

PC C 439

NOTES:

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480520 D150 C EFFECTIVE DATE JANUARY 3, 1997 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

BEARINGS CORRELATED TO DEED CALL S 83°03'00"E ALONG THE NORTH LINE OF THIS SITE BY DEED RECORDED IN VOLUME 444, PAGE 255, DEED RECORDS, PARKER COUNTY, TEXAS.

EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CONTOUR LINES ARE APPROXIMATE. ALL LOCATIONS OF CONTOUR LINES SCALED FROM U.S.G.S. TOPOGRAPHIC MAP.

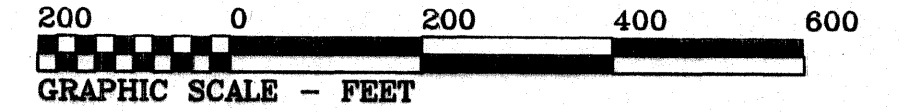
ZONING IS NOT REQUIRED IN THE ETJ.

1/2" IRONS SET AT ALL CORNERS UNLESS NOTED

OWNER/DEVELOPER
HERMAN AND BUDDY YOUNGER
817-270-0998
301 YOUNGER RANCH ROAD
AZLE, TEXAS, 76020

Doc# 602503
Book 2447 Page 673

OWNER/DEVELOPER
BOBBY JOHNSON
KIM THREADWELL
9612 MARINER CIRCLE
FORT WORTH, TEXAS, 76179



C.L. 30' PRIVATE ROAD EASEMENT
LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1-1: N 85°05'00" W 1449.02'

C.L. 30' PRIVATE ROAD EASEMENT
CURVE TABLE

Table with 7 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C-1 and C-2.

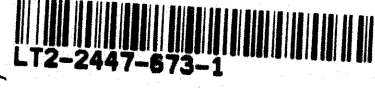
NOTES:

ANNEXATION: THIS PROPERTY IS SUBJECT TO ANNEXATION.

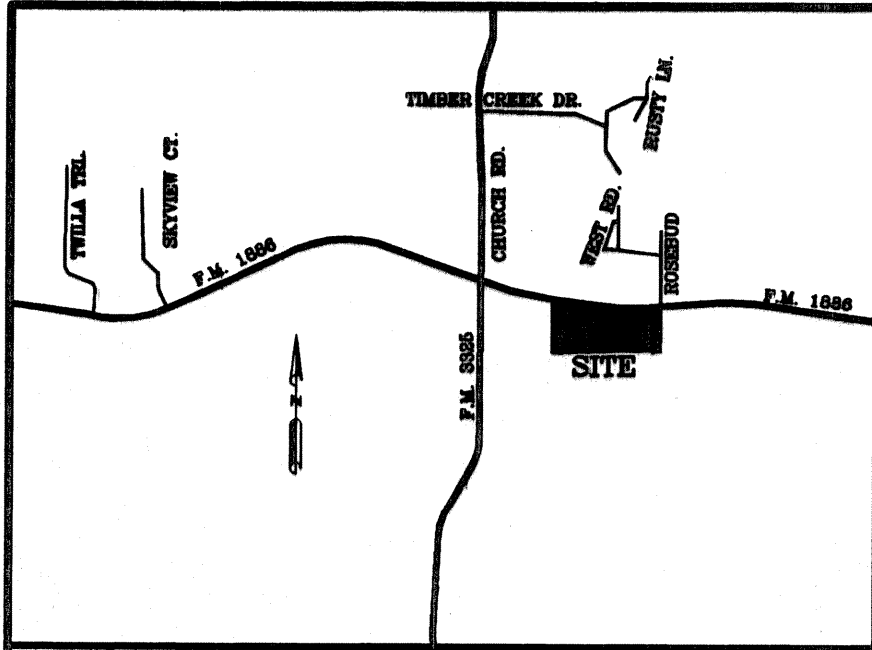
RESIDENTIAL ACCESS: DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO FM 1886 IS PROHIBITED.



JACK M. ARMSTRONG
VOLUME 215, PAGE 310



ROLLINS HILLS ESTATES
LOT 6, BLOCK 4
CABINET B, SLIDE 446



VICINITY MAP
(NOT TO SCALE)

POINT OF BEGINNING

R= 5779.59'
L= 605.76'
D= 06°00'19"
C= S 80°02'50"E 605.48'

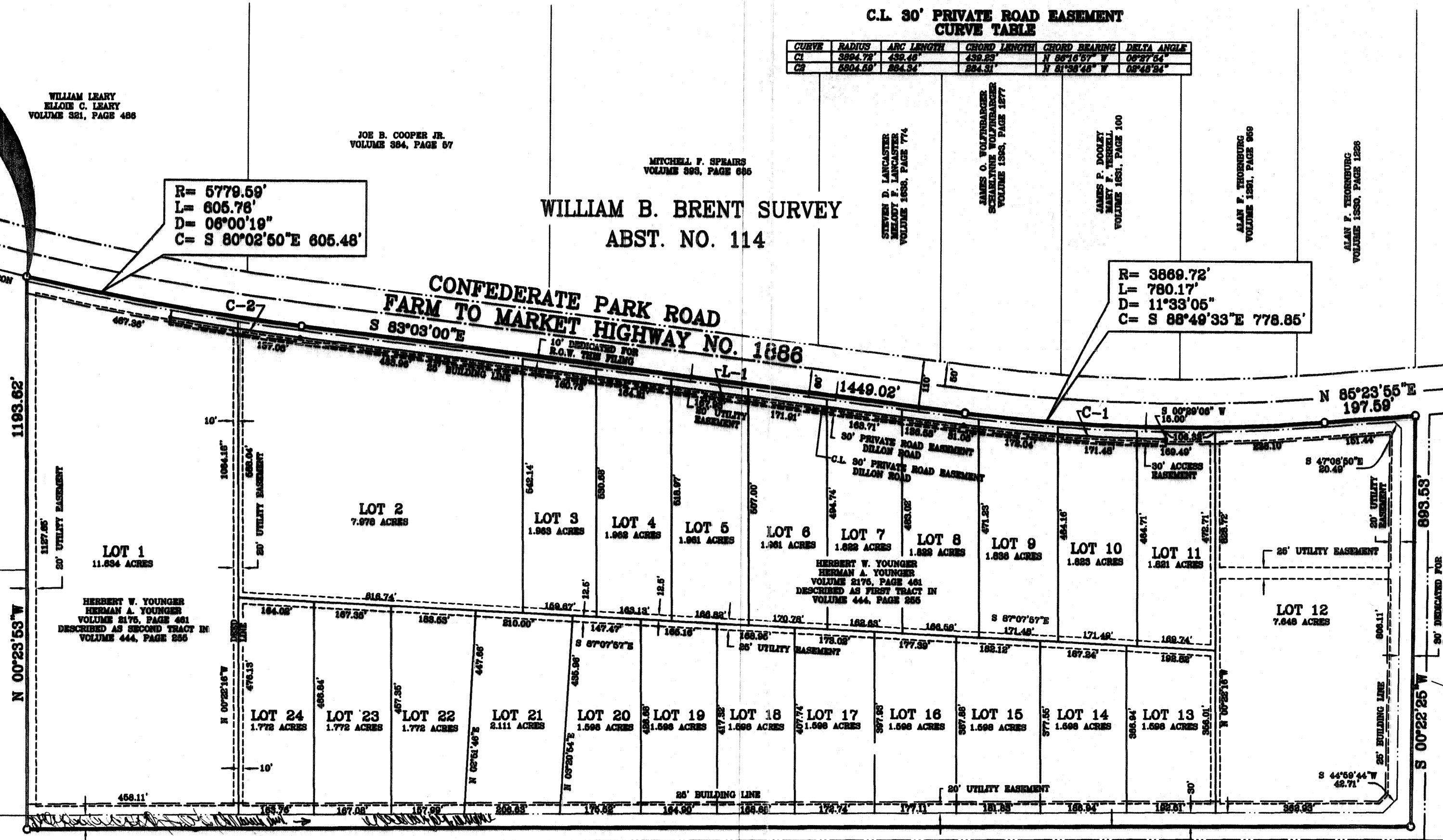
R= 3869.72'
L= 780.17'
D= 11°33'05"
C= S 86°49'33"E 778.85'

WILLIAM B. BRENT SURVEY
ABST. NO. 114

CONFEDERATE PARK ROAD
FARM TO MARKET HIGHWAY NO. 1886

YOUNGER RANCH ROAD
(60' R.O.V. - GRAVEL PAVEMENT)

FARMER ROAD
FARM TO MARKET HIGHWAY NO. 3325



NOTE: BOBBY JOHNSON AND KIM THREADWELL OWN PROPOSED LOT 21, BY DEEDS RECORDED IN VOLUME 2282, PAGE 1201, AND VOLUME 2283, PAGE 664, REAL RECORDS, PARKER COUNTY, TEXAS.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5083
JUNE 22, 2005



GROSS ACREAGE= 67.800 ACRES
DEDICATED TO R.O.V.= 3.017 ACRES
NET ACREAGE= 64.783 ACRES
SMALLEST LOT SIZE= 1.598 ACRES
AVERAGE LOT SIZE= 1.798 ACRES

24 PROPOSED SINGLE FAMILY DWELLING UNITS
SCHOOL- AZLE INDEPENDENT SCHOOL DISTRICT
ELECTRIC- TARRANT COUNTY ELECTRIC
WATER- INDIVIDUAL WATER WELLS
SEWER- OWNERS PREFERENCE OF SEPTIC SYSTEM
ETJ COUNTY- PARKER COUNTY



671-06

FINAL PLAT
LOTS 1 THROUGH 24
YOUNGER RANCH

AN ADDITION TO PARKER COUNTY, TEXAS
BEING 67.800 ACRES SITUATED IN THE
WILLIAM B. BRENT SURVEY, ABST. NO. 114
PARKER COUNTY, TEXAS.

JUNE 22, 2005
24 LOTS

ACCT. NO.: 19933
SCH. DIST.: AZ
CITY: CO
MAP NO.: M-12
ALL OF: 2011-14-0-0
-14-0-50
-14-1-0
-14-2-0

TEXAS GEOSPATIAL
117 John Street P.O. Box 1029
Aledo, TX 76008
817-441-8199 FAX: 817-441-8805