



GENERAL NOTES

- 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.
- This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
- This plat does not alter or remove any existing easements that affect this property and may not be shown.
- 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.
- 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.
- Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
- Development will be limited to 18% pervious for the two acre lots.
- "Cemetery Lots" means those lots bordering the Newsom Cemetery and specifically Lot 1, Block C, and Lots 21 and 25, Block D. Lots 1, Block C and Lot 25 Block D are subject to a forty-five foot (45') set-back and are prohibited from clearing trees or building any structure or other improvement on the Lot line that borders Newsom Cemetery. Lot 21, Block D is subject to a thirty foot (30') set-back and is prohibited from clearing trees or building any structure or other improvement on the Lot line that borders Newsom Cemetery.
- Lot 1X, Block E, is to be owned and maintained by the Home Owners Association (HOA) to be established by the Developer.
- All easements within the boundary of the project are dedicated by this plat unless stated otherwise.

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



G. R. MAHS
7/14/2020

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.

E-554

FINAL PLAT
YOUNGER RANCH ESTATES
LOTS 1 THRU 15, BLOCK A
LOT 2 & 3, BLOCK B, LOTS 1 THRU 4, BLOCK C
LOTS 1 THRU 25, BLOCK D, & LOT 1X, BLOCK E
A 108.309 ACRE ADDITION TO PARKER COUNTY, TEXAS
SITUATED IN THE WILLIAM B. BRENT SURVEY,
ABSTRACT NUMBER 114
46 single-family lots
FP-20-035 SHEET 1 OF 6

2014.02.000.50