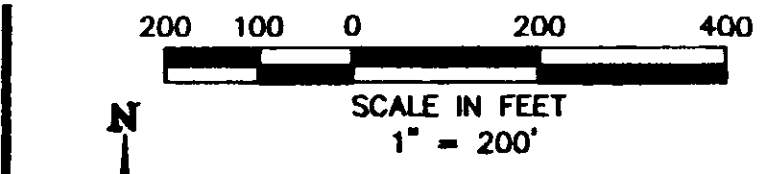


CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	232.11°	300.00'	82.00'	122.28'	N 78°24'33" W	121.44'
C2	232.11°	300.00'	82.00'	122.28'	N 78°24'33" W	121.44'
C3	137.00°	270.00'	31.82'	82.78'	S 85°14'51" E	82.81'
C4	167.41°	280.00'	36.01'	71.64'	N 07°34'11" E	71.28'
C5	213.60°	300.00'	87.84'	113.88'	S 10°34'31" W	113.20'
C6	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C7	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C8	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C9	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C10	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C11	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C12	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'
C13	89.41°	300.00'	138.24'	243.77'	S 37°41'26" E	228.95'

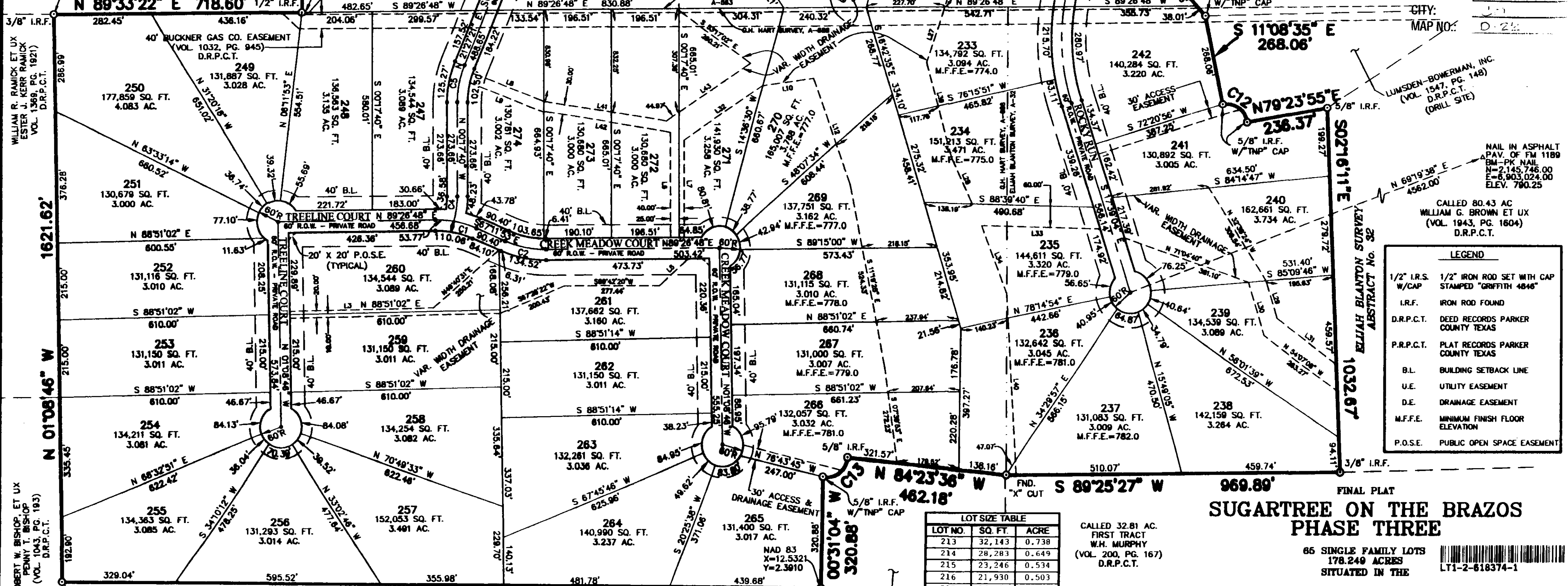
VICINITY MAP
N.T.S.
S 88°51'12" E 353.80'

Doc# 618374
Book 2486 Page 674



CHALMER WILLIS YORK, JR. & CHARLES JOSEPH YORK
(VOL. 1061, PG. 503)
D.R.P.C.T.

NAD 83
X=2,138,350.5601
Y=6,902,212.4856



LINE	DIRECTION	DISTANCE
L1	S 60°20'38" E	223.10'
L2	S 61°00'22" W	123.17'
L3	N 88°10'02" E	418.10'
L4	N 48°28'14" E	88.86'
L5	N 07°17'40" W	112.00'
L6	N 07°37'40" W	288.53'
L7	S 00°17'40" E	278.48'
L8	S 87°38'52" E	224.01'
L9	S 87°38'52" E	232.79'
L10	N 81°30'27" E	150.68'
L11	S 09°37'19" E	183.83'
L12	S 18°14'39" E	188.87'
L13	S 72°22'44" W	188.87'
L14	S 79°18'02" E	210.08'
L15	N 79°18'02" W	201.98'
L16	S 41°18'38" W	32.78'
L17	S 07°28'48" W	96.75'
L18	S 47°08'03" W	70.75'
L19	S 70°18'18" W	19.72'
L20	S 27°58'14" W	108.23'
L21	S 87°28'44" W	104.20'
L22	N 82°22'28" E	54.28'
L23	N 25°38'52" E	87.18'
L24	N 01°03'54" W	44.21'
L25	N 82°37'18" E	124.24'
L26	N 20°08'22" E	183.82'
L27	N 17°32'38" E	398.88'
L28	N 24°18'02" W	111.84'
L29	N 18°35'41" W	158.02'
L30	N 18°35'41" W	158.02'
L31	N 54°07'08" W	212.48'
L32	S 54°38'30" W	217.47'
L33	S 88°38'40" E	344.38'
L34	N 21°08'58" W	203.01'
L35	S 08°48'15" E	282.87'
L36	S 38°38'38" E	381.38'
L37	S 41°18'38" W	434.42'
L38	N 14°38'28" W	288.01'
L39	N 03°18'48" W	508.25'
L40	N 89°43'17" W	381.24'
L41	N 89°43'17" W	373.22'
L42	S 54°38'30" W	288.77'
L43	N 07°25'03" E	93.97'

ACCT. NO.: 13,314
SCH. DIST.: BK
CITY: J
MAP NO.: D-24

LUMSDEN-BOWERMAN, INC.
(VOL. 1547, PG. 148)
D.R.P.C.T.
(DRILL SITE)

MAIL IN ASPHALT
APAV. OF FM 1189
584-PK NAIL
N=2,145,746.00
E=6,903,024.00
ELEV. 790.25

CALL 80.43 AC
WILLIAM G. BROWN ET UX
(VOL. 1943, PG. 1604)
D.R.P.C.T.

LEGEND	
1/2" I.R.S.	1/2" IRON ROD SET WITH CAP
W/CAP	STAMPED "GRIFITH 4848"
I.R.F.	IRON ROD FOUND
D.R.P.C.T.	DEED RECORDS PARKER COUNTY TEXAS
P.R.P.C.T.	PLAT RECORDS PARKER COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT

LOT NO.	SQ. FT.	ACRE
213	32,143	0.738
214	28,283	0.649
215	23,246	0.534
216	21,930	0.503
217	26,489	0.608
218	29,161	0.669
219	21,904	0.503
220	26,208	0.602
221	25,350	0.582
222	44,102	1.012
223	43,995	1.01
224	43,995	1.01
225	43,962	1.009
226	43,852	1.007

CALL 32.81 AC
FIRST TRACT
W.H. MURPHY
(VOL. 200, PG. 167)
D.R.P.C.T.

BM
PK nail in FM 1189
N=2,145,746.00
E=6,903,024.00
ELEV. 790.25

SUGARTREE ON THE BRAZOS PHASE THREE

65 SINGLE FAMILY LOTS
178,249 ACRES
SITUATED IN THE

M. HUFFMAN SURVEY ABSTRACT NO. 563
ELIJAH BLANTON SURVEY ABSTRACT NO. 32
& G.H. HART SURVEY ABSTRACT NO. 688
PARKER COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLLIE, TEXAS 76096
(972) 941-8400 (972) 941-8401 FAX

DATE: OCTOBER 19, 2006 SHEET 1 OF 2

POINT OF BEGINNING
FND. "X" CUT

CALL 27.08 AC.
SECOND TRACT
W.H. MURPHY
(VOL. 200, PG. 167)
D.R.P.C.T.

"CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY STANDARDS AND REGULATIONS. THE COUNTY MAY REQUIRE THE SUBDIVISION TO BE RE-PLATTED."

G.H. HART SURVEY ABSTRACT No. 688

APPROVED THIS ___ DAY OF ___, 2006, BY THE
PARKER COUNTY COMMISSIONERS' COURT, PARKER COUNTY, TEXAS.

County Judge, Commissioners' Court