

State of Texas
County of Parker

Whereas Younger Ranch, LLC, being the sole owner of a 11.626 acre tract out of the W.B. Brent Survey, Abstract No. 114, Parker County, Texas, being all of Lot 1, Younger Ranch, an addition to Parker County, Texas, as recorded in Plat Cabinet C, Slide 439, Plat Records, Parker County, Texas (P.R.P.C.T.); being all of that certain tract conveyed to Younger Ranch, LLC in Volume 2560, Page 1478, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC.", in the south right-of-way of FM Highway 1886 and at the called northwest corner of said Lot 1, for the northwest and beginning corner of this tract. WHENCE a found 3/8" iron rod, at the northeast corner of that certain tract conveyed to Luke in CF# 202115090, R.P.R.P.C.T., bears N 00°33'19" W, 9.45 feet;

THENCE along the arc of a curve to the left, having a radius of 5789.59 feet, an arc length of 466.92 feet, and whose chord bears S 79°33'36" E, 466.79 feet, to a found 1/2" iron rod, at the northwest corner of Lot 2R, Younger Ranch, as recorded in Plat Cabinet C, Slide 666, P.R.P.C.T., for the northeast corner of this tract;

THENCE S 00°32'53" E, at 588.05 feet, pass a found 1/2" iron rod, at the southwest corner of said Lot 2R, in all 1063.97 feet, to a found 1/2" iron rod, at the southeast corner of said Lot 1 and in the north right-of-way of Younger Ranch Road, for the southeast corner of this tract;

THENCE S 89°25'06" W, 458.09 feet, with the north right-of-way of said Younger Ranch Road, to a found 1/2" iron rod, at the southeast corner of that certain tract conveyed to Mize in Volume 1434, Page 749, R.P.R.P.C.T., for the southwest corner of this tract;

THENCE N 00°33'19" W, at 539.06 feet, pass a found 1/2" iron rod, at the southeast corner of said Luke tract, in all 1153.21 feet, to the POINT OF BEGINNING, and containing 11.626 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St - Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: W2507096-RP
Field Date: November 3, 2025
Revised Date: November 4, 2025



Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0325E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

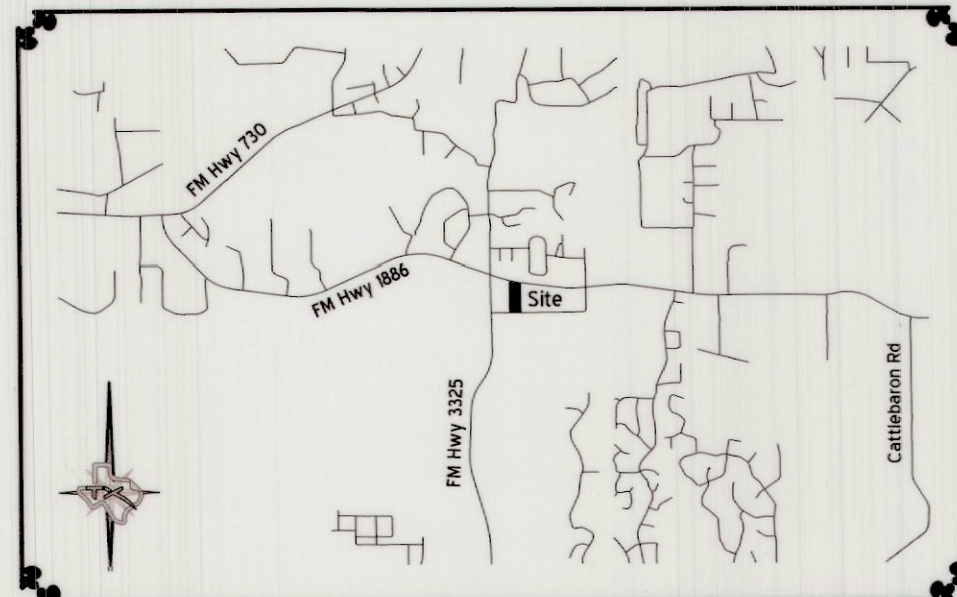
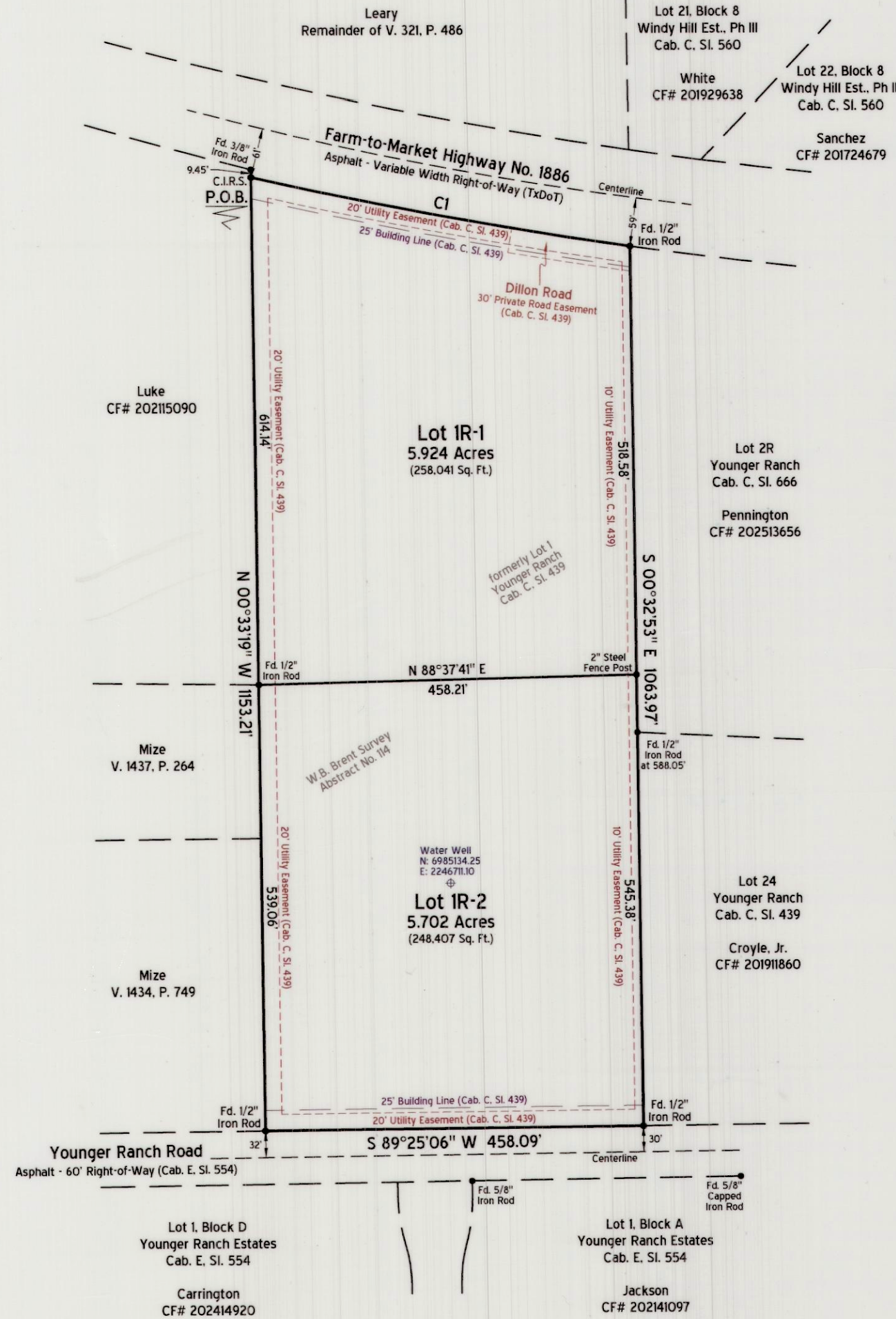
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC."

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	5789.59	466.92'	S 79°33'36" E	466.79'



Vicinity Map (1" = 2,000')

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202530850
11/13/2025 09:49 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet G Slide 196

202530850 PLAT Total Pages: 1

Sheet 1 of 1
Arch C (18" x 24")

Now, Therefore, Know All Men By These Presents:

That Younger Ranch, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1R-1 and 1R-2, Younger Ranch, an addition to Parker County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas. At time of plat, no portion of this tract lies within the Extraterritorial Jurisdiction of any City or Town. This tract was released from the Extraterritorial Jurisdiction of the City of Fort Worth on July 18 2025, per Fort Worth Tracking No. BAX-25-055.

Witness, my hand, this the 6 day of November, 2025.

By:

Herbert Younger
Younger Ranch, LLC (Owner)
Herbert Younger (Manager/President)

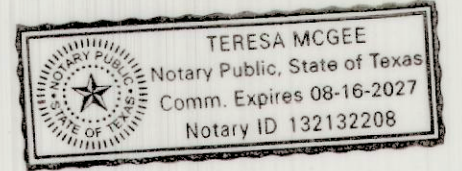
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Herbert Younger, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 6 day of November, 2025.

Jessa McGee
Notary Public in and for the State of Texas



State of Texas

County of Parker

Approved by the Commissioners' Court of Parker County, Texas.

this the 10th day of November, 2025.

County Judge

James A. Conley
Commissioner Precinct #1

James A. Conley
Commissioner Precinct #2

James A. Conley
Commissioner Precinct #3

James A. Conley
Commissioner Precinct #4

Parker County Notes:

- Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance and is subject to fines.
- At time of plat, this tract does not lie within the Extraterritorial Jurisdiction of any City or Town. This tract was released from the Extraterritorial Jurisdiction of the City of Fort Worth on July 18 2025, per Fort Worth Tracking No. BAX-25-055.
- Water is to be provided by private water wells.
- Sanitary sewer is to be provided by private on-site septic facilities (OSSF).
- This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.
- At time of plat, FM Highway 1886 has a posted speed limit of 55 miles per hour. Younger Ranch Road does not have a posted speed limit. Upon review of site, TxDOT may determine that number of culverts, size of culvert and/or type of culvert vary from the culvert data listed in the table below.
- Lots shown hereon require reflective address numbers, visible from the public road during the day and night.
- The Parker County Commissioner's Court approved the waiver for a groundwater study on October 13, 2025.

Lot #	Culvert
1R-1 & 1R-2	24" C.M.P.

19933.001.001.00

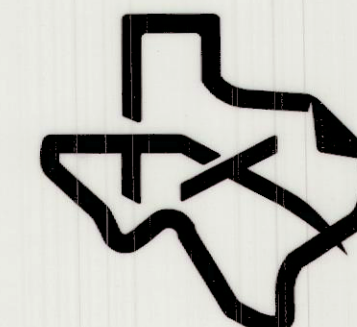
19933
AZ
M-12

Replat Lots 1R-1 and 1R-2 Younger Ranch

an addition to Parker County, Texas

Being a 11.626 acre tract out of the W.B. Brent Survey, Abstract No. 114, Parker County, Texas; being all of Lot 1, Younger Ranch, according to the plat recorded in Cabinet C, Slide 439, Plat Records, Parker County, Texas

November 2025



WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586