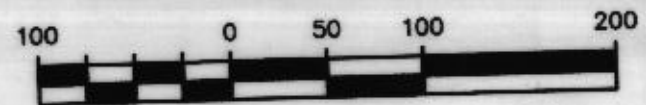
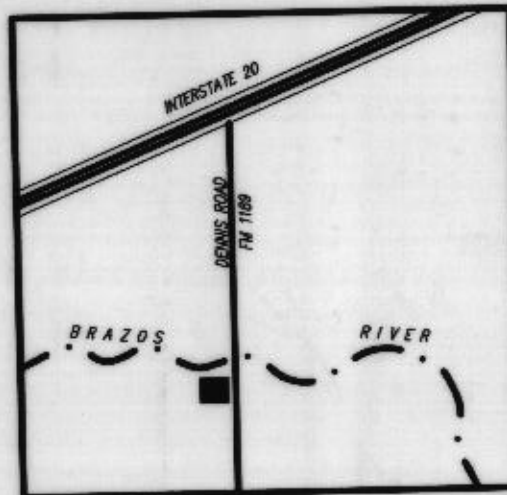


SUGARTREE GOLF & COUNTRY CLUB  
PHASE I REPLAT  
BLOCKS 3 & 36  
CAB. B-316, 340970

GRAPHIC SCALE



GOLF COURSE



GOLF COURSE

THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED by the Commissioners Court of Parker County, Texas this the  
23 day of JANUARY, 2002.

*Mark Riley*  
Mark Riley  
Parker County Judge

*Danny Choate*  
Danny Choate  
County Commissioner Pct #1

*Mack Dobbs*  
Mack Dobbs  
County Commissioner Pct #2

*Charles Aklin*  
Charles Aklin  
County Commissioner Pct #3

*Gary Pluge*  
Gary Pluge  
County Commissioner Pct #4

### OWNER'S CERTIFICATE AND DEDICATION

COUNTY OF PARKER  
STATE OF TEXAS

WHEREAS, Sugartree, Inc., is the owner of the following described real property:

A part of the M. Huffman Survey, Abstract No. 563, situated in Parker County, Texas; and embracing a portion of the tract described in the deed to Phil Lumsden, recorded in volume 1143, page 343 of the Parker County Deed Records.

Beginning at a 5/8" iron rod found with plastic cap stamped "TNP" for the northwest corner of Lot 1 in Block 2 of Sugartree Golf Club Addition, Phase II, as it appears upon the map recorded in Cabinet B, Slide 498 of the Parker County Plat Records, in the south line of Sugartree Circle.

Thence S 23°22'53" W, along the west line of said Block 2, a distance of 538.31 feet to a 5/8" iron rod found with plastic cap stamped "TNP" for the common north corner of Lots 6 and 7 in said Block 2.

Thence S 74°14'09" W, along the north line of Lots 7 and 8 in said Block 2, a distance of 169.42 feet to a 5/8" iron rod found with plastic cap stamped "TNP" for the common north corner of Lots 8 and 9 in said Block 2.

Thence N 65°12'33" W, along the north line of said Lot 9, a distance of 80.90 feet to a 5/8" iron rod found with plastic cap stamped "TNP" for the northwest corner of said Lot 9.

Thence S 05°35'06" W, along the west line of said Lot 9, a distance of 264.73 feet to a 5/8" iron rod found with plastic cap stamped "TNP" for the southwest corner of said Lot 9, in the north line of Sugartree Circle.

Thence N 65°12'33" W, along the said north line of Sugartree Circle, 38.12 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner.

Thence N 05°35'06" E, 264.73 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner.

Thence N 65°12'33" W, 112.84 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner in the west line of said Lumsden tract.

Thence N 27°36'43" E, along the said west line of Lumsden tract, 644.06 feet to a 5/8" iron rod set with plastic cap stamped "TNP" for corner.

Thence S 62°38'14" E, to and along the said south line of Sugartree Circle, 192.54 feet to a 5/8" iron rod found with plastic cap stamped "TNP" for the beginning of a curve having a radius of 400 feet.

Thence along said curve, an arc length of 118.19 feet to a 5/8" iron rod found with plastic cap stamped "TNP" at it's end, the long chord of said 118.19 feet arc is S 71°06'08" E 117.76 feet.

Thence S 79°34'01" E, continuing along the said south line of Sugartree Circle, 6.36 feet to the place of beginning and containing 5.03 acres.

CERTIFICATE OF RECORD  
THE STATE OF TEXAS  
COUNTY OF PARKER

Jeanne Brunson, Clerk of the Court, in and for said County, do hereby certify that the foregoing Plat with it's certification, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2002, at \_\_\_\_\_ o'clock \_\_\_\_\_ m, in \_\_\_\_\_ records of said County in Plat Cabinet, Pages \_\_\_\_\_

In Testimony Whereof, Witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Jeanne Brunson, Clerk  
County Court  
Parker County, Texas

Doc 00436214 Bk OR Vol 1984 Pg 237

RCB-664

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Jan 23, 2002 at 11:47A

Document Number: 00436214

Amount: .00

By Faye Woody

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Jan 23, 2002

Jeanne Brunson, County Clerk  
PARKER COUNTY

TO PHIL LUMSDEN  
VOL. 1143, PG. 343

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sugartree, Inc., does hereby adopt this plat of Lots 1, 2, and 3 in Block 6 of Sugartree Golf Club Addition, Phase III, and do hereby dedicate to the public use these streets and easements shown hereon.

WITNESS MY HAND THIS 23<sup>rd</sup> DAY OF January, 2002.

*Bill H. Bowerman*  
Bill H. Bowerman, President  
Sugartree, Inc.

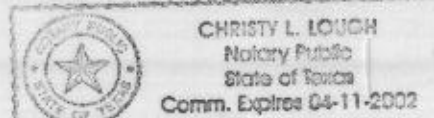
ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Tarrant

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 (she) executed the same for the purposes and consideration herein expressed for said *Sugartree, Inc.* and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23<sup>rd</sup> day of Jan, 2002 A.D., 2002.

*Christy L. Lough*  
Christy L. Lough  
NOTARY PUBLIC, Tarrant COUNTY, TEXAS



CERTIFICATE OF E.T.J.

Sugartree, Inc., being the Dedicator and Owner of this Plat of said 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.

*Bill H. Bowerman*  
Bill H. Bowerman, President  
Sugartree, Inc.

*Stephen H. Roberson* 1/09/02  
Stephen H. Roberson  
R.P.L.S. No. 4090



- GENERAL NOTES**
1. MINIMUM BUILDING SET BACKS ADJACENT TO ALL STREETS SHALL BE 30.00'.
  2. VARIANCES MUST BE APPROVED BY THE SUGARTREE ARCHITECTURAL COMMITTEE.
  3. ALL LOTS ARE OUTSIDE THE LIMITS OF THE F.E.M.A. 100 YR. FLOOD ZONE.
  4. ALL LOT CORNERS ARE 5/8" IRON RODS CAPPED "TNP" UNLESS OTHERWISE NOTED.
  5. THE BASIS FOR BEARINGS IS THE PLAT RECORDED IN INST. NO. 213594.

# SUGARTREE GOLF CLUB ADDITION PHASE III BLOCK 6

**TEAGUE NALL AND PERKINS**  
INC.  
ENGINEERS & SURVEYORS  
MUNICIPAL CONSULTANTS

NOVEMBER 2001.

NOTE: Potable water service for lots shown on this plat will be furnished by Parker County Water Supply Corporation.