

CROSSSTEX CONG
PROCESSING, LTD.
DOC NO. 583534
VOL. 2404, PG. 84
D.R.P.C.T.

Lot 11
Bluff Ridge
CAB. B. SLIDE 495
P.R.P.C.T.

Called 10.00 Acres
Volume 2581, Page 435
Deed Records
Parker County, Texas

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

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

BIB
BAIRD, HAMPTON & BROWN
building partners

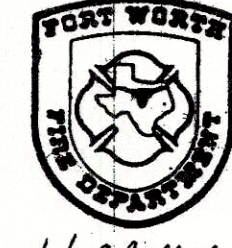
949 Hilltop Dr. Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146

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.

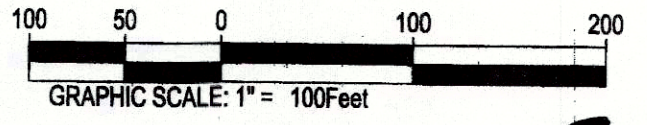
THIS PLAT REPRESENTS PROPERTY WHICH HAS
BEEN PLATTED WITHOUT GROUNDWATER
CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL
GOVERNMENT CODE SECTION §232.0032. BUYER
IS ADVISED TO QUESTION SELLER AS TO THE
GROUNDWATER AVAILABILITY.

LEGEND

- CIRF.....Found 1/2" Capped Iron Rod Marked "JR 5959"
- CIRF.....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



L.H. GR. MAYS
7/14/2020



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 3 OF 6

E-554

2014.01a.000.50