

CLERK STICKER:

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202122317
06/07/2021 10:41 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

202122317 PLAT Total Pages: 1

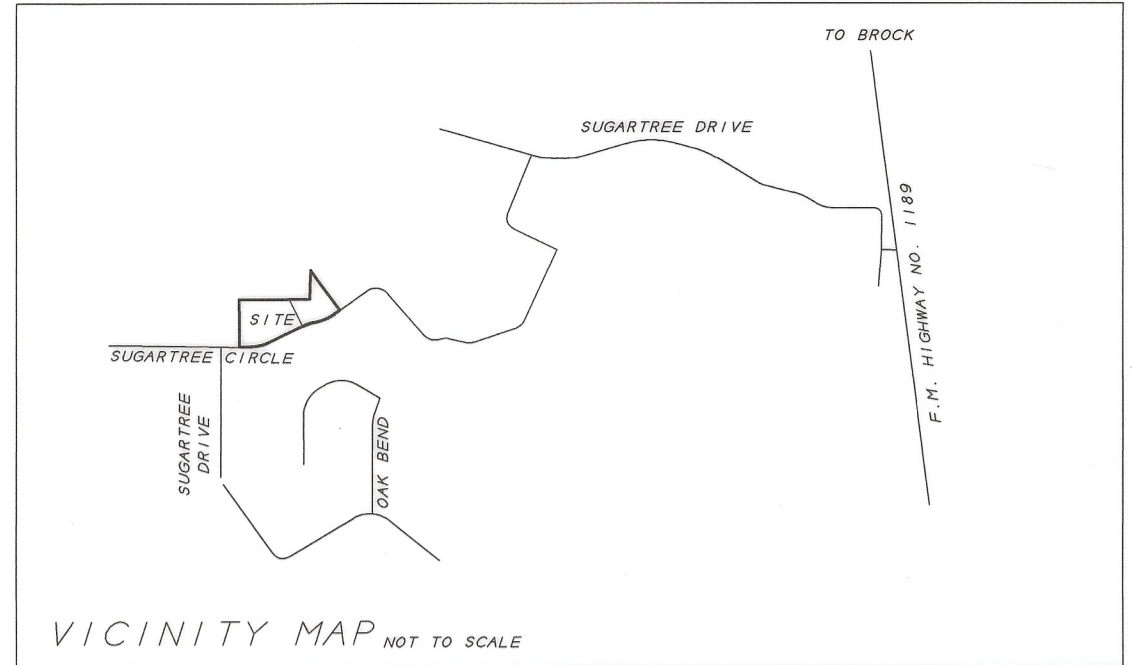
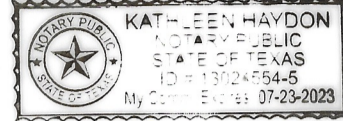
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That We, Kevin Sebastian and wife Deby Sebastian, do hereby adopt this plat designating the herein described real property as Lot 109R and 110R-2, Sugartree on the Brazos, Phase Two, an addition to the Town of Dennis, Parker County, Texas and hereby dedicate to the public's use forever the easements and streets shown hereon.

Witness our hand in Parker County, Texas, the 6th day of June, 2021.

Kevin Sebastian
Kevin Sebastian
Deby Sebastian
Deby Sebastian

STATE OF Texas
COUNTY OF Parker
Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kevin Sebastian and wife, Deby Sebastian, known to me to be the entities whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6th day of June, 2021.
Kathleen Haydon 7/23/2023
Notary Public My Commission Expires



THE STATE OF TEXAS {}
TOWN OF DENNIS {}
COUNTY OF PARKER {}
1. *Kevin Sebastian* being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is located within the Town of Dennis, Parker County, Texas.

Deby Sebastian
K. Sebastian
Signature of Owner

THE STATE OF TEXAS {}
COUNTY OF PARKER {}
Before me, the undersigned authority on the day personally appeared *Kevin Sebastian* 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 purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal on this the 6th day of June, 2021.



Kathleen Haydon
Notary Public in and for State of Texas

TOWN OF DENNIS
PARKER COUNTY, TEXAS

Certificate of acceptance by the Town Commission:

ACCEPTED by the Town Commission of the Town of Dennis:
Mayor, Town of Dennis *Chad* Date: 4 June 2021

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lot 109R and 110R-2, Sugartree on the Brazos, Phase 2, an addition to the Town of Dennis was submitted to the Town Commission on the 4th day of June, 2021, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his name hereinafter subscribed.

Kerri Lynn Prentice June 21 A.D., 2021
Notary Public, State of Texas
COM. EXPIRES 02/19/2022
NOTARY ID # 12818389-2

GENEVIEVE JAMES; BARBARA A. SCHULZ;
BYRON CONRAD FRAZIER; STACY L. FRAZIER;
AND REBA MARIE FRAZIER
VOL. 2623, PG. 1402

NOTE:
WATER SOURCE IS PARKER COUNTY SPECIAL UTILITY DISTRICT.

STATE OF TEXAS
TOWN OF DENNIS
PARKER COUNTY

WHEREAS We, Kevin Sebastian and wife, Deby Sebastian, being the owner of 3.20 acres of land being Lot 110R, Sugartree on the Brazos, Phase Two, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 374 of the Plat Records of Parker County, Texas, and being more particularly described in deeds recorded in Volume 2838, Page 684 and Clerk File Number 201323333, Real Records Parker County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod, found in place, on the South line of that certain tract conveyed to Genevieve James, Barbara A. Schulz, Byron Conrad Frazier, Stacy L. Frazier, and Reba Marie Frazier by deed recorded in Volume 2623, Page 1402 of the Real Records of Parker County, Texas, said point being the Northeast corner of Lot 112, for the North-West corner of this tract:

THENCE N 89D 48' 20" E, along and with the South line of said James, Schulz, Frazier, Frazier, and Frazier tract, a distance of 440.90 feet to a one inch pipe, found in place, for an ell corner of this tract:

THENCE N 01D 45' 28" E, along and with the East line of said James, Schulz, Frazier, Frazier, and Frazier tract, a distance of 177.66 feet to a 5/8 inch iron rod with cap, found in place, said point being the most Northerly Southwest corner of Lot 108, for the most Northerly corner of this tract:

THENCE S 36D 42' 16" E, along and with the Southwest line of said Lot 108, a distance of 305.29 feet to a 1/2 inch iron rod, set, on the North line of Sugartree Circle, said point being the most Southerly Southwest corner of said Lot 108, for the most Easterly corner of this tract.

THENCE S 53D 17' 44" W, along and with the North line of said Sugartree Circle, a distance of 38.91 feet to a 5/8 inch iron rod, found in place, at the P.C. of a curve to the right:

THENCE Southwesterly, along and with the North line of said Sugartree Circle and along with said curve to the right having a radius of 270.00 feet, the chord of which bears S 64D 57' 32" W, a distance of 109.17 feet, arc distance of 109.93 feet to the P.T. of said curve:

THENCE S 76D 37' 19" W, along and with the North line of said Sugartree Circle, a distance of 36.41 feet to a 5/8 inch iron rod, found in place, at the P.C. of a curve to the left:

THENCE Southwesterly, along and with the North line of said Sugartree Circle and along with said curve to the left having a radius of 330.00 feet, the chord of which bears S 70D 39' 18" W, a distance of 68.61 feet, arc distance of 68.73 feet to the P.T. of said curve:

THENCE S 64D 41' 16" W, along and with the North line of said Sugartree Circle, a distance of 235.85 feet to a 1/2 inch iron rod, found in place, at the P.C. of a curve to the right:

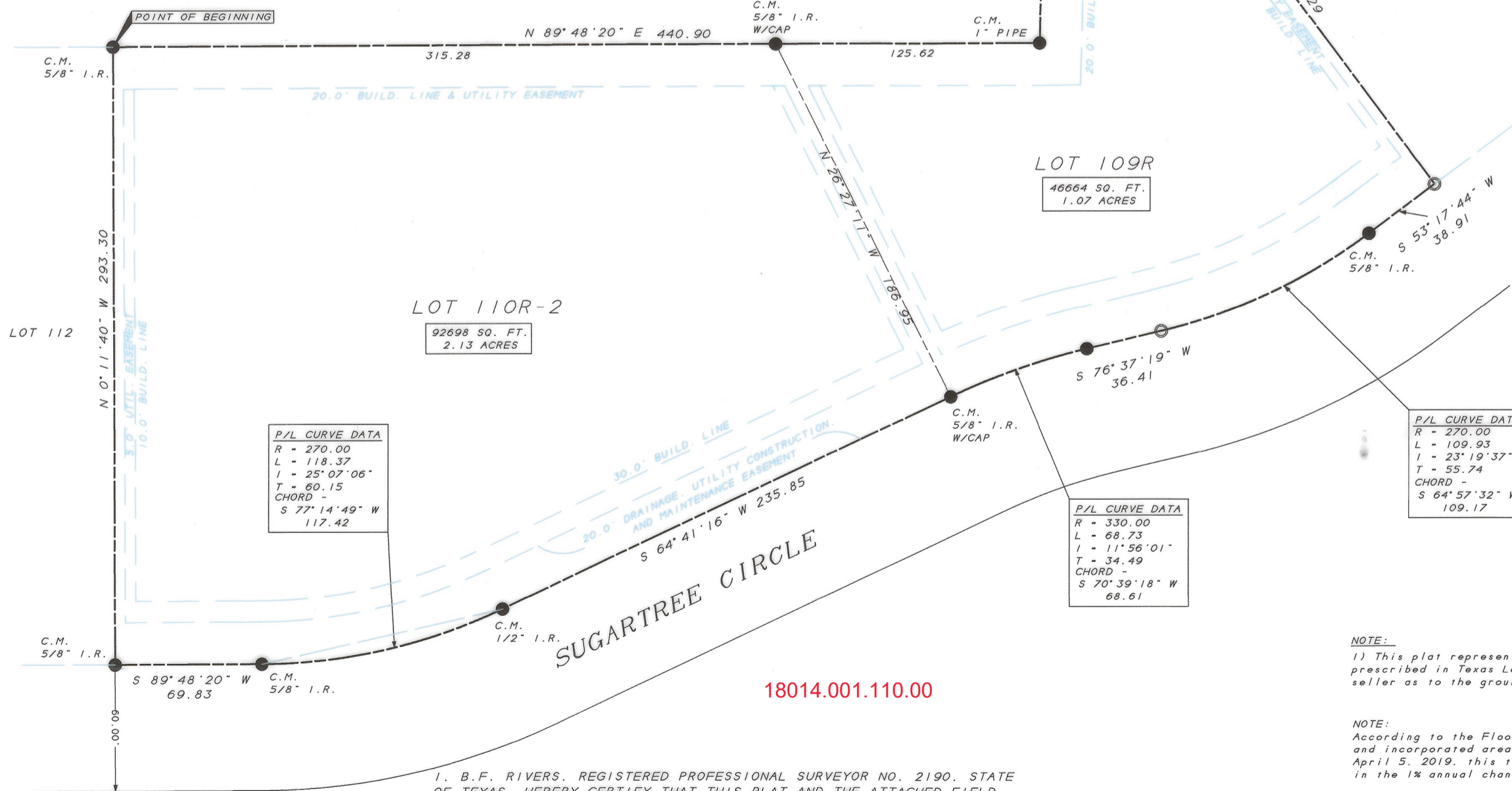
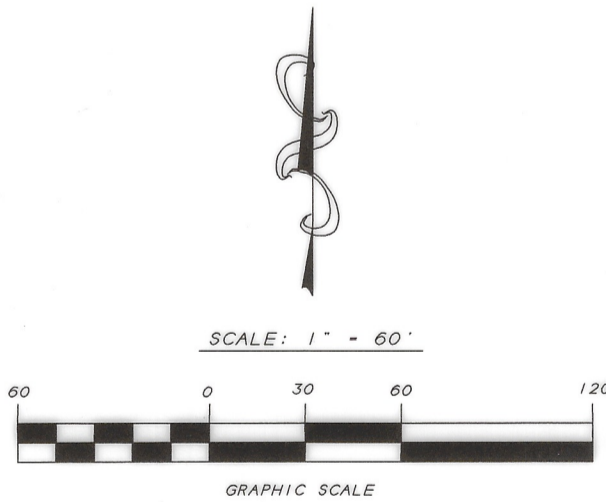
THENCE Southwesterly, along and with the North line of said Sugartree Circle and along with said curve to the right having a radius of 270.00 feet, the chord of which bears S 77D 14' 49" W, a distance of 117.42 feet, arc distance of 118.37 feet to a 5/8 inch iron rod, found in place, at the P.T. of said curve:

THENCE S 89D 48' 20" W, along and with the North line of said Sugartree Circle, a distance of 69.83 feet to a 5/8 inch iron rod, found in place, said point being the Southeast corner of said Lot 112, for the Southwest corner of this tract:

THENCE N 00D 11' 40" W, along and with the East line of said Lot 112, a distance of 293.30 feet to the place of beginning and containing 3.20 acres.

NOTE:
1) This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

NOTE:
According to the Flood Insurance Rate Map for Parker County, Texas, and incorporated areas, Community Panel Number 48367C0500F, dated April 5, 2019, this tract is in Zone X, an area which is not in the 1% annual chance flood.



OWNERS:
Kevin Sebastian
Deby Sebastian
270 Sugartree Circle
Lipan, Texas 76462

B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN MARCH, 2021.

B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS
FIRM NO. 10012400



SINCE 1976
RIVERS SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 1447
MINERAL WELLS, TEXAS 76068
OFFICE: 940-325-8613
FIRM# 10012400

RE-PLAT SHOWING
LOT 109R AND 110R-2
SUGARTREE ON THE BRAZOS, PHASE TWO
AN ADDITION IN PARKER COUNTY, AND BEING A REPLAT OF LOT 110R
SUGARTREE ON THE BRAZOS, PHASE TWO, RECORDED IN
CABINET D, SLIDE 374 OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS

THIS PLAT FILED FOR RECORD IN CABINET **E** SLIDE **774** DATE _____