

LEGEND

- CIRF.....Found 1/2" Capped Iron Rod Marked " "
- CIRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- D.R.P.C.T.....Deed Records, Parker County, Texas
- O.R.P.C.T.....Official Records, Parker County, Texas
- P.O.B.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in grid values.
2. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
3. This plat does not alter or remove any existing easements that affect this property and may not be shown.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
5. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
6. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
7. Development will be limited to 18% pervious for the two acre lots.

FLOOD ZONE NOTE

A portion of the subject property lies within Zone A - No base elevations determined and a portion within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community-Panel No. 48367C0325E, Effective Date: September 26, 2008.

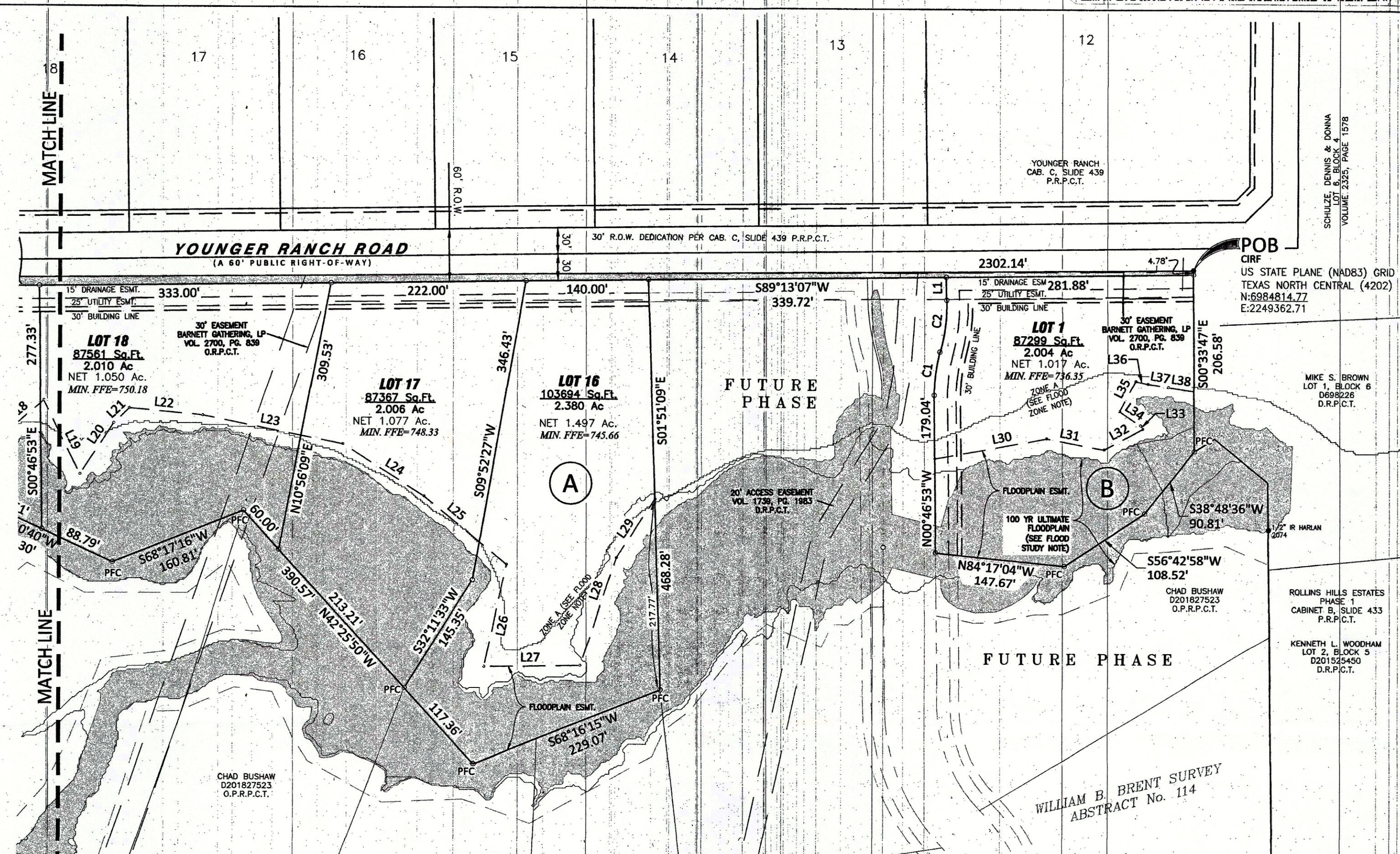
FLOODPLAIN RESTRICTION:
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/DRAINAGE-WAY MAINTENANCE:
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OTHER NOTES:
DOMESTIC WATER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE WELLS.
SEWAGE DISPOSAL FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE SEWAGE FACILITIES.



FLOOD STUDY NOTE:
100 YEAR FLOOD PLAIN LIMITS ESTABLISHED IN FLOOD STUDY OF UNNAMED TRIBUTARY OF SILVER CREEK FOR YOUNGER RANCH IN PARKER COUNTY, TX BY BAIRD, HAMPTON & BROWN, INC. DATED JANUARY 2020. FSR-19-116.

ACCT. NO.: 19344
SCH. DIST.: AZ
CITY: M-12
MAP NO.:



Case Number
FP-20-008
FINAL PLAT
YOUNGER RANCH ESTATES
LOTS 16 THRU 23, BLOCK A
LOT 1, BLOCK B
A 18.919 ACRE ADDITION TO PARKER COUNTY, TEXAS
SITUATED IN THE WILLIAM B. BRENT SURVEY, ABSTRACT NUMBER 114
NINE SINGLE-FAMILY LOTS
SHEET 1 OF 3

BHB
BAIRD, HAMPTON & BROWN
building partners
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

OWNER:
CHAD BUSHAW
301 MEASURE ROAD
WEATHERFORD, TEXAS 76088
817-304-0233

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