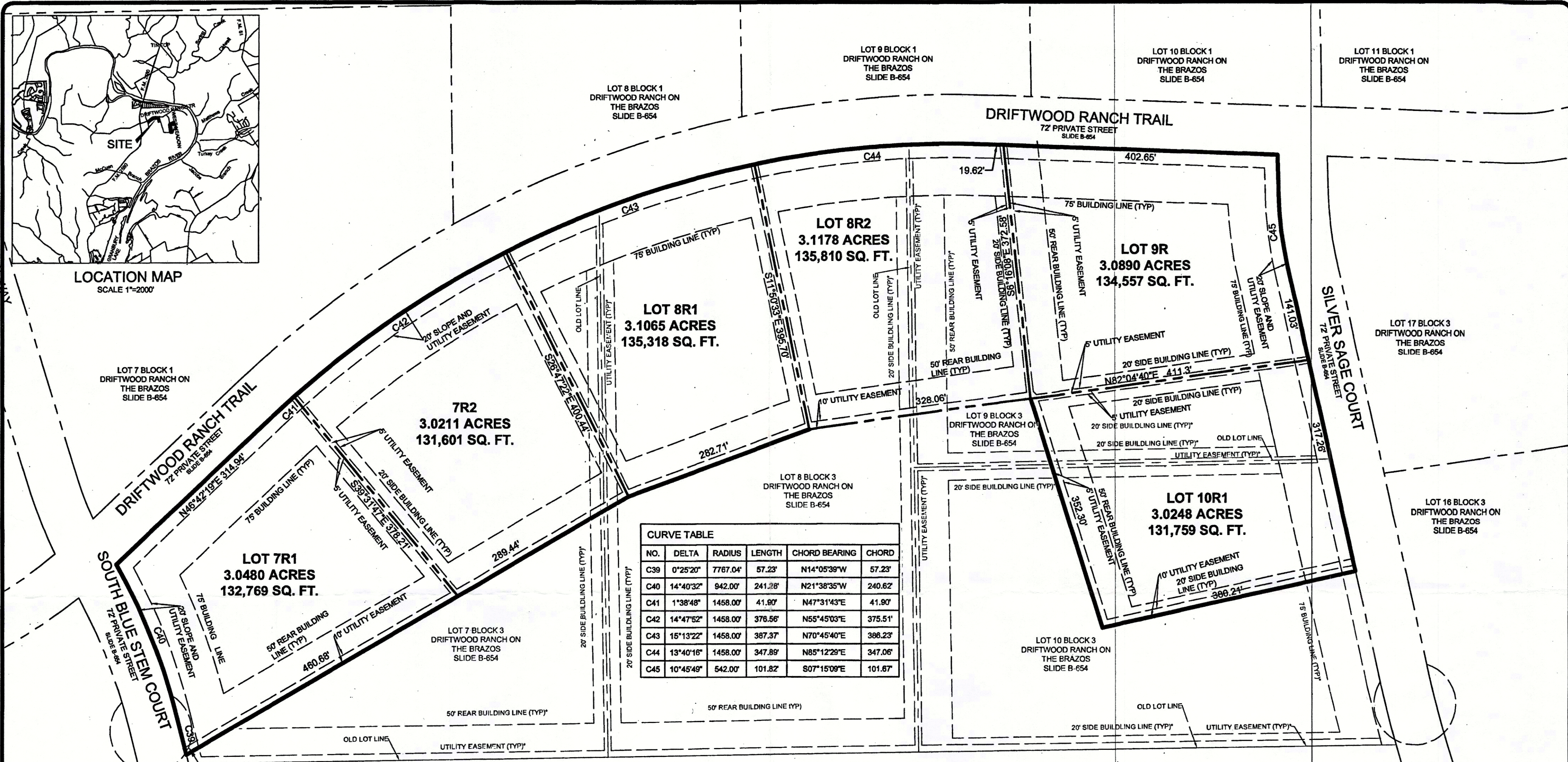


LOCATION MAP  
SCALE 1"=200'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C39	0°25'20"	7767.04'	57.23'	N14°05'39"W	57.23'
C40	14°40'32"	842.00'	241.26'	N21°38'35"W	240.62'
C41	1°38'48"	1458.00'	41.90'	N47°31'43"E	41.90'
C42	14°47'52"	1458.00'	376.56'	N55°45'03"E	375.51'
C43	15°13'22"	1458.00'	387.37'	N70°45'40"E	386.23'
C44	13°40'16"	1458.00'	347.89'	N85°12'29"E	347.06'
C45	10°45'49"	542.00'	101.82'	S07°15'09"E	101.67'

60' RADIUS TEMPORARY TURN AROUND TO BE VACATED AT THE TIME THAT THE ADJOINING PROPERTY IS PLATTED AND THE ROAD EXTENDED.

CALLED 607.65 ACRES TRACT  
RICHARD L. LIPSCOMB AND WIFE, CAROL A. LIPSCOMB  
VOLUME 1829 PAGE 910  
OPRPCT

60' RADIUS TEMPORARY TURN AROUND TO BE VACATED AT THE TIME THAT THE ADJOINING PROPERTY IS PLATTED AND THE ROAD EXTENDED.

- GENERAL NOTES:
- 1.) A 20 FOOT SLOPE/UTILITY EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. A 5' SIDE AND REAR UTILITY EASEMENT IS DEDICATED UNLESS NOTED OTHERWISE.
  - 2.) ACCORDING TO MAP NO. 48367C0525E DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF PARKER COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - 3.) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
  - 4.) LAND USE IS DESIGNATED AS SINGLE FAMILY RESIDENTIAL.
  - 5.) THIS IS A GATED COMMUNITY, WITH PRIVATE ROADS OWNED BY A HOME OWNERS ASSOCIATION.
  - 6.) ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE ROADS WHICH SHALL BE CONSTRUCTED BY DRIFTWOOD RANCH, L.P., THE DEVELOPER, AND WILL BE CONVEYED TO, AND MAINTAINED BY, DRIFTWOOD RANCH HOMEOWNERS ASSOCIATION, INC. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS IS GRANTED ACROSS ALL ROADS IN THE SUBDIVISION TO ALL POLICE, FIRE, AMBULANCE AND OTHER EMERGENCY VEHICLES. PARKER COUNTY SHALL HAVE NO OBLIGATION TO CONSTRUCT OR MAINTAIN THE ROADS IN THE SUBDIVISION.
  - 9.) THE LOCATION OF ALL WATER WELLS AND SEPTIC SYSTEMS MUST BE APPROVED BY THE HOME OWNERS ASSOCIATION AND THE PARKER COUNTY HEALTH DEPARTMENT.
  - 10.) 5/8" CAPPED IRON RODS MARKED "A-WARD SURV RPLS 5606" ARE SET AT ALL LOT CORNERS AND STREET RIGHT OF WAY.
  - 10.) 5 TOTAL LOTS, MAXIMUM LOT SIZE 3.1178 ACRES, MINIMUM LOT SIZE 3.0211 ACRES.
  - 11.) \* UTILITY AND BUILDING LINES ABANDONED BY THIS PLAT.

ACCT. NO.: 11815  
SCH. DIST.: WE  
CITY: G-23  
MAP NO.: SWE

11815.003.009.00  
11815.000.000.50

FINAL PLAT  
Lots 7R1, 7R2, 8R1, 8R2, 9R AND 10R1, Block 3  
DRIFTWOOD RANCH ON THE BRAZOS,  
PHASE 1,  
an addition to Parker County, Texas, being a replat of a part  
of Lots 7 through 10 in Block 3 of DRIFTWOOD RANCH ON  
THE BRAZOS, an addition to Parker County, Texas  
according to the plat thereof recorded in Slide B-654 of the  
Plat Records of Parker County, Texas, and being a part of  
the JOHN H. MILES SURVEY, Abstract No. 855.  
18.4071 acres  
May 9, 2019

E304



201914097 PLAT Total Pages: 2

OWNER/DEVELOPER:  
DRIFTWOOD RANCH, LP  
4100 MONTICELLO DRIVE  
FORT WORTH, TX 76107

SURVEYOR:  
AWARD SURVEYING  
252 WEST MAIN STREET, SUITE F  
AZLE, TX 76020  
817-332-9273  
ATTN: PAUL WARD

**AWARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273) 877-982-9273  
survey@awardsurveying.com TBPLS Firm No. 10194435