

NOTES:

- 1) AT THE TIME OF PLATTING, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE "AE" - BASE FLOOD ELEVATIONS 707' - 708', ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48367C0525E, DATED SEPTEMBER 26, 2008. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV. MINIMUM FINISH FLOOR ELEVATIONS AS SHOWN PER ORIGINAL PLAT RECORDED IN PLAT CABINET C, SLIDE 432, PLAT RECORDS, PARKER COUNTY, TEXAS.
- 2) ALL CORNERS ARE FOUND 5/8" IRON RODS, CAPPED, UNLESS OTHERWISE NOTED.
- 3) SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) AT THE TIME OF PLATTING, THIS TRACT DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN.
- 5) AT THE TIME OF PLATTING, UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.
- 6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)
- 8) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.
- 9) AT THE TIME OF PLATTING, WATER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 10) AT THE TIME OF PLATTING, SEWER IS TO BE PROVIDED BY PRIVATE ONSITE FACILITIES.
- 11) AT THE TIME OF PLATTING, THERE IS CURRENTLY NO LIEN HOLDER ON THIS PROPERTY.
- 12) 1/2" IRSC = 1/2" SET IRON ROD (CAPPED - "TEXAS SURVEYING, INC.")

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	76.42'	76.42'	S 89°48'27" W	2°11'21"
C2	100.00'	131.53'	122.25'	N 51°30'09" W	75°21'36"
C3	1030.00'	83.57'	83.54'	S 16°15'02" E	4°38'55"
C4	60.00'	24.39'	24.22'	N 30°02'30" E	23°17'18"

LINE	BEARING	DISTANCE
L1	S 89°42'46" W	30.93'
L2	N 13°49'22" W	61.70'
L3	N 80°30'02" E	30.00'

201705991 PLAT Total Pages: 1

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, ROPER VAUGHAN AND SUSAN VAUGHAN, BEING THE SOLE OWNERS OF A 4.553 ACRES TRACT OF LAND BEING LOTS 6 AND 7, BLOCK 8, DRIFTWOOD RANCH ON THE BRAZOS, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN PLAT CABINET C, SLIDE 432, PLAT RECORDS OF PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD CAPPED, AT THE SOUTHWEST CORNER OF THAT CERTAIN LOT 5, BLOCK 8 OF SAID DRIFTWOOD RANCH ON THE BRAZOS, BEING THE SOUTHWEST CORNER OF SAID LOT 6, FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 88°42'46" W 30.93 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT.

ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CHORD THAT BEARS S 89°48'27" W 76.42 FEET, AN ARC DISTANCE OF 76.42 FEET TO A POINT, FOR A CORNER OF THIS TRACT.

THENCE N 89°05'53" W 323.50 FEET TO A FOUND 5/8" IRON ROD CAPPED AT THE BEGINNING OF A CURVE TO THE RIGHT.

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD THAT BEARS N 51°30'09" W 122.25 FEET, AN ARC DISTANCE OF 131.53 FEET TO A SET 1/2" IRON ROD (CAPPED - TEXAS SURVEYING, INC.) FOR A CORNER OF THIS TRACT

THENCE N 13°49'22" W 61.70 FEET TO A POINT FOR A CORNER AT THE BEGINNING OF A CURVE TO THE LEFT.

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CHORD THAT BEARS N 16°15'02" W 83.54 FEET, AN ARC LENGTH OF 83.57 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE N 18°28'35" W 158.01 FEET TO A FOUND 5/8" IRON ROD CAPPED AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE WESTERN MOST NORTHWEST CORNER OF THIS TRACT.

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 24.39 FEET, AND WHOSE CHORD BEARS N 30°02'30" E 24.22 FEET TO A FOUND 5/8" IRON ROD CAPPED FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°10'49" E 505.51 FEET TO A FOUND 5/8" IRON ROD CAPPED, FOR THE NORTHEAST CORNER OF THIS TRACT.

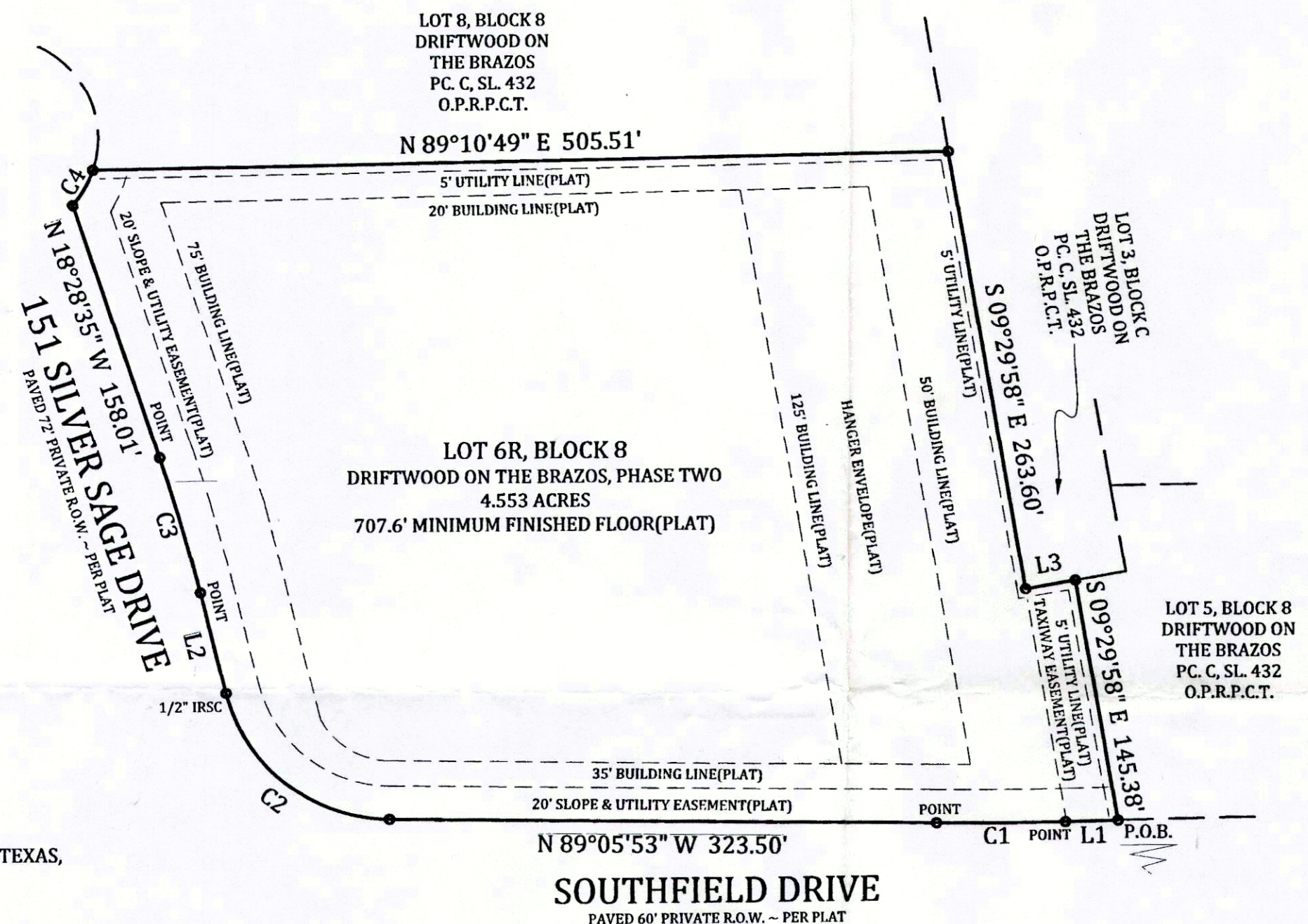
THENCE S 09°29'58" E 263.60 FEET TO A FOUND 5/8" IRON ROD CAPPED FOR A CORNER OF THIS TRACT.

THENCE N 80°30'02" E 30.00 FEET TO A FOUND 5/8" IRON ROD CAPPED FOR A CORNER OF THIS TRACT.

THENCE S 09°29'58" E 145.38 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROPER VAUGHAN AND SUSAN VAUGHAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER(S), DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 6R, BLOCK 8, DRIFTWOOD RANCH ON THE BRAZOS, AN ADDITION TO PARKER COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,
THIS THE 24 DAY OF Feb. 2017.

[Signature]
COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #2

[Signature]
COMMISSIONER PRECINCT #4

WITNESS, MY HAND, THIS THE 24 DAY OF Feb. 2017.

BY: *[Signature]*
ROPER VAUGHAN

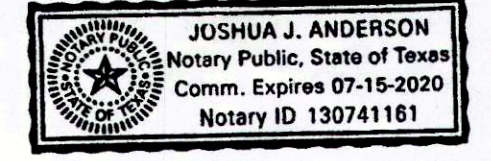
[Signature]
SUSAN VAUGHAN

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROPER VAUGHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF Feb. 2017.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

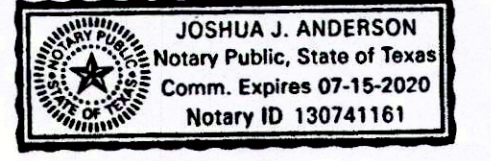


STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SUSAN VAUGHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF Feb. 2017.

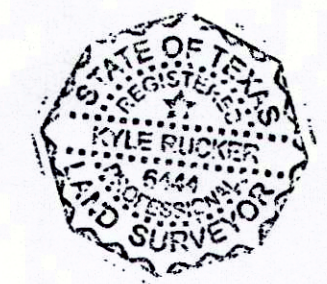
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

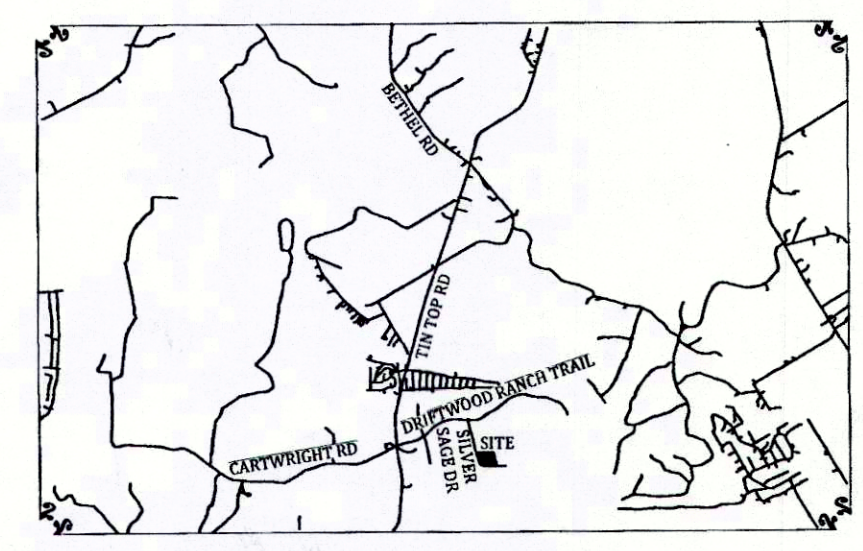
THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD.



KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
FIELD DATE DECEMBER 2016 - JN161005R1P

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

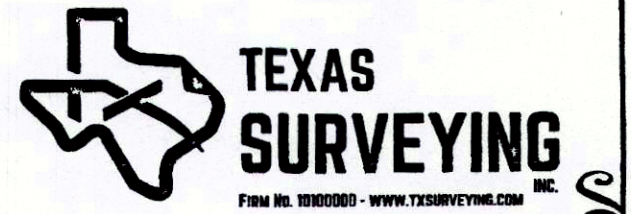
[Signature]
Jeane Brunson
201705991
03/13/2017 10:59 AM
Fee: 75.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT



FINAL REPLAT
LOT 6R, BLOCK 8
DRIFTWOOD RANCH
ON THE BRAZOS

OF 4.553 ACRES BEING LOTS 6 AND 7, BLOCK 8,
DRIFTWOOD RANCH ON THE BRAZOS, AN ADDITION TO
PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT AS
RECORDED IN PLAT CABINET C, SLIDE 432, PLAT
RECORDS OF PARKER COUNTY, TEXAS
FEBRUARY 2017

ABST. NO: 11815
SCH. DIST: WE
CITY: WEATHERFORD
MAP NO: 623



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