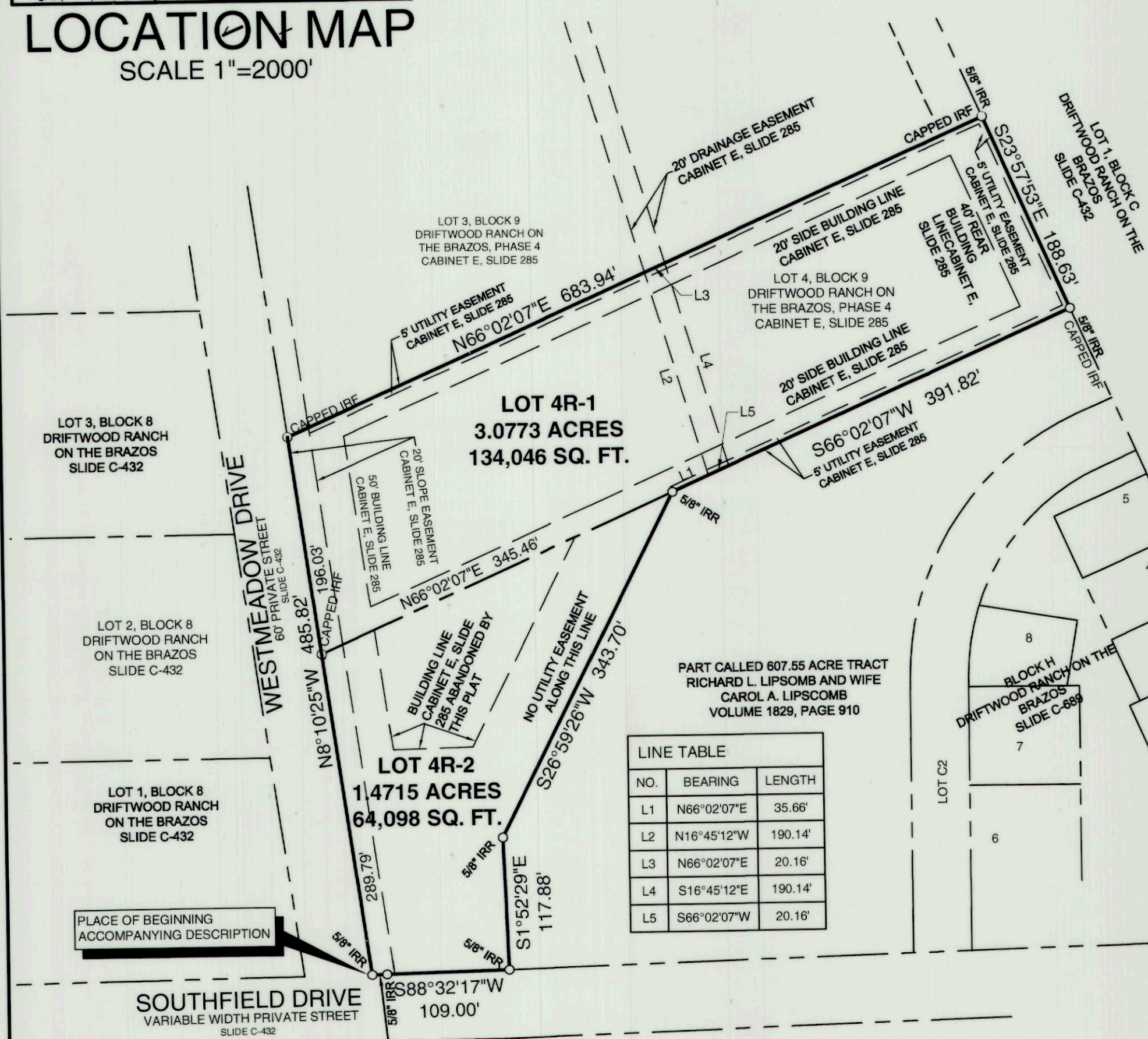


LOCATION MAP
SCALE 1"=2000'

FLOOD LEGEND

- ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
- ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN



LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°02'07"E	35.66'
L2	N16°45'12"W	190.14'
L3	N66°02'07"E	20.16'
L4	S16°45'12"E	190.14'
L5	S66°02'07"W	20.16'

Waiver for groundwater study
approved in Commissioners
Court March 11, 2024

ACCORDING TO MAP NO. 48367C0525F DATED APRIL 5, 2019 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.

PROPERTY IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBE IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY

UTILITY EASEMENTS

ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.

ALL PROPERTY CORNERS ARE 5/8" IRON ROD SET MARKED "AWARD SURV RPLS 5606"

THE PURPOSE OF THIS REPLAT IS CREATE TWO LOTS FROM ONE. NO BUILDING PERMITS, WATER WELL OR ON SITE SEWER FACILITIES WILL BE ALLOWED ON LOT 4R-2.

LOT 4R-1 WILL BE SERVED BY WATER WELL AND ONSITE SEWER FACILITY.

STATE OF TEXAS \$
COUNTY OF PARKER \$

WHEREAS, Sybarite Management, LLC acting by and through Carol Lipscomb, member, authorized to so act and Robert S. Tibbets and Alicia P. Tibbets owner are the owners of Lot 4 in Block 9 of DRIFTWOOD RANCH ON THE BRAZOS, PHASE 4, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet E, Slide 285 of the Plat Records of Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the southwest corner of said Lot 4 at the intersection of the easterly line of Westmeadow Drive, being a 60' wide private street as referenced in Plat Cabinet C, Slide 432 and the north line of Southfield Drive, being a variable width private street as referenced in said Plat Cabinet C, Slide 432;

THENCE North 8°10'25" West, along the common line of said Lot 4 and said Westmeadow Drive, a distance of 485.82 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the common west corner of said Lot 4 and Lot 3 in said Block 9;

THENCE North 66°2'7" East, along the common line of said Lots 4 and 3, a distance of 683.94 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the common east corner of said Lots 4 and 3, and being in the westerly line of Lot 1, 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 said Plat Records;

THENCE along the common line of said Lot 4 and said Lot 1, a distance of 188.63 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the southeast corner of said Lot 4;

THENCE generally westerly and southerly along the southerly line of said Lot 4 the following:

South 66°02'07" West, a distance of 391.82 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606";

South 26°59'26" West, along an easterly line of said Lot 4, a distance of 343.70 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606";

South 1°52'29" East, a distance of 117.88 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" for the southeast corner of said Lot 4 and being in said north line of Southfield Drive;

THENCE westerly along the common line of said Lot 4 and said Southfield Drive the following:

South 88°32'17" West, a distance of 109.00 feet to a capped 5/8" iron rod recovered marked "AWARD SURV RPLS 5606" at the beginning of a curve to the right;

THENCE along a curve to the right, having a radius of 2000.00 feet, a delta angle of 00° 23' 01", an arc length of 13.39 feet, and long chord bearing and distance of South 88°43'47" West, a distances of 13.39 feet to the POINT OF BEGINNING and containing 4.5488 acres or 198,144 square feet of land.

Coordinates and 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. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Everado D. Ramirez, LLC do hereby adopt this plat designating the herein above described real property as

LOTS 4R-1 and 4R-2 BLOCK 9

DRIFTWOOD RANCH ON THE BRAZOS, PHASE 4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202406097
03/11/2024 03:04 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

11815
WE
G-23

11815.009.004.00

OWNER/DEVELOPER LOT 4R-1:
ROBERT S. TIBBETS
ALICIA P. TIBBETS
147 WESTMEADOW DRIVE
WEATHERFORD TX 76087

OWNER/DEVELOPER LOT 4R-2:
SYBARITE HOLDINGS, LP
CAROL LIPSCOMB, MEMBER
4100 MONTICELLO DRIVE
FORT WORTH TX 76017

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

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Owner:

LOT 4R-1

Robert S. Tibbets

Alicia P. Tibbets

Owner:

LOT 4R-1

BY: Sybarite Management, LLC

Carol Lipscomb

Member

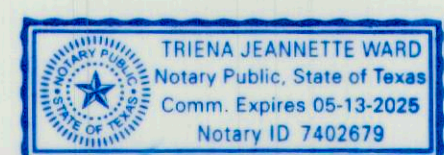
STATES OF TEXAS \$
COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. Tibbets 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 purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of March 2024.

Lueria J. Ward

Notary Public State of Texas



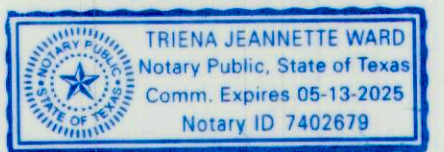
STATES OF TEXAS \$
COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Alicia P. Tibbets 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 purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of March 2024.

Lueria J. Ward

Notary Public State of Texas



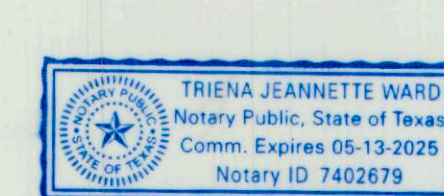
STATES OF TEXAS \$
COUNTY OF PARKER \$

BEFORE ME, the undersigned authority, on this day personally appeared Carol Lipscomb 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 purposes and considerations expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of March 2024.

Lueria J. Ward

Notary Public State of Texas



FINAL PLAT
LOTS 4R-1 and 4R-2 in Block 9
DRIFTWOOD RANCH ON THE BRAZOS,
PHASE 4

being a replat of Lot 4 in Block 9 of DRIFTWOOD RANCH ON THE BRAZOS PHASE 4, an addition to Parker County, Texas as recorded in Cabinet E, Slide 285 of the Plat Records of Parker County, Texas and being about 13.2 miles South 2° East of the courthouse in Weatherford, the county seat for Parker County, Texas.

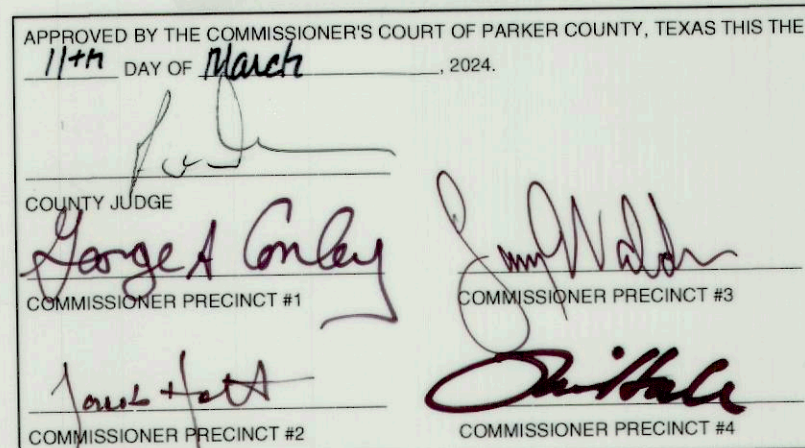
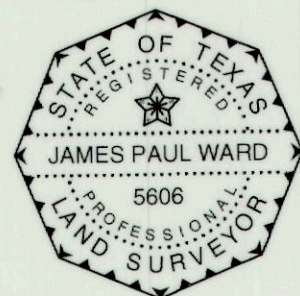
4.5488 acres

March, 2024



The undersigned hereby states that this plat is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. Surveyed on the ground August 2023.

James Paul Ward
Registered Professional Land Surveyor
Texas Registration No. 5606



F-671