

DRAINAGE RESTRICTIONS:

No construction, or filling without the written approval of the parker county commissioner's court, shall be allowed within a natural drainage course. No obstruction to the natural flow of water shall be permitted.

FLOODWAY EASEMENT AND 100 YEAR FLOODPLAN RESTRICTION:

No construction, without the written approval of the parker county commissioner's court, shall be allowed within a floodway easement or a 100 year floodplain, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result and that the 100 year flood elevation is not increased.

REAR AND SIDE BUILDING SETBACK RESTRICTIONS:

10 foot building setback along all side and rear lot lines of each lot, unless otherwise noted.

EASEMENTS:

- 10' wide utility easement and drainage easement along all rear and side lot lines unless otherwise noted.
- 20' Wide Drainage, Utility Construction, Service, and Maintenance Easement adjacent all right of way is hereby dedicated.
- Any public utility, including Parker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including Parker County, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

PUBLIC OPEN SPACE RESTRICTION:

20'x20' triangular Public "Open Space" Easement on all corner lots at the intersection of two roads. No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the Public Open Space Easement as shown on the plat. These Public Open Space Easements will remain in effect until vacated by a court order issued by the Commissioner's Court of Parker County and the property replatted.

GENERAL NOTES:

- The land use is designated as single family residential sites unless otherwise noted.
- Bearings are based on grid (State Plane) as determined by GPS Technology.
- All monuments are 1/2" I.R.S. with cap stamped "GRIFFITH 4846" unless otherwise indicated hereon.
- Property as platted is subject to all oil, gas, and mineral leases as recorded in Parker County Clerk's office, being of which affect the subject property.
- 60' wide right-of-way to be private and dedicated to the Sugartree on the Brazos Property Owner's Association for maintenance.
- According to the Federal Emergency Management Agency Insurance Rate Map Community Panel No. 480-520-0250-B, effective date: 09/27/91, This property does not lie within a 100-year flood hazard area.
- This property is not located within the corporate limits or extra-territorial jurisdiction of any municipality.

OWNER'S CERTIFICATION AND DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LARRY GIBB AND SUELLEN GIBB, BEING THE OWNERS of Lot 233 and Lot 234 of Sugartree on the Brazos, Phase Three, as Recorded in Cabinet C, Slide 491, Plat Records Parker County, Texas, do hereby adopt this plat designating the herein above described property as SUGARTREE ON THE BRAZOS, PHASE THREE, LOT 233R, an addition to Parker County, Texas.

EXECUTED THIS 2nd day of January, 2007

Larry Gibb
Larry Gibb
Suellen Gibb
Suellen Gibb
aka Lawrence Alan Gibb

STATE OF California
COUNTY OF Santa Barbara

Before me, the undersigned authority, a Notary Public in and for the State of California, on this day personally appeared Larry Gibb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of January, 2007.

Sonia Castillo
Notary Public
My Commission Expires On: November 26, 2009

STATE OF California
COUNTY OF Santa Barbara

Before me, the undersigned authority, a Notary Public in and for the State of California, on this day personally appeared Suellen Gibb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 2nd day of January, 2007.

Sonia Castillo
Notary Public
My Commission Expires On: November 26, 2009

STATE OF TEXAS:
COUNTY OF PARKER:

APPROVED by the Commissioners Court of Parker County, Texas

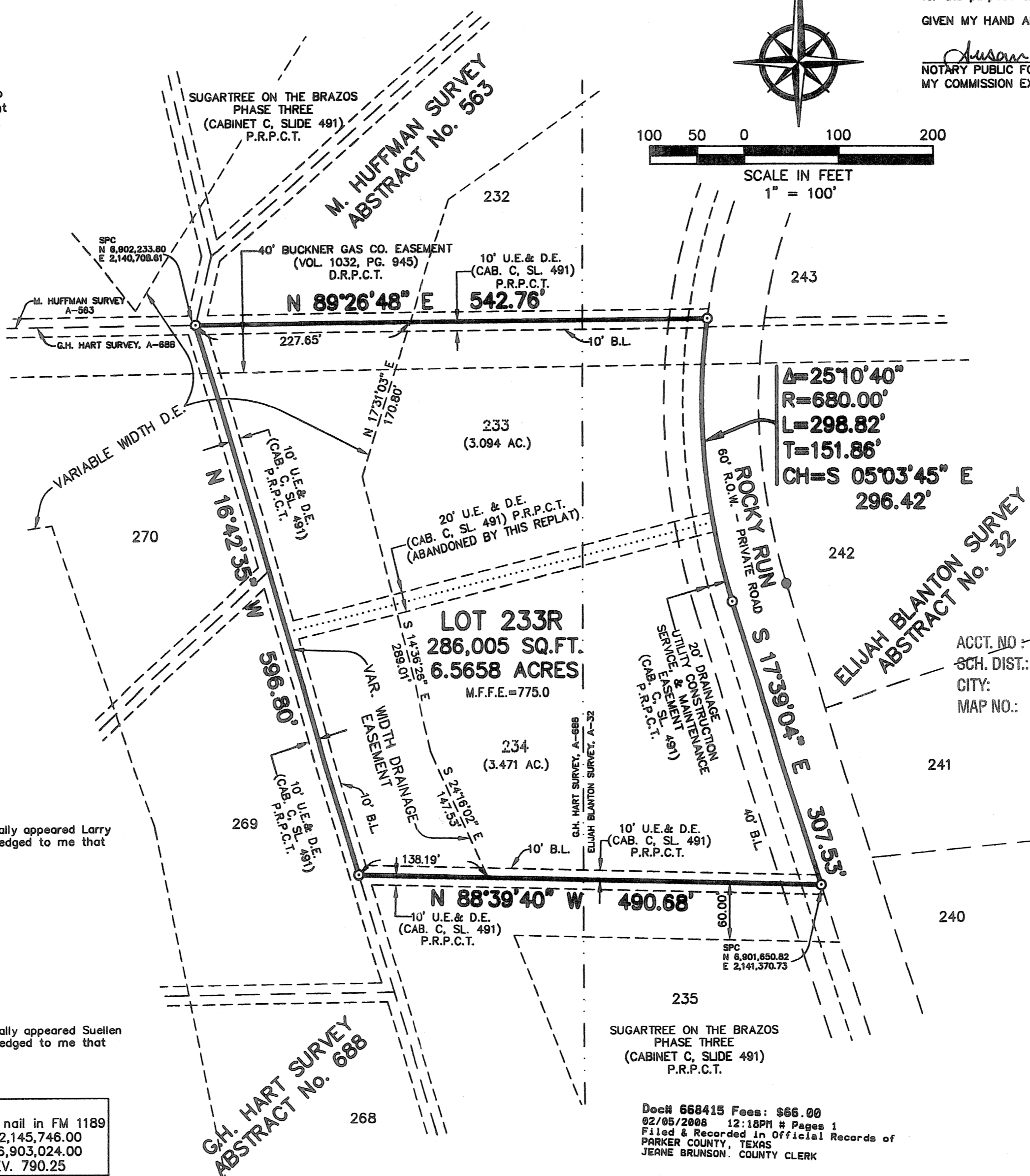
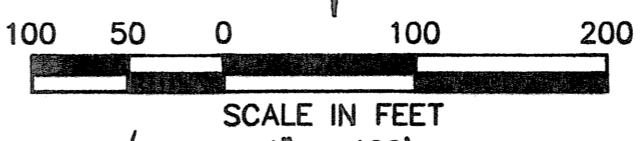
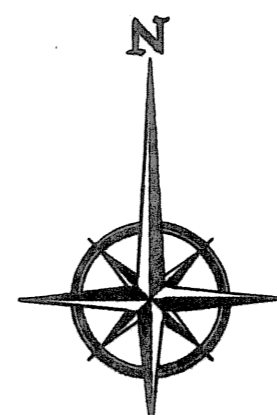
on this the 8th day of JAN 2007

Max Kil
County Judge
Debra Commissioner #1
Jim Commissioner #2
W.B. Commissioner #3
Jim Commissioner #4

APPROVED THIS ___ DAY OF ___, 2007, BY THE PARKER COUNTY COMMISSIONERS' COURT, PARKER COUNTY, TEXAS.
County Judge, Commissioners' Court

Doc# 668415
Book 2608 Page 459

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
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



SURVEYOR'S CERTIFICATE

I, CHRIS E. GRIFFITH, a Registered Professional Land Surveyor, of the State of Texas, do hereby state to the best of my knowledge and belief that the above survey is an accurate delineation of a field survey performed during the month of SEPTEMBER, 2007 and corners are marked as indicated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF December, 2007.

Chris E. Griffith
CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846



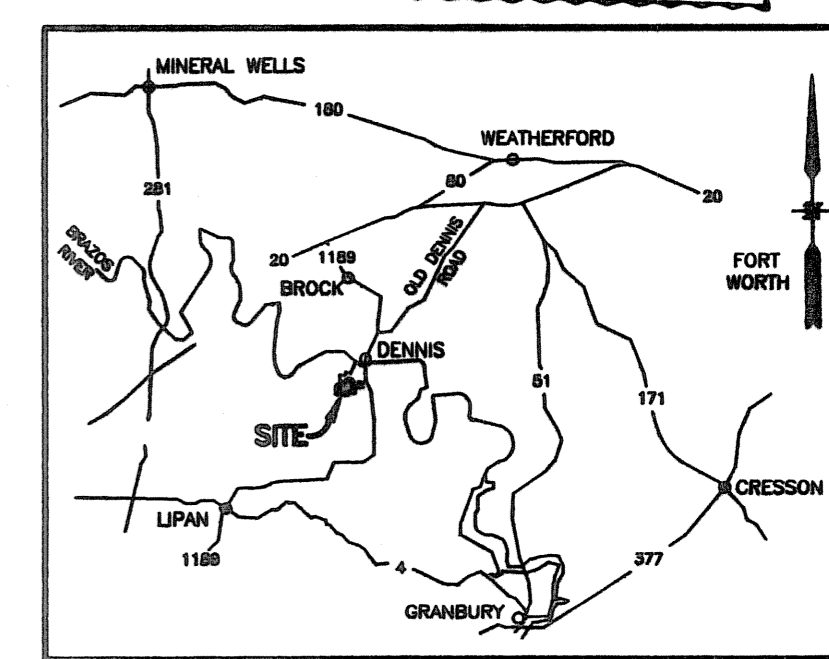
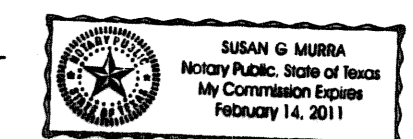
C-655

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Chris E. Griffith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 31st DAY OF December, 2007.

Susan G. Murra
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2011



VICINITY MAP
N.T.S.

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

ACCT. NO: 18014
SCH. DIST: BR
CITY: CO
MAP NO: D-22

PURPOSE STATEMENT:
REPLAT LOTS 233 AND 234,
OF SUGARTREE ON THE BRAZOS, PHASE THREE
INTO LOT 233R

**SUGARTREE ON THE BRAZOS
PHASE THREE
LOT 233R**

BEING A REPLAT OF LOTS
LOTS 233 AND 234
SUGARTREE ON THE BRAZOS, PHASE THREE
(CABINET C, SLIDE 491, P.R.P.C.T.)
AND BEING

SITUATED IN THE
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, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

Doc# 668415 Fees: \$66.00
02/05/2008 12:18PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK