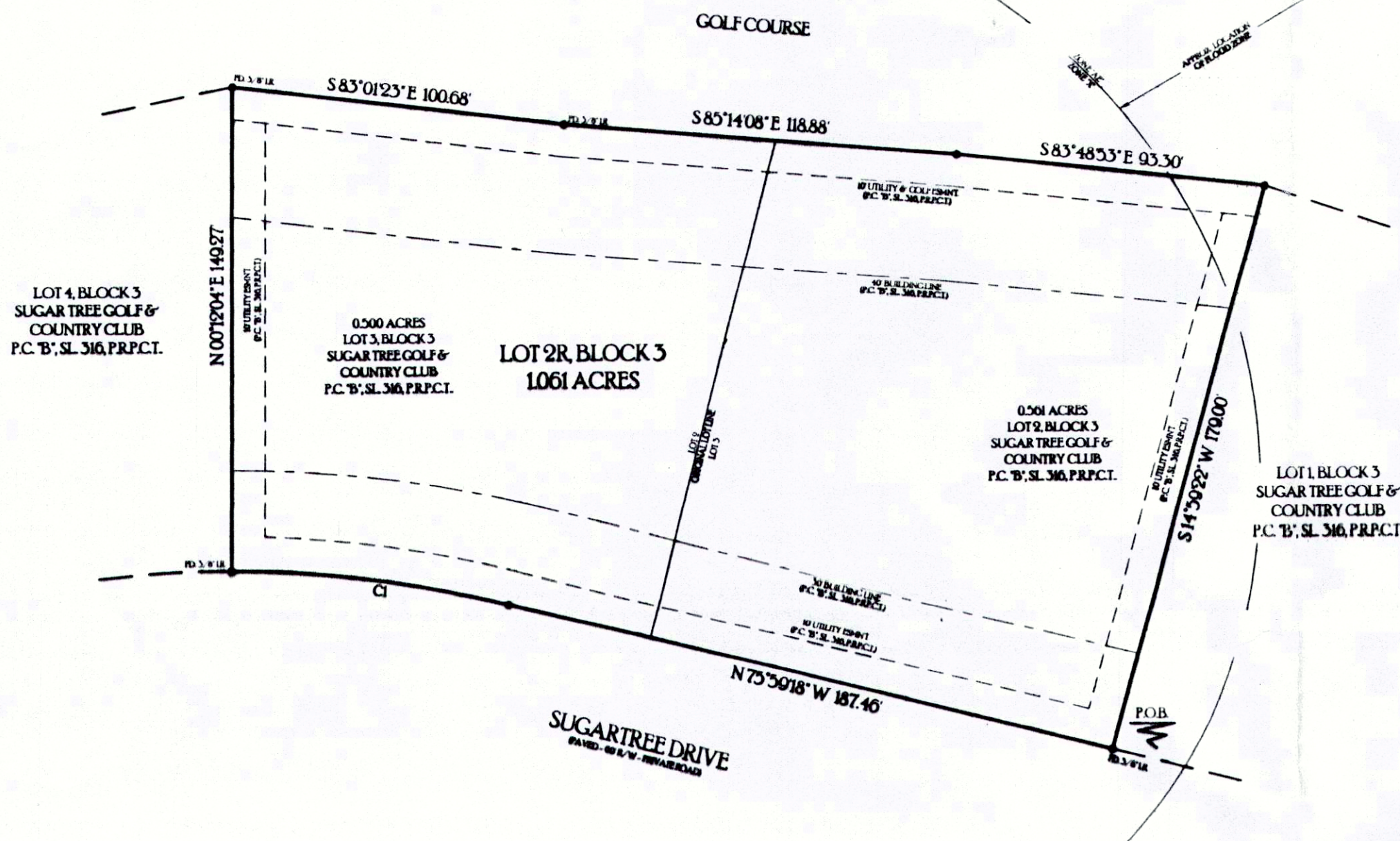


D-348

201415777 PLAT Total Pages: 1



CURVEDATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35000	84.30	84.15	N 89° 55' 35" W	13° 48' 33"

NOTES

1) THE NORTH EASTERN PORTION OF THIS TRACT APPEARS TO BE LOCATED WITHIN FLOOD HAZARD ZONE "AE" - BASE FLOOD ELEVATION OF 757 FEET AND THE BALANCE OF THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE PLUM COMMUNITY PANEL, 4836702002, DATED SEPTEMBER 28, 2008.

2) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCLUMBER THIS PROPERTY.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) WATER IS PROVIDED BY PARKER COUNTY SUD.

5) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.

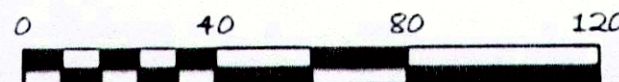
6) ALL CORNERS ARE SET CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 252.002. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

8) BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT NAD 83 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4902.

SURVEYOR:
KYLE RUCKER, RPLS
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

OWNER/DEVELOPER:
BOB & SHARON DAVIS
P.O. BOX 100
DENNIS, TX 76430
(817) 475-0092



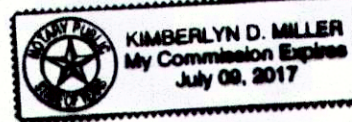
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BOB DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF Apr, 2014.

Kimberlyn D. Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



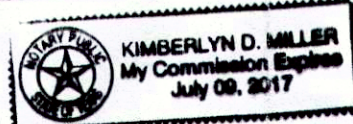
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHARON DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF Apr, 2014.

Kimberlyn D. Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE UNDERSIGNED, AS LIEN HOLDERS(S) ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

Mortgage Electronic Registration Systems, Inc.
Min # 100011511237941084

Shelley L. Hess
Assistant Secretary

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, BOB & SHARON DAVIS, BEING THE SOLE OWNERS OF A 1061 ACRES TRACT OF LAND BEING ALL OF LOTS 2 & 3, BLOCK 3, SUGAR TREE GOLF & COUNTRY CLUB, PHASE I REPLAT, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET B, SLIDE 316, PLAT RECORDS OF PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVIS IN VOLUME 2476, PAGE 758, REAL RECORDS, PARKER COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF SUGARTREE DRIVE AND IN THE SOUTH LINE OF BLOCK 3, FOR THE SOUTH-EAST CORNER OF LOT 2, BLOCK 3 FOR THE SOUTH-EAST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 75° 59' 18" W 187.46 FEET, ALONG THE NORTH LINE OF SAID SUGARTREE DRIVE, TO A SET 1/2" IRON ROD (CAPPED), IN A CURVE TO THE LEFT, WITH A RADIUS OF 350.00 FEET, A CHORD OF N 89° 55' 35" W 84.15 FEET FOR A CORNER OF THIS TRACT.

THENCE NORTHWESTERLY AROUND THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 84.36 FEET TO A FOUND 3/8" IRON ROD FOR THE SOUTH-WEST CORNER OF LOT 3 AND OF THIS TRACT.

THENCE N 00° 12' 04" E 149.27 FEET TO A FOUND 3/8" IRON ROD FOR THE NORTH-WEST CORNER OF LOT 3 AND OF THIS TRACT.

THENCE S 83° 01' 23" E 100.68 FEET TO A FOUND 3/8" IRON ROD FOR A CORNER OF THIS TRACT.

THENCE S 85° 14' 08" E 118.88 FEET TO A SET 1/2" IRON ROD (CAPPED) FOR A CORNER OF THIS TRACT.

THENCE S 83° 48' 53" E 93.30 FEET TO A SET 1/2" IRON ROD (CAPPED) FOR THE NORTH-EAST CORNER OF LOT 2 AND OF THIS TRACT.

THENCE S 14° 59' 22" W 179.00 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT BOB & SHARON DAVIS (OWNERS) DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 2R, SUGAR TREE GOLF AND COUNTRY CLUB, PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 3 DAY OF April, 2014.

Bob Davis
BOB DAVIS

Sharon Davis
SHARON DAVIS

SURVEYORS CERTIFICATE

THIS IS TO STATE THAT KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS SET WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Kyle Rucker, Registered Professional Land Surveyor No. 0444
Carter Surveying and Mapping, 110A Palo Pinto St. Weatherford, TX 76086
February 2014 - JH-4060

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 11 DAY OF Aug, 2014.

COUNTY CLERK

George J. Conley
COMMISSIONER PRECINCT #1

Jim Hall
COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #4

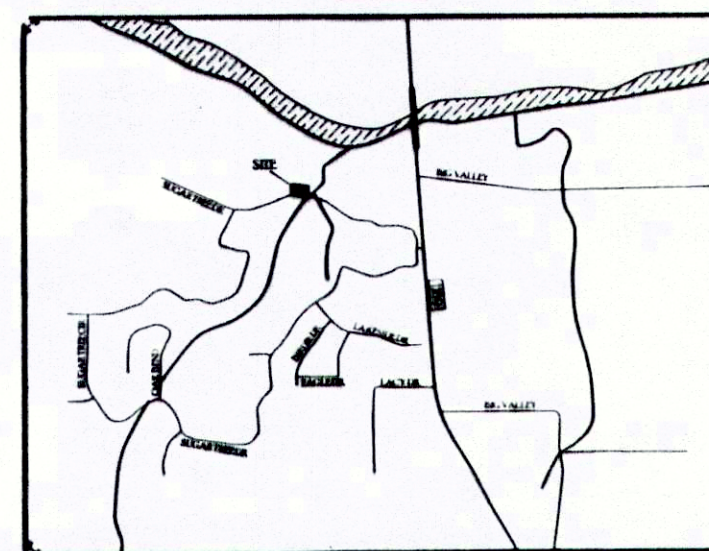
ACCT. NO.: 18015
SCH. DIST.: B
CITY: D-22
MAP NO.: D-22

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201415777
08/11/2014 09:55 AM
Fee: 78.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT

VICINITY MAP



FINAL REPLAT
LOT 2R, BLOCK 3
SUGAR TREE GOLF & COUNTRY CLUB
PHASE ONE
BEING A REPLAT OF LOTS 2 & 3, BLOCK
3, SUGAR TREE GOLF & COUNTRY
CLUB, PHASE ONE REPLAT,
PARKER COUNTY, TEXAS.
FEBRUARY 2014

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX 76086
(817) 594-0400 - (817) 594-0403