

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, THIS PROPERTY IS LOCATED IN ZONE AE. 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.) 4 TOTAL LOTS, MAXIMUM LOT SIZE 4.5488 ACRES, MINIMUM LOT SIZE 2.3158 ACRES.

OWNERS DEDICATION:
 Whereas Driftwood Ranch, LP are the owners of part of the JOHN H. MILES SURVEY, Abstract No. 855 situated in the southerly part of Parker County, Texas; embracing all of the called 11.9760 acre tract of land described in the deed to Driftwood Ranch LP as recorded in Instrument No. 201910519 of the Official Public Records of Parker County, Texas and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod recovered for the southwest corner of Lot 2, Block C of DRIFTWOOD RANCH ON THE BRAZOS, an addition to Parker County, Texas according to the plat thereof recorded in Slide C-432 of the Plat Records of Parker County, Texas and being in the east line of West Meadow Drive, a private road as referenced in said Slide C-432 and being in a curve to the left;

THENCE along the southerly line of said Lot 2 the following:
 Along said curve to the left, having a radius of 810.00, an arc length of 92.39 feet, a delta angle of 06° 32' 08.29", and whose long chord bears North 69° 18' 10" East, a distance of 92.34 to a 5/8" iron rod recovered; North 68° 02' 07" East, a distance of 440.38 feet to a 5/8" iron rod recovered for the southeast corner of said Lot 2 and being in the west line of Lot 1, Block C of said Slide C-432;

THENCE South 23° 57' 53" East, along said west line of Lot 1, a distance of 718.63 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

THENCE South 66° 02' 07" West, departing said Lot 1 a distance of 391.82 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

THENCE South 26° 59' 26" West, a distance of 334.70 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606";

THENCE South 1° 20' 51" East, a distance of 117.88 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" in the north line of Southfield Drive, a private road as referenced in said Slide C-432;

THENCE along the north line of said Southfield Drive the following:
 South 88° 32' 17" West, a distance of 109.00 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

along a curve to the right, having a radius of 2000.00, a delta angle of 00° 23' 00.62", an arc length of 13.39 feet and whose long chord bears South 88° 43' 47" West, a distance of 13.39 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the intersection of said north line of Southfield Drive and said east line of West Meadow Drive;

THENCE North 8° 10' 25" West, along said east line of Meadow Drive, a distance of 1042.08 feet to the place of beginning and containing 11.9760 acres or 521,673 square feet of land.

Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network.

THE STATE OF TEXAS COUNTY OF PARKER
 Owner's certification
 Now therefore know all men by these presents: That, Driftwood Ranch, L.P. by Sybarite Management, its managing general partner, acting by and through, Richard L. Lipscomb, member, authorized to so act, owner, do hereby adopt this plat designating the herein above property as

LOTS 1 through 4, in BLOCK 9, DRIFTWOOD RANCH ON THE BRAZOS, PHASE 4
 an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, 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. Owner acknowledges that it is the responsibility of the Developer, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply.

Witness my hand, this the 2nd day of May 2019.

By: Driftwood Ranch L.P.
 Sybarite Management, General Partner
 Richard L. Lipscomb
 Member

THE STATE OF TEXAS COUNTY OF PARKER
 I, Driftwood Ranch L.P. being the owner of the attached plat of said subdivision, do hereby certify that it is not within the five (5) mile Extra-Territorial Jurisdiction of any incorporated city or town.

By: Driftwood Ranch L.P.
 Sybarite Management, General Partner
 Richard L. Lipscomb
 Member

OWNER/DEVELOPER:
 DRIFTWOOD RANCH, LP
 4100 MONICELLO DRIVE
 DART MOUNTAIN, TX 76107

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

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Lila Deakle
 201911425
 06/13/2019 11:26 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PL#1



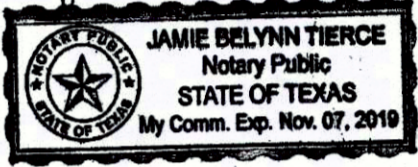
LOCATION MAP
 SCALE 1"=2000'
 "This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority on this day personally appeared Richard L. Lipscomb 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this 2nd day of May 2019.

[Signature]
 Notary Public, Parker County, Texas



THE STATE OF TEXAS
 COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 13th day of May 2019.

George A. Conkey
 George Conkey
 Precinct #1

[Signature]
 Craig Peacor
 Precinct #2

[Signature]
 Larry Waldo
 Precinct #3

[Signature]
 Steve Dugan
 Precinct #4

Pat Deen
 County Judge

ACCT. NO.: 11815
 SCH. DIST.: WE
 CITY: 6-23
 MAP NO.:

SURVEYOR'S CERTIFICATE

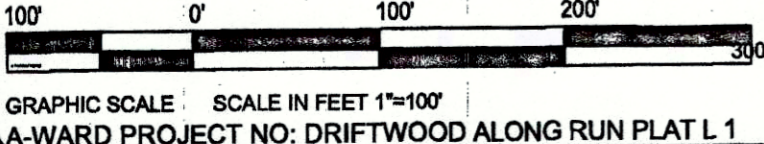
KNOW ALL MEN BY THESE PRESENTS:
 I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of Parker County, Texas.

[Signature] 5-2-2019
 James Paul Ward
 Award Surveying, Inc.
 252 West Main Street, Suite F
 Azle, TX 76020
 Registered Professional Land Surveyor #5606



FINAL PLAT
 Lots 1 through 4, Block 9
DRIFTWOOD RANCH ON THE BRAZOS,
PHASE 4
 an addition to Parker County, Texas, and being a part of the
 JOHN H. MILES SURVEY, Abstract No. 855.
 11.6760 acres
 May 2, 2019

10795.005.000.50
WARD 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



A-WARD PROJECT NO: DRIFTWOOD ALONG RUN PLAT L 1

201911425 PLAT Total Pages: 1

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