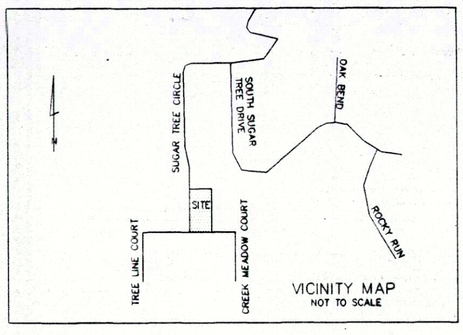
201410033 PLAT Total Pages: 1

D-331



NUMBER	R=	L=	CD=	LC=
C1	270.00	109.88	N78°48'02"W	109.12
C2	330.00	43.80	N71°12'32"W	43.77
C3	280.00	48.27	N04°41'00"E	48.21
C4	270.00	102.39	N10°30'27"E	101.78

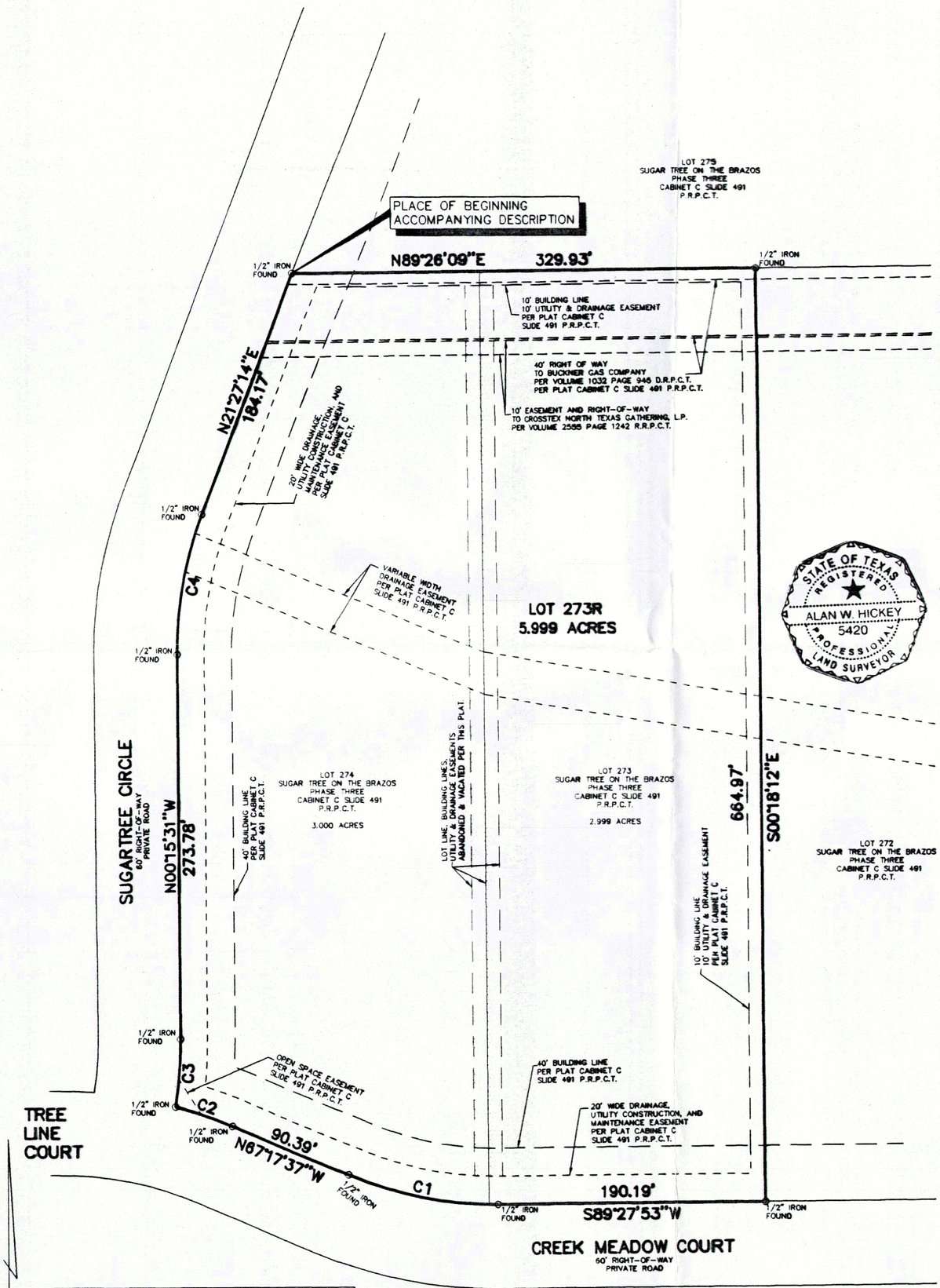
NOTE:

1) THE SOLE PURPOSE OF THIS REPLAT IS TO CREATE LOT 273R FROM LOTS 273 AND 274.

2) THIS PLAT DOES NOT REMOVE ANY RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.

WATER SERVICE IS PROVIDED BY PARKER COUNTY SPECIAL UTILITY DISTRICT.

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



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Ricky L. Jeanes, and Cynthia R. Jeanes are the owners of Lots 273 and 274 of SUGARTREE ON THE BRAZOS, PHASE THREE, an Addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet C, Slide 491 of the Plat Records of Parker County, Texas and described by mates and bounds as follows:

Beginning at a 1/2" iron found for the northwest corner of said Lot 274, and the southwest corner of Lot 275 of said SUGARTREE ON THE BRAZOS, PHASE THREE, and in the east line of Sugartree Circle.

Thence north 89 degrees-26 minutes-09 seconds east, along the north line of said Lot 274, to and along the north line of said Lot 273, and along the south line of said Lot 275, a distance of 329-93/100 feet to a 1/2"iron found for the northeast corner of said Lot 273, and the northwest corner of Lot 272 of said SUGARTREE ON THE BRAZOS, PHASE THREE.

Thence south 00 degree-18 minutes-12 seconds east, along the east line of said Lot 273, and the west line of said Lot 272, a distance of 664-97/100 feet to a 1/2" iron found for the southeast corner of said Lot 273, and the southwest corner of said Lot 272, and in the north line of Creek Meadow Court.

Thence westerly along the south line of said Lot 273, to and along the south line of said Lot 274, and along the said north line of Creek Meadow Court, the following:

south 89 degrees-27 minutes-53 seconds west 190-19/100 feet to a 1/2" iron found at the beginning of a curve to the right having a radius of 270-00/100 feet;
along said curve to the right an arc length of 109-88/100 feet to a 1/2" iron found at its end, the long chord of the said 109-88/100 feet arc is north 78 degrees-48 minutes-02 seconds west 109-12/100 feet;
north 67 degrees-17 minutes-37 seconds west 90-39/100 feet to a 1/2" iron found for the beginning of a curve to the left having a radius of 330-00/100 feet;
along said curve to the left an arc length of 43-80/100 feet to a 1/2" iron found for the southwest corner of said Lot 274, in the said north line of Creek Meadow Court, and in the said east line of Sugartree Circle and the beginning of a curve to the left having a radius of 280-00/100 feet; the long chord of the said 43-80/100 feet arc is north 71 degrees-12 minutes-32 seconds west 43-77/100 feet.

Thence northerly along the west line of said Lot 274, and the said east line of Sugartree Circle the following:

along said curve to the left an arc length of 48-27/100 feet to a 1/2" iron found at its end,
the long chord of the said 48-27/100 feet arc is north 04 degrees-41 minutes-00 seconds east 48-21/100 feet;
north 00 degrees-15 minutes-31 seconds west 273-78/100 feet to a 1/2" iron found at the beginning of a curve to the right having a radius of 270-00/100 feet;
along said curve to the right an arc length of 102-39/100 feet to a 1/2" iron found at its end,
the long chord of the said 102-39/100 feet arc is north 10 degrees-30 minutes-27 seconds east 101-78/100 feet;
north 21 degrees-27 minutes-14 seconds east 184-17/100 feet to the place of beginning and containing 5-999/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
That Ricky L. Jeanes and Cynthia R. Jeanes, do hereby adopt this plat designating the herein above described property as LOT 273R, SUGARTREE ON THE BRAZOS, PHASE THREE, an addition to Parker County,

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

WITNESS, my hand, this the 15 day of MAY 2014

BY: Ricky L. Jeanes

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 Ricky L. Jeanes, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 9th day of May 2014

Notary Public in and for the State of Texas

PENNY BARTLETT SNEED
My Commission Expires

WITNESS, my hand, this the 15 day of May 2014

BY: Cynthia R. Jeanes

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 Cynthia R. Jeanes, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 9th day of May 2014

Notary Public in and for the State of Texas

PENNY BARTLETT SNEED
My Commission Expires

SURVEYORS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of Parker County, Texas.

Alan W. Hickey
Registered Professional Land Surveyor No. 5420

STATE OF TEXAS
REGISTERED
ALAN W. HICKEY
5420
PROFESSIONAL
LAND SURVEYOR

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 Alan W. Hickey Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 21 day of May 2014

Mildred E. Hickey
Notary Public in and for the State of Texas

MILDRED E. HICKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 09-21-2017

THE STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this the 27 day of May 2014.

Mark Riley, County Judge

George Conley
Commissioner #1
George Conley

Commissioner #2
Craig Peacock

Commissioner #3
Larry Holden

Commissioner #4
Dusty Renfro

ACCT. NO: 18014
SCH. DIST.: BR
CITY: NONE
MAP NO.: D-22

THE STATE OF TEXAS
COUNTY OF PARKER

I, Ricky L. Jeanes, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is not within any Extra-Territorial Jurisdiction of any incorporated city or town.

Ricky L. Jeanes

THE STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Ricky L. Jeanes, 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 15 day of May 2014.

Notary Public in and for State of Texas

PENNY BARTLETT SNEED
My Commission Expires
6, 2017

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. I have examined the Flood Insurance Rate Map for Parker County, Texas Community-Panel Number 48367C0500E, effective date September 26, 2008, and no part of this Plat lies within the 100 year flood plain.

Registered Professional Land Surveyor No. 1961

Alan W. Hickey

-60' -30' 0' 60' 120' 180'

GRAPHIC SCALE IN FEET 1"=60'

FILE NAME: DON14\ST273R.dwg DRAWN BY: CDH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeane Brunson

201410033
05/27/2014 11:16 AM
Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

REPLAT
Lot 273R in Block 7 of SUGARTREE ON THE BRAZOS, PHASE THREE, an addition to Parker County, Texas, being a replat of Lots 273 and 274 of SUGARTREE ON THE BRAZOS, PHASE THREE according to the plat thereof recorded in Cabinet C, Slide 491 of the Plat Records of Parker County, Texas,
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993).
Surveyed on the ground April 2, 2014

BROOKES BAKER SURVEYORS

OWNERS:
RICKY L. JEANES &
CYNTHIA R. JEANES
2241 BEECHWOOD LANE
FLOWER MOUND, TX 75028

SURVEYOR:
ALAN W. HICKEY
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
alanh@brookesbakersurveyors.com