

CURVE	RADIUS	ARC LENGTH	CHORD BEG.	CHORD LENGTH
C1	840.00	33.56	N 74°42'00" W	33.56
C2	2000.00	177.02	N 76°10'03" W	176.96
C3	300.00	54.62	N 83°57'28" W	54.54
C4	2000.00	155.07	N 79°51'11" W	155.04
C5	2000.00	21.94	N 78°27'59" W	21.94

LINE	BEARING	DISTANCE
11	N 74°42'00" W	41.57
12	N 78°44'32" W	70.63

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D-177

STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONERS OF PARKER COUNTY, TEXAS, THIS 26 DAY OF March

M. Q. [Signature]
COUNTY JUDGE

George J. Carley
COMMISSIONER PRECINCT #1

[Signature]
COMMISSIONER PRECINCT #2

A. Dent
COMMISSIONER PRECINCT #3

[Signature]
COMMISSIONER PRECINCT #4

THE STATE OF TEXAS
COUNTY OF PARKER

I, Ken Ferrell / Jay Paschke BEING THE DEDICATORY AND OWNER OF THE ATTACHED PLAT OF SAID SUBDIVISION, DO HEREBY CERTIFY THAT IT IS NOT WITHIN 1.1 MILES EXTRATERRITORIAL JURISDICTION OF ANY INCORPORATED CITY OR TOWN, EXCEPT 1.1 MILES FROM SAID CITY, Weatherford PARKER COUNTY, TEXAS.

Ken Ferrell / Jay Paschke
SIGNATURE OF OWNER

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 Ken Ferrell / Jay Paschke 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 26 DAY OF March, 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Philip Wayne Newkirk
Notary Public, State of Texas
My Commission Expires
March 01, 2014

NOTES:

1) THIS TRACT IS COMPLETELY LOCATED WITHIN FLOODWAY AREAS, ZONE "AF" - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48367C0525E, DATED SEPTEMBER 26, 2008, BASE FLOOD ELEVATION FOR THIS TRACT DETERMINED TO BE AT 708.2' (SCALED FROM SAID FLOOD MAP)

2) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TEXAS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

3) WATER WILL BE PROVIDED BY PRIVATE ON-SITE WATER SUPPLY.

4) SEWER WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.

5) ALL CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

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) 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 AVAILABILITY.

THE UNDERSIGNED, AS LIEN HOLDERS ON THE ACREAGE SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION AND JOINS IN THE DEDICATION OF THE STREETS AND EASEMENTS.

LIEN HOLDER FOR LOT 4R

[Signature]
J.R. MORGAN CHASE BANK
P.O. BOX 47020
DORAVILLE, GA. 30362

STATE OF TEXAS

COUNTY OF PARKER

WHEREAS, KEN FERRELL AND JAY PASCHKE, BEING THE SOLE OWNERS OF A 4.123 ACRES TRACT OF LAND OUT OF LOTS 4R, 5R, AND 6R, BLOCK 2, DRIFTWOOD RANCH ON THE BRAZOS, AS RECORDED IN PLAT CABINET C, SLIDE 24, PLAT RECORDS, PARKER COUNTY, TEXAS; BEING THOSE CERTAIN TRACTS OF LAND CONVEYED TO FERRELL IN VOLUME 2192, PAGE 143 (LOT 4R), PASCHKE IN VOLUME 2879, PAGE 512 (LOT 6R), AND FERRELL AND PASCHKE IN VOLUME 2881, PAGE 423 (LOT 5R), REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 5/8" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF DRIFTWOOD RANCH TRAIL (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF SAID LOT 4R FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 07°17'30" E ALONG THE WEST BOUNDARY LINE OF SAID LOT 4R PASSING A FOUND 5/8" IRON ROD AT 408.99' AND IN ALL 458.99 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 86°44'20" E 125.30 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 83°10'37" E 124.99 FEET TO A POINT FOR A CORNER OF THIS TRACT.

THENCE S 86°13'02" E 125.19 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 6R FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 07°16'54" W ALONG THE EAST BOUNDARY LINE OF SAID LOT 6R PASSING A FOUND CAPPED 5/8" IRON ROD AT 61.73 FEET AND IN ALL 508.57 FEET TO A FOUND CAPPED 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 6R, IN THE NORTH RIGHT OF WAY LINE OF SAID DRIFTWOOD RANCH TRAIL AND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID DRIFTWOOD RANCH TRAIL THE FOLLOWING:
WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 74°42'00" W 33.56 FEET, AN ARC LENGTH OF 33.56 FEET TO FOUND CAPPED 5/8" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00 FEET, FOR A CORNER OF THIS TRACT.

WITH SAID CURVE TO THE LEFT HAVING A CHORD OF N 76°10'03" W 176.96 FEET, AN ARC LENGTH OF 177.02 FEET TO A FOUND CAPPED 5/8" IRON ROD FOR A CORNER OF THIS TRACT.

N 77°44'20" W 41.57 FEET TO A FOUND CAPPED 5/8" IRON ROD FOR A CORNER OF THIS TRACT.

N 78°44'32" W 70.63 FEET TO A FOUND CAPPED 5/8" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, FOR A CORNER OF THIS TRACT.

WITH SAID CURVE TO THE LEFT HAVING A CHORD OF N 83°57'28" W 54.54 FEET, AN ARC LENGTH OF 54.62 FEET TO THE POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KEN FERRELL AND JAY PASCHKE (OWNERS) DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 4RA, AND LOT 6RA, BLOCK 2, DRIFTWOOD RANCH ON THE BRAZOS, AN ADDITION TO PARKER COUNTY, TEXAS; AND DO HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Weatherford, PARKER COUNTY, TEXAS
THIS THE 26 DAY OF March, 2014

Ken Ferrell
KEN FERRELL

Jay Paschke
JAY PASCHKE

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 Ken Ferrell 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 26 DAY OF March, 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Philip Wayne Newkirk
Notary Public, State of Texas
My Commission Expires
March 01, 2014

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 Jay Paschke 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 26 DAY OF March, 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Philip Wayne Newkirk
Notary Public, State of Texas
My Commission Expires
March 01, 2014

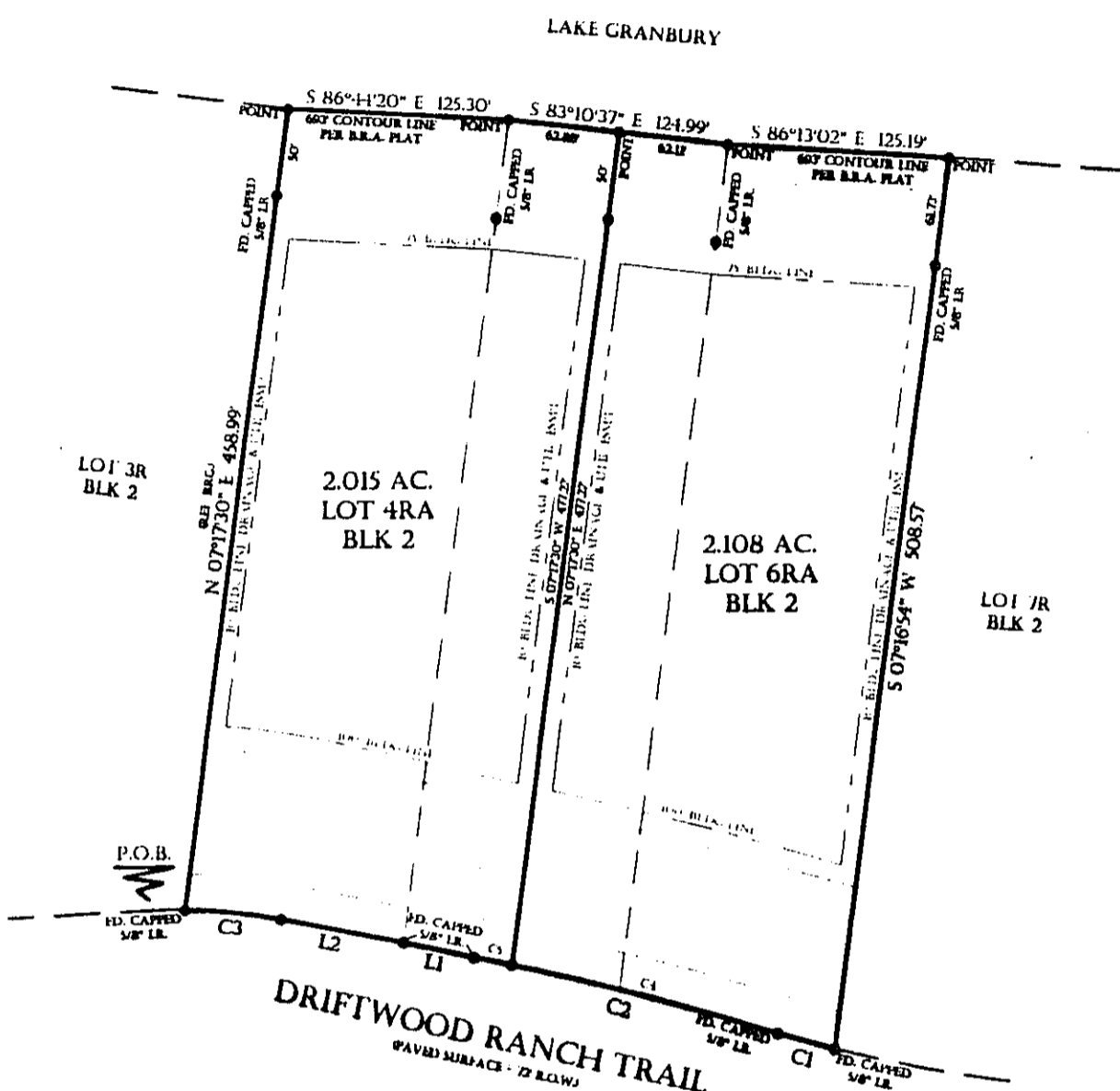
SURVEYORS CERTIFICATE

IT IS TO STATE THAT I, MILTON RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WEATHERFORD. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Milton Rucker

MILTON RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4278.
917-594-0400 IN11116
NOVEMBER 2011

ACCT. NO.: 11815
SCH. DIST.: WE
CITY: NONE
MAP NO.: G-23



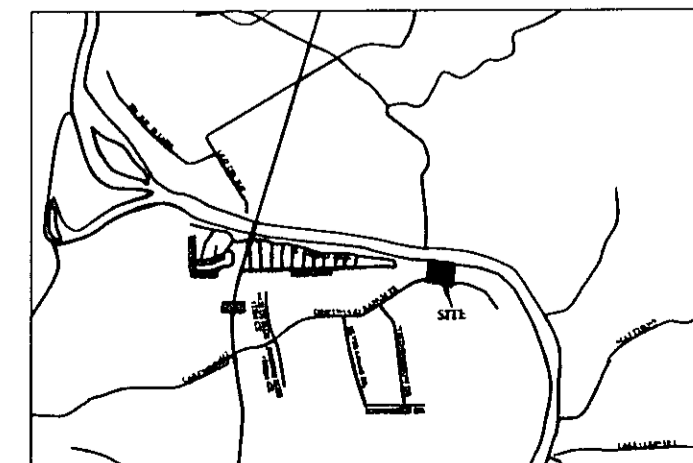
OWNER/DEVELOPER:
KEN FERRELL
1101 DRIFTWOOD RANCH TRAIL
WEATHERFORD, TX, 76087
817-905-5469

OWNER/DEVELOPER:
JAY PASCHKE
111 DRIFTWOOD RANCH TRAIL
WEATHERFORD, TX, 76087
817-579-1439

SURVEYOR:
MILTON RUCKER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086
817-594-0400

0' 100' 200' 300'
1" = 100'

Doc# 789213 Fees: \$66.00
04/02/2012 3:58PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERMS: 01/01/2011 COUNTY CLERK



REPLAT
LOT 4RA AND LOT 6RA, BLOCK 2
DRIFTWOOD RANCH
ON THE BRAZOS
AN ADDITION TO PARKER COUNTY, TEXAS
BEING A REPLAT OF LOTS 4R, 5R, AND 6R,
BLOCK 2, DRIFTWOOD RANCH ON THE
BRAZOS, AS RECORDED IN P.C. C. SL. 24
PLAT RECORDS, PARKER COUNTY, TEXAS
NOVEMBER 2011

CARTER SURVEYING
& MAPPING
Weatherford, TX 76086
110 A Palo Pinto Street
817-594-0400 FAX: 817-594-0403