

OWNER'S CERTIFICATE AND DEDICATION

COUNTY OF PARKER  
STATE OF TEXAS

WHEREAS, Sugartree, Inc., is the sole 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 Lumsden-Bowerman, Inc., recorded in volume 1103, page 99 of the Parker County Deed Records.

Beginning at a 5/8" iron capped "TNP" set for the southeast corner of Fairway Drive as it appears upon the map titled Sugartree Golf & Country Club Phase I Replat, recorded in Cabinet B, Slide 316 of the Parker County Plat Records.

Thence south 27 degrees-21 minutes-46 seconds west 148-56/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 85 degrees-29 minutes-08 seconds east 817-07/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 2 degrees-20 minutes-52 seconds west 173-53/100 feet to a 5/8" iron capped "TNP" set for corner in the west line of Sugartree Golf Course, as it appears upon the map recorded in instrument no. 213594 of the said Plat Records.

Thence along the said west line of Sugartree Golf Course the following:

south 55 degrees-38 minutes-50 seconds west 165 feet to a 3/8" iron found for corner;  
south 11 degrees-16 minutes-58 seconds west 484-60/100 feet to a 3/8" iron found for corner (Line for directional control);  
south 63 degrees-53 minutes-40 seconds west 121-76/100 feet to a 5/8" iron capped "TNP" set for corner;  
south 19 degrees-23 minutes-58 seconds west 108-71/100 feet to a 5/8" iron capped "TNP" set for corner;  
and south 16 degrees-44 minutes-36 seconds east 153-22/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 68 degrees-28 minutes-13 seconds west 435 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 72 degrees-05 minutes-48 seconds west 406-30/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 53 degrees-36 minutes-21 seconds west 89-74/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 36 degrees-23 minutes-50 seconds west 261-25/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 24 degrees-47 minutes-27 seconds east 240 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 65 degrees-12 minutes-33 seconds east 106-39/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 5 degrees-35 minutes-06 seconds east 264-73/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence south 65 degrees-12 minutes-33 seconds east 80-90/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 74 degrees-14 minutes-09 seconds east 169-42/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 23 degrees-22 minutes-53 seconds east 538-31/100 feet to a 5/8" iron capped "TNP" set for corner.

Thence north 79 degrees-34 minutes-01 second west 6-36/100 feet to a 5/8" iron capped "TNP" set at the beginning of a curve to the right having a radius of 400 feet.

Thence along said curve, an arc length of 118-19/100 feet to a 5/8" iron capped "TNP" set at it's end, the long chord of said 118-19/100 feet arc is north 71 degrees-06 minutes-08 seconds west 117-76/100 feet.

Thence north 62 degrees-38 minutes-14 seconds west 187-46/100 feet to a 5/8" iron capped "TNP" set for the southwest corner of said Fairway Drive.

Thence north 27 degrees-21 minutes-46 seconds east 368-74/100 feet to a 5/8" iron capped "TNP" set for the southwest corner of said Fairway Drive.

Thence south 62 degrees-38 minutes-14 seconds east, along the south line of said Fairway Drive, 60 feet to the place of beginning and containing 22-419/1000 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sugartree, Inc., does hereby adopt this plat of Lots 1 through 22 in Block 1 and Lots 1 through 9 in Block 2 of Sugartree Golf Club Addition, Phase II, and do hereby dedicate to the public use these streets and easements shown hereon.

WITNESS MY HAND THIS 28 DAY OF JUNE 2000.

Robert L. Albritton, President  
Sugartree, Inc.

Curtis Von Der Ahe, Executive Vice-President  
Frost National Bank

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. ALBRITTON 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 28 day of JUNE A.D., 2000.

Sanford L Green  
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Curtis Von Der Ahe 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 Frost National Bank and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of JUNE A.D., 2000.

Sanford L Green  
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

CERTIFICATE OF E.T.J.

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

THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas this the 28 day of June, 2000.

Mark Riley  
Parker County Judge

Danny Choate  
County Commissioner Pct #1

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 28 day of June, 2000, 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 \_\_\_\_\_ 2000.

Jeanne Brunson, Clerk  
County Court  
Parker County, Texas

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 stated hereon by me:

Mack Dobbs  
County Commissioner Pct #2

Charlie Horton  
County Commissioner Pct #3

Andy Plugg  
County Commissioner Pct #4

RECORDED JUN 28 2000



Jeanne Brunson  
County Clerk



RECEIVED AND FILED FOR RECORD  
2:00 O'Clock P.M.  
JUN 28 2000

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS  
By B. Aldrich, Deputy

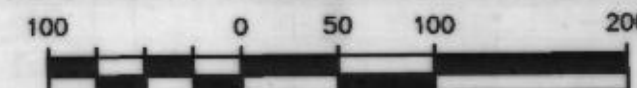
SANFORD L GREEN  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 04-22-2004

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NOTARY PUBLIC  
State of Texas  
Comm. Exp. 04-22-2004

391975  
B-498

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

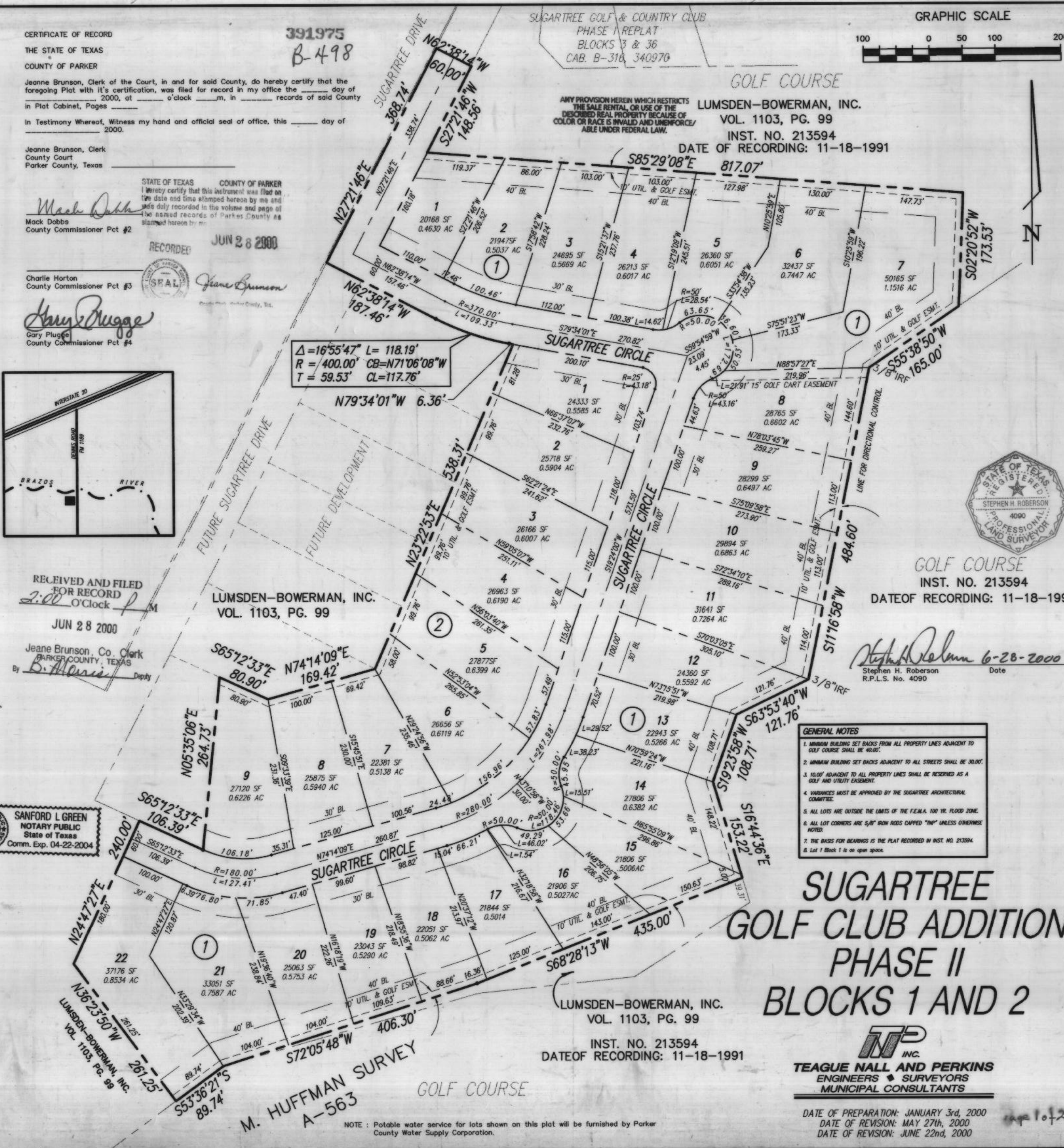
GRAPHIC SCALE



GOLF COURSE

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

LUMSDEN-BOWERMAN, INC.  
VOL. 1103, PG. 99  
INST. NO. 213594  
DATE OF RECORDING: 11-18-1991



GOLF COURSE  
INST. NO. 213594  
DATE OF RECORDING: 11-18-1991

Stephen H. Roberson  
R.P.L.S. No. 4090  
Date 6-28-2000

- GENERAL NOTES
1. MINIMUM BUILDING SET BACKS FROM ALL PROPERTY LINES ADJACENT TO GOLF COURSE SHALL BE 40.00'.
  2. MINIMUM BUILDING SET BACKS ADJACENT TO ALL STREETS SHALL BE 30.00'.
  3. 10'0" ADJACENT TO ALL PROPERTY LINES SHALL BE RESERVED AS A GOLF AND UTILITY EASEMENT.
  4. VARIANCES MUST BE APPROVED BY THE SUGARTREE ARCHITECTURAL COMMITTEE.
  5. ALL LOTS ARE OUTSIDE THE LIMITS OF THE F.E.M.A. 100 YR. FLOOD ZONE.
  6. ALL LOT CORNERS ARE 5/8" IRON RODS CAPPED "TNP" UNLESS OTHERWISE NOTED.
  7. THE BASIS FOR BEARINGS IS THE PLAT RECORDED IN INST. NO. 213594.
  8. Lot 1 Block 1 is an open space.

# SUGARTREE GOLF CLUB ADDITION PHASE II BLOCKS 1 AND 2



TEAGUE NALL AND PERKINS  
ENGINEERS & SURVEYORS  
MUNICIPAL CONSULTANTS

DATE OF PREPARATION: JANUARY 3rd, 2000  
DATE OF REVISION: MAY 27th, 2000  
DATE OF REVISION: JUNE 22nd, 2000

LUMSDEN-BOWERMAN, INC.  
VOL. 1103, PG. 99  
INST. NO. 213594  
DATE OF RECORDING: 11-18-1991

M. HUFFMAN SURVEY  
A-563

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