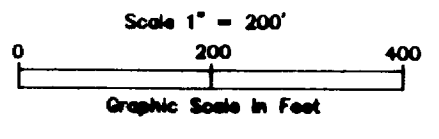


POINT OF BEGINNING
FOUND 5/8" CAPPED IRON ROD (TNP)



TNP = FOUND 5/8" CAPPED IRON ROD STAMPED TNP
UE = UTILITY EASEMENT

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°45'08"	200.16'	330.00'	N35°30'16"E	197.10'
C2	0°08'34"	3.92'	1574.12'	S52°56'25"W	3.92'
C3	28°27'40"	806.67'	1823.92'	S38°38'30"W	798.40'
C4	34°47'51"	182.15'	300.00'	N41°48'19"E	159.49'
C5	30°49'52"	181.43'	300.00'	N84°59'38"W	186.77'
C6	32°18'35"	189.00'	300.00'	N43°47'03"W	159.49'
C7	11°07'55"	58.29'	300.00'	N84°28'02"E	58.20'
C8	47°50'23"	250.49'	300.00'	S4°26'55"W	243.28'
C9	34°53'08"	152.22'	250.00'	N2°01'43"W	149.88'
C10	14°01'57"	73.48'	300.00'	S4°55'45"W	73.29'
C11	33°23'52"	174.87'	300.00'	S17°12'50"W	172.41'
C12	18°20'03"	180.00'	500.00'	N9°40'56"E	159.32'
C13	32°54'40"	172.32'	300.00'	S58°30'37"E	169.96'
C14	9°22'09"	49.06'	300.00'	S79°39'02"E	49.00'
C15	28°22'33"	138.10'	300.00'	N28°13'20"E	136.89'
C16	39°22'43"	206.19'	300.00'	S21°43'14"W	202.15'
C17	9°01'34"	47.26'	300.00'	N79°49'20"W	47.21'
C18	9°01'34"	47.26'	300.00'	N70°47'45"W	47.21'
C19	04°09'04"	19.56'	270.00'	S68°21'30"E	19.56'
C20	18°14'43"	95.53'	300.00'	N27°15'03"E	95.13'
C21	16°30'24"	86.43'	300.00'	N44°37'37"E	86.13'
C22	3°22'15"	97.31'	1853.92'	S51°19'22"W	97.29'
C23	4°13'26"	121.93'	1853.92'	S47°31'31"W	121.91'
C24	4°13'26"	121.93'	1853.92'	S43°18'05"W	121.91'
C25	4°13'26"	121.93'	1853.92'	S39°04'38"W	121.91'
C26	4°13'26"	121.93'	1853.92'	S34°51'12"W	121.91'
C27	4°13'26"	121.93'	1853.92'	S30°37'45"W	121.91'
C28	4°06'21"	118.53'	1853.92'	S26°27'51"W	118.50'
C29	22°22'27"	105.44'	270.00'	N35°35'53"E	104.77'
C30	12°24'51"	58.50'	270.00'	N52°59'33"E	58.39'
C31	16°08'49"	93.00'	330.00'	S51°07'34"W	92.89'
C32	10°14'28"	58.98'	330.00'	S37°55'55"W	58.91'
C33	19°21'05"	111.46'	330.00'	N82°58'27"W	110.93'
C34	8°28'55"	48.85'	330.00'	S83°06'32"W	48.81'
C35	11°07'55"	52.48'	270.00'	N84°28'02"E	52.38'
C36	61°03'13"	63.94'	80.00'	N80°31'37"W	60.95'
C37	47°44'47"	50.00'	80.00'	S65°04'23"W	48.57'
C38	47°44'47"	50.00'	80.00'	S17°19'36"W	48.57'
C39	47°44'47"	50.00'	80.00'	S30°25'12"E	48.57'
C40	95°42'24"	100.22'	60.00'	N77°51'12"E	88.97'
C41	11°07'55"	64.12'	330.00'	N84°26'02"E	64.02'
C42	14°13'04"	87.00'	270.00'	S85°58'37"W	66.83'
C43	11°10'52"	52.69'	270.00'	N81°19'25"W	52.61'
C44	24°09'52"	139.18'	330.00'	S10°03'58"W	138.15'
C45	17°27'18"	100.53'	330.00'	S10°44'37"E	100.15'
C46	44°10'50"	169.64'	220.00'	N2°37'09"E	165.47'
C47	25°15'25"	123.43'	280.00'	N3°29'19"W	122.43'
C48	3°21'14"	16.39'	280.00'	N17°47'39"W	16.39'
C49	24°49'57"	117.02'	270.00'	S7°03'18"E	116.11'
C50	26°16'04"	123.78'	270.00'	S18°29'43"W	122.70'
C51	27°34'13"	129.92'	270.00'	S45°24'52"W	128.67'
C52	22°39'12"	130.47'	330.00'	N40°52'23"E	129.83'
C53	12°08'07"	69.89'	330.00'	N37°28'43"E	69.76'
C54	12°59'59"	41.72'	1593.92'	S25°09'39"W	41.72'
C55	4°17'01"	119.17'	1593.92'	S28°03'09"W	119.14'
C56	4°06'37"	114.35'	1593.92'	S32°14'58"W	114.33'
C57	4°05'44"	113.94'	1593.92'	S36°21'10"W	113.91'
C58	4°18'29"	119.85'	1593.92'	S40°33'18"W	119.83'
C59	4°39'04"	129.40'	1593.92'	S45°02'05"W	129.36'
C60	4°31'23"	125.83'	1593.92'	S49°37'19"W	125.80'
C61	4°07'04"	23.72'	330.00'	S45°53'12"W	23.71'
C62	9°54'53"	57.11'	330.00'	S38°52'13"W	57.03'
C63	18°34'14"	106.96'	330.00'	S24°37'39"W	106.49'
C64	14°49'37"	85.40'	330.00'	S7°55'43"W	85.16'
C65	18°36'33"	152.85'	470.00'	N9°49'10"E	151.98'
C66	18°05'27"	187.34'	530.00'	N9°33'37"E	186.65'
C67	33°23'52"	157.38'	270.00'	S17°12'50"W	155.16'
C68	4°11'18"	19.74'	270.00'	S36°00'24"W	19.73'
C69	9°50'40"	46.39'	270.00'	S43°01'23"W	46.34'
C70	2°31'38"	14.56'	330.00'	S43°19'05"E	14.56'
C71	25°10'05"	144.96'	330.00'	S57°09'57"E	143.80'
C72	28°22'33"	124.29'	270.00'	N28°13'20"E	123.20'
C73	18°29'40"	106.52'	330.00'	S32°09'48"W	106.06'
C74	20°53'02"	120.28'	330.00'	S12°28'24"W	119.62'
C75	9°22'42"	94.64'	60.00'	S76°42'11"E	85.13'
C76	47°44'47"	50.00'	60.00'	N34°14'05"E	48.57'
C77	68°19'48"	71.56'	60.00'	N23°48'13"W	67.39'
C78	12°00'01"	56.55'	270.00'	S80°15'37"W	56.45'
C79	27°22'41"	129.02'	270.00'	S27°43'15"W	127.79'
C80	17°11'26"	99.01'	330.00'	N32°48'53"E	98.64'
C81	9°11'08"	52.80'	330.00'	N19°37'36"E	52.85'
C82	2°38'48"	12.47'	270.00'	N83°00'42"W	12.47'
C83	7°18'42"	76.74'	60.00'	S68°03'07"W	71.61'
C84	50°26'28"	52.82'	60.00'	S06°11'32"W	51.13'
C85	47°44'47"	50.73'	60.00'	S42°54'04"E	48.57'
C86	47°44'47"	50.00'	60.00'	S89°21'08"W	48.57'
C87	50°47'17"	53.19'	60.00'	N40°05'06"E	51.46'
C88	12°39'23"	72.89'	330.00'	N72°36'39"W	72.75'
C89	2°38'48"	12.47'	270.00'	N67°36'22"W	12.47'
C90	26°35'16"	139.21'	300.00'	S79°34'36"E	137.97'
C91	13°55'53"	80.24'	330.00'	S85°54'17"E	80.04'
C92	60°00'00"	62.83'	60.00'	S62°52'14"E	60.00'
C93	60°00'00"	62.83'	60.00'	S57°07'48"W	60.00'
C94	22°28'12"	105.73'	270.00'	S81°39'08"E	105.06'
C95	4°25'57"	25.53'	330.00'	N68°29'57"W	25.52'
C96	13°37'10"	78.44'	330.00'	N77°31'31"W	78.26'
C97	36°02'43"	169.86'	270.00'	S66°18'45"E	167.07'
C98	61°40'06"	29.38'	270.00'	S45°01'19"E	29.37'

SUGAR TREE GOLF & COUNTRY CLUB, PHASE 1
CABINET A, SLIDE 737
GOLF COURSE

N13°09'43"W
37.50'

N83°52'53"W
59.72'

N61°22'03"W
171.88'

N11°25'22"W
111.11'

N60°30'59"W
194.44'

N80°51'37"W
159.72'

N58°11'59"W
90.12'

N69°19'46"W
170.89'

N75°26'46"W
60.17'

BLUEGREEN SOUTHWEST ONE, L.P.
VOL. 2273, PG. 1557
O.P.R.P.C.T.

KIMBERLYN D. MILLER
AND MARK MILLER
VOL. 2102, PG. 895
D.R.P.C.T.

DON PUTMAN and wife,
GENEVA PUTMAN
VOL. 2084, PG. 917
D.R.P.C.T.

STAN S. PAYNE
VOL. 1959, PG. 168
D.R.P.C.T.

BILL PEDIGO and wife,
BETSY PEDIGO
VOL. 2110, PG. 94
D.R.P.C.T.

LINE TABLE FOR DRAIN. ESMTS.

NUM	DISTANCE	BEARING
L1	96.22'	N48°56'30"W
L2	188.28'	N48°56'30"W
L3	95.32'	S2°43'02"W
L4	134.83'	N9°34'29"W
L5	23.06'	N38°40'24"W
L6	89.80'	N38°40'24"W
L7	136.00'	N9°34'29"W
L8	151.22'	N23°43'02"E
L9	90.52'	S52°52'38"E
L10	75.18'	N40°31'34"E
L11	48.22'	N13°15'54"E
L12	118.89'	N73°34'26"W
L13	57.75'	N16°25'34"E
L14	72.91'	S38°28'10"E
L15	79.53'	N71°36'19"W
L16	58.12'	S78°51'42"E
L17	224.66'	S45°34'32"E
L18	39.01'	N82°08'24"W
L19	56.20'	S84°44'53"E
L20	88.49'	N43°55'47"W
L21	64.18'	S25°34'34"E
L22	124.13'	S25°34'34"E
L23	236.88'	S15°36'18"E
L24	85.18'	N38°47'52"E

NUM	DISTANCE	BEARING
L1	80.50'	S37°21'55"W
L2	233.78'	S42°43'44"E
L3	70.33'	N54°04'29"E

OWNER & DEVELOPER:
bluegreen
southwest
BLUEGREEN SOUTHWEST ONE, L.P.
2000 East Lamar, Suite 290
Arlington, Texas 76006

ENGINEER & SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
940 Highway 377 East, Ste. 5, Denton, TX 76205 Tel: (817) 798-7700 Fax: (817) 798-7704 E-Mail: gphaird@bahb.com

FINAL PLAT
SUGARTREE ON THE BRAZOS
PHASE ONE

68.26 ACRES
102 SINGLE FAMILY LOTS
PARKER COUNTY, TEXAS
MARCH 22, 2005
SHEET 2 OF 2

ACCT. NO.: 13014
SCH. DIST.: RS
CITY: CS
MAP NO.: D-22

C-239