



LEGEND	
○	SET 5/8" REBAR
●	FOUND 5/8" REBAR
○	PROPOSED WATER WELL
— X — X — X —	FENCE
— OHP —	OVERHEAD POWERLINE
---	LAKE GRANBURY SHORELINE
---	SURVEY LINE

5277.86 LINEAR FEET OF NEW PRIVATE ROADS  
WATER SOURCE: PRIVATE SHARED WELLS 2 ACRE MINIMUM  
WASTE WATER: PRIVATE SEPTIC SYSTEMS

LYTHIX

S. BEDFORD  
A-65

S. M. HERRON  
A-633

C. J. TERRELL  
A-479

FEMA MAP: 48367C0525F  
REVISED 04/05/2019  
ZONE AE  
REGULATORY FLOODWAY

PROPOSED RETENTION POND

ENTIRE 96.02 ACRES IN  
REGULATORY FLOODWAY  
Release of Flood Claims  
Brazos River Authority  
DR Volume 455, Page 562  
710' Elevation

B. F. IRBY SURVEY  
ABSTRACT 737

PROPOSED WELL #:	SERVING LOTS:
1-2	LOTS 1 & 2
3-4	LOTS 3 & 4
5-6	LOTS 5 & 6
7-8	LOTS 7 & 8
9-10	LOTS 9 & 10
11-12	LOTS 11 & 12
13-14	LOTS 13 & 14
15-16	LOTS 15 & 16
17-18	LOTS 17 & 18
19-20	LOTS 19 & 20
21-22	LOTS 21 & 22
23-24	LOTS 23 & 24
25-26	LOTS 25 & 26
27-28	LOTS 27 & 28
29-30	LOTS 29 & 30
31-33	LOTS 31 & 33
32	LOT 32
34-35	LOTS 34 & 35
36-37	LOTS 36 & 37
38-39	LOTS 38 & 39
40-41	LOTS 40 & 41
42-43	LOTS 42 & 43
44-45	LOTS 44 & 45
46-47	LOTS 46 & 47
48-49	LOTS 48 & 49
50-51	LOTS 50 & 51
52-53	LOTS 52 & 53
54-55	LOTS 54 & 55

20633.001.000.00  
20633.001.001.00  
20479.001.000.00

ACCT. NO: 10759  
SCH. DIST: WE  
CITY:  
MAP NO: G-23

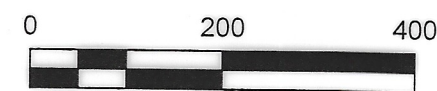
I, Michael Jack Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above plat represents a survey of the tract shown hereon and depicts in reference thereto:  
(a) the boundary lines as monumented on the ground,  
(b) the boundary conflicts or encroachments found during this survey,  
(c) the intrusion and/or protrusion of improvements along the boundary line,  
(d) the visible and apparent evidence of easements,  
(e) the record easements of which I have been advised or found during this survey, the approximate location of underground utilities as determined from extrinsic evidence, and  
(f) structural improvements.

Michael Jack Needham, RPLS #5183  
05/25/2021

Final plat will include an original signature and seal. Without an original signature and seal this plat is to be considered preliminary and should not be recorded for any purpose or viewed or relied upon as a final document.



Notes:  
(a) Bearings, distances, and areas are given, based on the State Plane Coordinate System, NAD83(2011), Texas North Central Zone. To obtain surface distances apply the combined scale factor and to obtain surface areas apply the square of the combined scale factor.  
(b) This survey is not a statement of ownership or title which are matters of law best addressed by an attorney.  
(c) This survey was made without the benefit of a title commitment.  
(d) Deeds for adjoining tracts were examined for potential conflicts which if found are noted hereon. However the boundaries of the adjoining tracts were not surveyed unless otherwise noted. Boundary surveys of the adjoining tracts may reveal conflicts which were not apparent during the deed examination.  
(e) Lot corners along the Brazos River are marked with a reference stake set 10' from the lot corner. Lot corners in the creek along the southeast boundary are marked with a reference stake set 60' from the lot corner. All other lot corners are marked with a set stake.



F-16

FINAL PLAT  
RIVER RANCH ON THE BRAZOS  
AN ADDITION TO PARKER COUNTY, TX BEING 96.02 ACRES OF LAND OUT OF S. BEDFORD SURVEY, ABSTRACT 65, C. J. TERRELL SURVEY, ABSTRACT 479, B. F. IRBY SURVEY, ABSTRACT 737, E. P. BURKE JR SURVEY, ABSTRACT 2910, & S. M. HERRON SURVEY ABSTRACT 633.

OWNER / DEVELOPER  
BRIDGELINK INVESTMENTS  
777 MAIN STREET, SUITE 2800  
FORT WORTH, TEXAS 76102

REVISION	FIELD	AS & SG	DATE
REV. NO.	DATE	UAV	9/28-29/20
		DRAWN	RM 9/28-29/20
	CHECKED	MJN	05/25/21
	PROJECT MGR.	MJN	05/25/21
	PROJ. NO.		
	DWG NAME		
	WEATHERFORD		

RIVER RANCH ON THE BRAZOS		SCALE: 1" = 200'
PARKER COUNTY, TEXAS		
EASEMENTS		SHT 2 OF 3
		REV 0

200 N. LORRAINE STREET, SUITE 500  
MIDLAND, TX 79701 (432)217-5511  
TBPPLS # 10194539 / TBPPE # F-19666



