

**LEGEND**

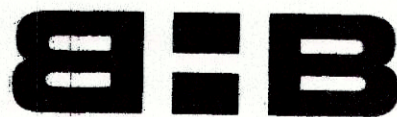
- CIRF.....Found 1/2" Capped Iron Rod Marked "JR 5959"
- CIR.....5/8" Capped Iron Rod Marked "BHB INC" Set
- D.R.P.C.T.....Deed Records, Parker County, Texas
- IRF.....1/2" Iron Rod Found
- P.O.B.....Point Of Beginning
- P.R.P.C.T.....Plat Records, Parker County, Texas
- P.R.D.U.&A.E.....Private Road, Drainage, Utility and Access Easement

**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.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION §232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.

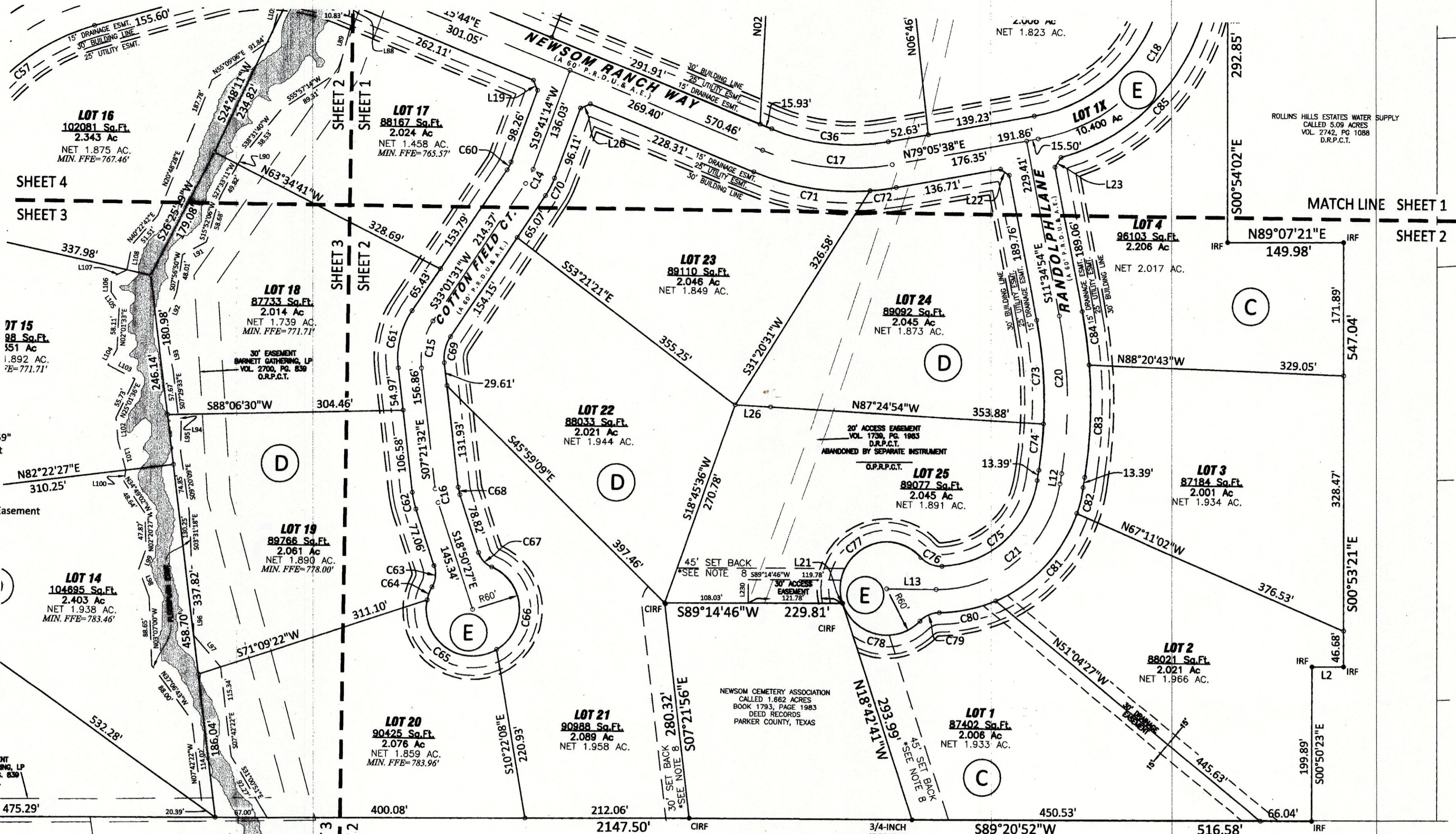
OWNER:  
 CHAD BUSHAW  
 301 MEASURE ROAD  
 WEATHERFORD, TEXAS 76088  
 817-304-0233

SURVEYOR:



**BAIRD, HAMPTON & BROWN**  
building partners

949 Hilltop Dr. Weatherford, TX 76086  
 tstock@bhinc.com • 817.596.7575 • bhinc.com  
 TBPPLS Firm #44, #10011300, #10011302, #10194146



Remainder of Called 73.41 Acres  
 Volume 1605, Page 322  
 Deed Records, Parker County, Texas

ACCT. NO.: 19344  
 SCH. DIST.: A2  
 CITY: M-12  
 MAP NO.:

**FORT WORTH**

CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90)  
 DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: July 15, 2020

By: *Donald R. Brown* Chairman

By: *Mary Elliott* Secretary



*L. G. R. MAY*  
 7/14/2020

**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 2 OF 6