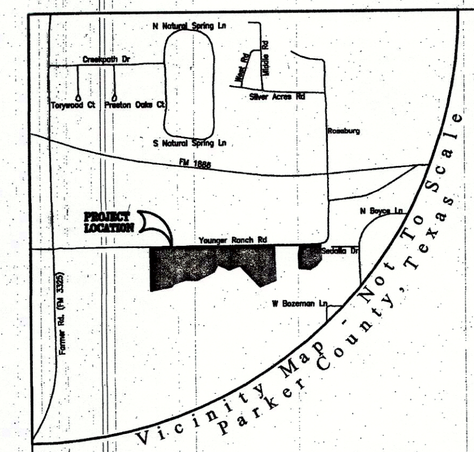
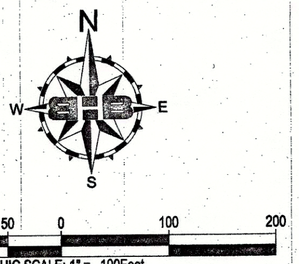
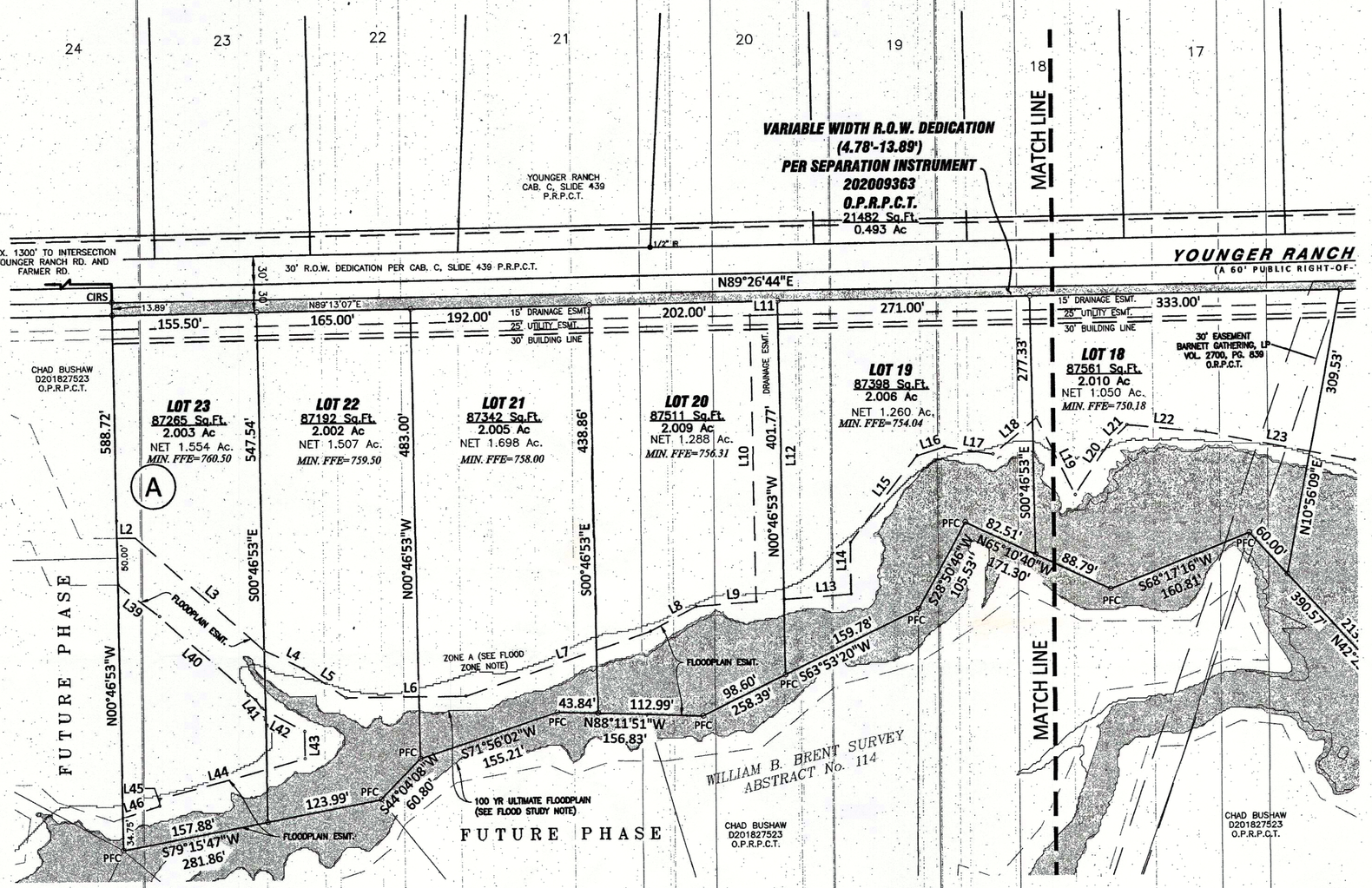




LEGEND

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



MINIMUM FINISHED FLOORS			
BLOCK	LOT	100-YR WSEL*	MIN. FF
A	16	743.66	745.66
A	17	746.33	748.33
A	18	748.18	750.18
A	19	752.04	754.04
A	20	754.31	756.31
A	21	756.00	758.00
A	22	757.50	759.50
A	23	758.50	760.50
B	1	734.35	736.35

*100-YR FULLY DEVELOPED ULTIMATE WATER SURFACE ELEVATION

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	15°48'03"	180.00'	49.64'	N7°07'08"E	49.48'
C2	15°48'00"	217.00'	59.84'	N7°07'07"E	59.65'

LAND USE TABLE	
TOTAL GROSS ACREAGE	18.919
NUMBER OF RESIDENTIAL LOTS	9
RESIDENTIAL ACREAGE	18.426
ROW DEDICATION ACREAGE	0.493

LINE DATA TABLE		
NO.	BEARING	DIST
L1	N0°46'53"W	26.25'
L2	N90°00'00"E	20.10'
L3	S48°20'20"E	183.48'
L4	S64°02'47"E	46.58'
L5	S55°07'55"E	55.25'
L6	N89°37'27"E	128.78'
L7	N71°11'25"E	210.13'
L8	N61°22'45"E	55.63'
L9	N85°49'42"E	64.83'
L10	N0°46'53"W	307.35'
L11	N89°13'07"E	30.00'
L12	S0°46'53"E	305.58'
L13	N85°49'42"E	72.43'
L14	N0°33'22"W	55.62'
L15	N38°12'01"E	117.33'
L16	N71°44'04"E	30.67'

LINE DATA TABLE		
NO.	BEARING	DIST
L17	S80°55'58"E	53.01'
L18	N49°47'54"E	61.34'
L19	S26°10'26"E	93.41'
L20	N33°26'34"E	69.81'
L21	N45°54'34"E	24.46'
L22	S84°37'41"E	84.22'
L23	S78°38'32"E	163.32'
L24	S57°23'16"E	110.00'
L25	S50°50'19"E	121.66'
L26	S12°19'34"W	120.83'
L27	N89°08'52"E	110.24'
L28	N18°10'30"E	130.94'
L29	N33°23'30"E	79.20'
L30	N79°39'28"E	129.36'
L31	S79°32'42"E	67.07'
L32	N61°23'21"E	49.43'

LINE DATA TABLE		
NO.	BEARING	DIST
L33	N31°30'22"W	4.56'
L34	N55°42'09"W	28.68'
L35	N27°51'01"E	38.58'
L36	S78°35'27"E	14.21'
L37	S81°09'18"E	23.62'
L38	S81°09'18"E	29.86'
L39	S52°16'25"E	56.18'
L40	S48°21'31"E	136.67'
L41	S35°51'50"E	11.54'
L42	S61°16'56"E	52.11'
L43	S0°33'22"E	29.23'
L44	S75°00'38"W	161.81'
L45	S0°33'22"E	7.65'
L46	S72°13'40"W	41.65'

FORT WORTH FIRE DEPARTMENT
Capt. Searcy
5-7-20

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:
MAP NO.: M-12

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 2 OF 3

30114.012.000 52

I copy

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

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

E-514

Drawing: F:\Job\2018\800\126 Younger Ranch Estates\Survey\Dwg\2018.800.126 PHASE 1 PLAT - Revised.dwg