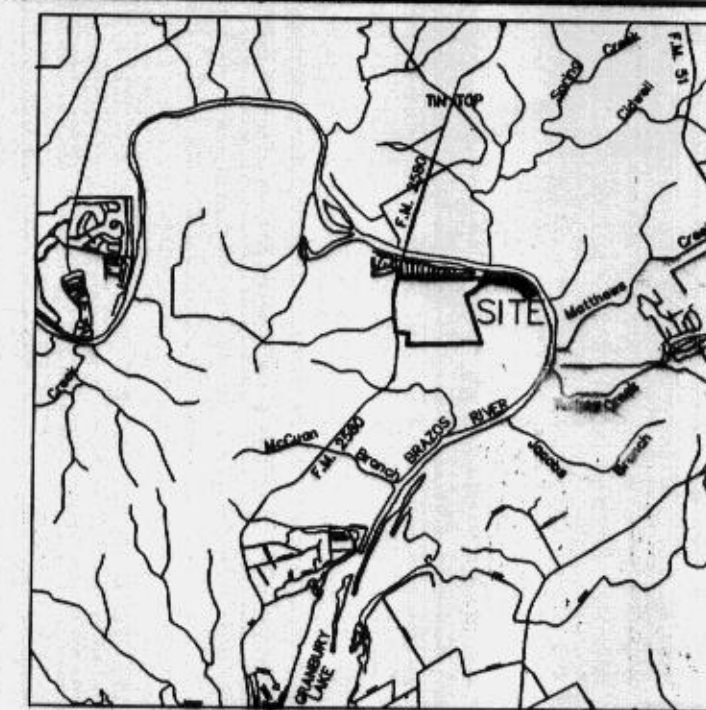


**LAKE GRANBURY**

- GENERAL NOTES:  
 1.) A 20 FOOT SLOPE/UTILITY EASEMENT ADJOINING ALL RIGHT OF WAYS IS HEREBY DEDICATED. BLOCKS 2 SHALL HAVE A 10 FOOT SIDE LOT UTILITY AND DRAINAGE EASEMENT ARE HEREBY DEDICATED.  
 2.) A PORTION OF THIS PLAT IS SITUATED IN FLOOD ZONE AE (100 YR. FLOOD) PER FEMA MAP NO. 480520 0275 B, EFFECTIVE DATE SEPTEMBER 27, 1991, AND MINIMUM FINISHED FLOOR ELEVATIONS ARE PER THE LETTER OF MAP REVISION (LOMR) CASE NUMBER 00-06-1661P, EFFECTIVE DATE AUGUST 9, 2001.  
 3.) THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.  
 4.) LAND USE IS DESIGNATED AS SINGLE FAMILY RESIDENTIAL.  
 5.) NO BUILDING PERMITS FOR RESIDENTIAL USE WILL BE ISSUED FOR LOT 1 IN BLOCK 2 AND IS HEREBY DESIGNATED AS A COMMON AREA.  
 6.) THIS IS A GATED COMMUNITY, WITH PRIVATE ROADS OWNED BY A HOME OWNERS ASSOCIATION.  
 7.) 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.  
 8.) THE LOCATION OF ALL WATER WELLS AND SEPTIC SYSTEMS MUST BE APPROVED BY THE HOME OWNERS ASSOCIATION AND THE PARKER COUNTY HEALTH DEPARTMENT.  
 9.) DIRECT ACCESS DENIED TO FARM TO MARKET HIGHWAY NO. 2580.  
 10.) 5/8" CAPPED IRONS RECOVERED AT ALL LOT CORNERS AND STREET RIGHT OF WAY. BLOCK 2 HAS 5/8" IRONS RECOVERED ON SIDE LOT LINES AT DISTANCES SHOWN.

**FLOOD ZONE LEGEND**

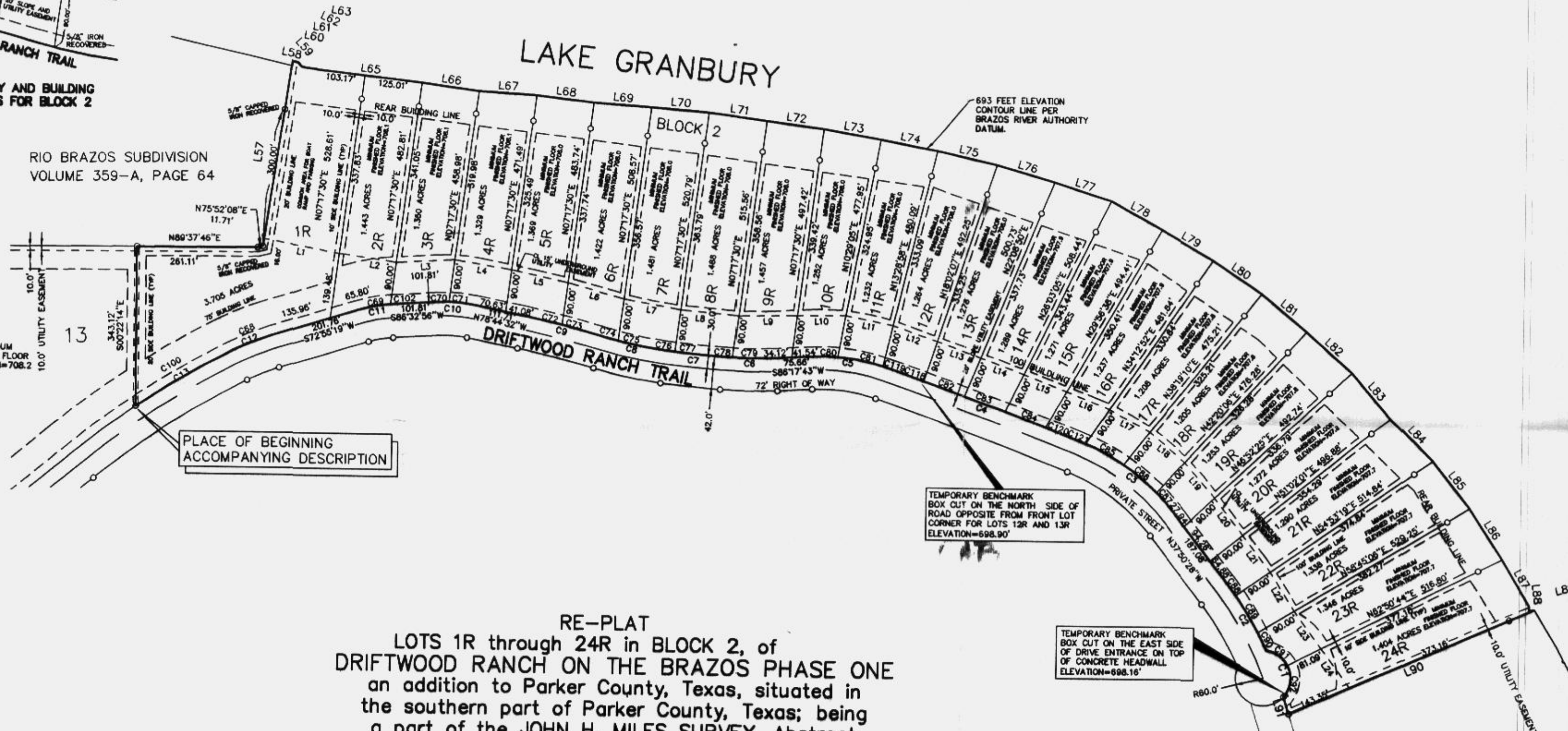
- ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED  
 ZONE AE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED  
 ZONE X (SHADED) AREAS OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM BY LEVEES FROM 100 YEAR FLOOD.  
 AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN  
 BASIS FOR ELEVATIONS USED IN DETERMINING THE FLOOD ELEVATIONS AREA PER THE NVD 1929 DATUM.



**LOCATION MAP**

**TYPICAL UTILITY AND BUILDING SETBACK LINES FOR BLOCK 2**

RIO BRAZOS SUBDIVISION  
 VOLUME 359-A, PAGE 64



**RE-PLAT**  
 LOTS 1R through 24R in BLOCK 2, of DRIFTWOOD RANCH ON THE BRAZOS PHASE ONE an addition to Parker County, Texas, situated in the southern part of Parker County, Texas; being a part of the JOHN H. MILES SURVEY, Abstract No. 855, and being a Re-plat of Lot 1 through 24 of DRIFTWOOD RANCH ON THE BRAZOS PHASE ONE, according to the plat thereof recorded in Cabinet B Slide 654 of the Plat Records of Parker County, Texas.

We marked or referenced the corners as shown hereon.

September, 2002.  
 BROOKES BAKER SURVEYORS  
 PAGE 2 OF 2

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

NOTE:  
 THE SOLE PURPOSE OF THIS REPLAT IS TO REDEFINE THE 693 ELEVATION CONTOUR AND SHOW DIMENSIONS FROM THE FRONT LOT CORNERS TO THE BUILDING SETBACK LINES IN THE REAR OF THESE LOTS.

| NUMBER | R=      | L=     | CD=         | LC=    | NUMBER | DIRECTION   | DISTANCE |
|--------|---------|--------|-------------|--------|--------|-------------|----------|
| C1     | 60.00   | 129.87 | N20°38'33"W | 105.96 | L1     | S79°59'30"E | 166.07   |
| C2     | 730.00  | 187.27 | N31°16'38"W | 166.91 | L2     | S82°03'44"E | 124.98   |
| C3     | 500.00  | 268.51 | N63°13'32"W | 285.50 | L3     | N86°55'11"E | 123.02   |
| C4     | 9400.00 | 448.87 | N69°56'41"W | 448.83 | L4     | S81°00'53"E | 128.02   |
| C5     | 430.00  | 187.80 | N82°31'31"W | 186.74 | L5     | S77°56'47"E | 128.42   |
| C6     | 840.00  | 112.86 | N89°51'21"W | 112.77 | L6     | S74°57'05"E | 128.14   |
| C7     | 2432.80 | 126.25 | N84°31'12"W | 126.24 | L7     | S80°09'02"E | 128.11   |
| C8     | 840.00  | 137.22 | N78°21'12"W | 137.07 | L8     | S86°06'21"E | 128.11   |
| C9     | 2000.00 | 176.93 | N76°12'28"W | 176.87 | L9     | N88°35'50"E | 128.48   |
| C10    | 300.00  | 77.02  | N86°05'48"W | 76.80  | L10    | N89°04'36"E | 105.13   |
| C11    | 300.00  | 71.35  | S79°44'07"W | 71.18  | L11    | S79°08'40"E | 104.71   |
| C12    | 500.00  | 86.76  | S67°57'02"W | 86.65  | L12    | S71°22'54"E | 101.36   |
| C13    | 1860.00 | 242.32 | S59°14'50"W | 242.15 | L13    | S70°29'51"E | 100.89   |
| C14    | 500.00  | 86.76  | S67°57'02"W | 86.65  | L14    | S69°42'52"E | 100.56   |
| C15    | 500.00  | 86.76  | S67°57'02"W | 86.65  | L15    | S68°56'18"E | 100.33   |
| C16    | 500.00  | 86.48  | N79°27'40"E | 86.33  | L16    | S67°59'26"E | 100.58   |
| C17    | 300.00  | 22.40  | N88°41'16"E | 22.39  | L17    | S81°08'14"E | 100.51   |
| C18    | 2000.00 | 84.35  | S77°32'02"E | 84.34  | L18    | S80°46'06"E | 100.42   |
| C19    | 2000.00 | 82.58  | S74°59'58"E | 82.58  | L19    | S40°46'53"E | 98.81    |
| C20    | 840.00  | 33.57  | S74°49'05"E | 33.56  | L20    | S38°11'18"E | 103.23   |
| C21    | 840.00  | 103.68 | S79°29'53"E | 103.59 | L21    | S37°27'19"E | 100.30   |
| C22    | 2432.80 | 21.56  | S83°17'14"E | 21.56  | L22    | S36°44'42"E | 100.43   |
| C23    | 2432.80 | 104.69 | S84°46'26"E | 104.68 | L23    | S36°49'04"E | 99.88    |
| C24    | 840.00  | 20.44  | S88°42'14"E | 20.44  | L24    | S36°49'04"E | 100.42   |
| C25    | 840.00  | 82.42  | N89°26'50"E | 82.37  | L25    | S79°19'53"E | 100.30   |
| C26    | 430.00  | 58.78  | S89°47'24"E | 58.71  | L26    | S79°19'53"E | 100.30   |
| C27    | 430.00  | 100.23 | S79°15'51"E | 100.00 | L27    | S41°18'22"E | 129.91   |
| C28    | 9400.00 | 94.43  | S70°32'15"E | 94.43  | L28    | S80°17'11"E | 113.57   |
| C29    | 9400.00 | 94.44  | S69°57'43"E | 94.44  | L29    | S85°11'10"E | 6.57     |
| C30    | 9400.00 | 94.27  | S69°23'13"E | 94.27  | L30    | S64°53'06"E | 0.73     |
| C31    | 500.00  | 94.26  | S81°38'34"E | 94.12  | L31    | S82°20'31"E | 13.45    |
| C32    | 500.00  | 94.26  | S50°50'30"E | 94.12  | L32    | S83°48'08"E | 228.17   |
| C33    | 500.00  | 66.32  | S41°38'28"E | 66.27  | L33    | S82°18'58"E | 124.89   |
| C34    | 730.00  | 29.37  | S36°41'18"E | 29.37  | L34    | S86°44'20"E | 128.30   |
| C35    | 730.00  | 94.43  | S31°49'49"E | 94.36  | L35    | S83°32'12"E | 128.00   |
| C36    | 730.00  | 43.48  | N28°23'08"W | 43.47  | L36    | S86°16'57"E | 128.23   |
| C37    | 80.00   | 57.24  | N55°19'15"W | 55.09  | L37    | S85°44'40"E | 128.16   |
| C38    | 80.00   | 72.83  | N06°41'18"E | 68.28  | L38    | S82°41'45"E | 125.00   |
| C39    | 1860.00 | 242.32 | S59°14'50"W | 242.15 | L39    | S83°09'19"E | 125.00   |
| C40    | 300.00  | 2.87   | S86°16'29"W | 2.87   | L40    | S80°24'30"E | 125.76   |
| C41    | 9400.00 | 85.41  | N71°05'09"W | 85.41  | L41    | S79°56'16"E | 125.12   |
| C42    | 430.00  | 8.81   | N71°55'59"W | 8.81   | L42    | S77°18'09"E | 132.89   |
| C43    | 9400.00 | 80.32  | S68°51'17"E | 80.32  | L43    | S74°06'35"E | 130.40   |
| C44    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L44    | S72°17'10"E | 129.38   |
| C45    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L45    | S61°08'55"E | 127.56   |
| C46    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L46    | S60°09'26"E | 128.80   |
| C47    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L47    | S56°34'24"E | 127.66   |
| C48    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L48    | S51°01'01"E | 127.47   |
| C49    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L49    | S49°02'45"E | 132.47   |
| C50    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L50    | S40°32'44"E | 130.03   |
| C51    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L51    | S45°19'25"E | 129.62   |
| C52    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L52    | S38°33'07"E | 130.10   |
| C53    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L53    | S33°27'46"E | 130.61   |
| C54    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L54    | S30°29'08"E | 117.29   |
| C55    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L55    | S08°40'05"E | 11.76    |
| C56    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L56    | N74°37'47"E | 7.81     |
| C57    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L57    | S66°21'28"W | 572.61   |
| C58    | 500.00  | 13.67  | S67°49'36"E | 13.67  | L58    | N17°37'38"W | 38.44    |

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 On Jul 10, 2003 at 12:04P

Document Number: 00485936

Amount: \$5.00

By: Leann Franklin

STATE OF TEXAS COUNTY OF PARKER  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

Jul 10, 2003

JANE MULLON, COUNTY CLERK  
 PARKER COUNTY

BROOKES BAKER SURVEYORS  
 930 HICKEY COURT  
 GRANBURY, TEXAS 76049  
 817-279-0232

