



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 8

DATE: 1/14/2025

**SUBJECT: CONSIDERATION OF ROAD AND RELEASE OF MAINTENANCE BOND -
HAMPTON VILLAS**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider for maintenance by Tarrant County the road in Hampton Villas, Precinct 1, and release the Maintenance Bond.

BACKGROUND

Tobin Drive, a road within Hampton Villas, as depicted on the attached plat was constructed to County specifications and maintained for two (2) years as required by the County's Subdivision and Land Use Regulations. Precinct 1 and Transportation Services staff have inspected the road and recommend County acceptance.

Maintenance Bond No. NTX 8698, in the amount of \$53,722.18, was to ensure that the road and drainage structures were properly maintained for the required two (2) year period, or until accepted by the Commissioners Court.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY:	Travis Rosenbaum
		APPROVED BY:	Joseph Jackson

Bond Number: NTX 8698

(2) the Commissioners Court of Tarrant County, Texas, formally releases by a Court Order the Principal and Surety from liability under this Bond.

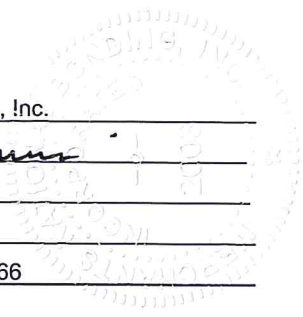
IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 10th day of January, 20 23.

PRINCIPAL

SURETY

Bridge Tower Homes LLC
By: [Signature]
Address: 5430 LBJ Freeway
Suite # 1050
Dallas, TX 75240

Merchants National Bonding, Inc.
By: [Signature]
Address: 6700 Westown Parkway
West Des Moines, Iowa 50266



MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brian P Herrera; Jacob Strader; Justin McQuain; Megan Liescheski; Mireli Stanford

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

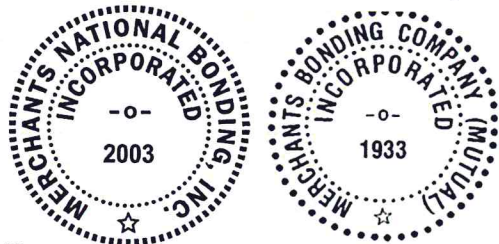
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 15th day of December, 2022.

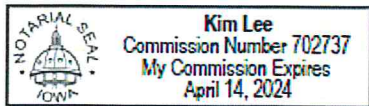


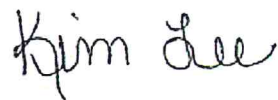
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By 
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 15th day of December 2022, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.




Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 10th day of January, 2023.




Secretary



MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.
P.O. Box 14498 • DES MOINES, IOWA 50306-3498 • (800) 678-8171 • (515) 243-3854 FAX

Please send all notices of claim on this bond to:

Merchants Bonding Company (Mutual) / Merchants National Bonding, Inc.

P.O. Box 14498

Des Moines, Iowa 50306-3498

(515) 243-8171

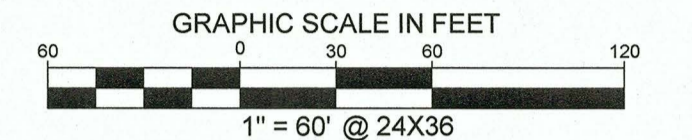
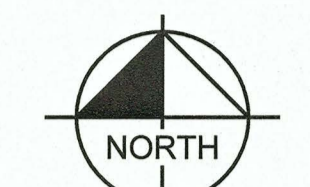
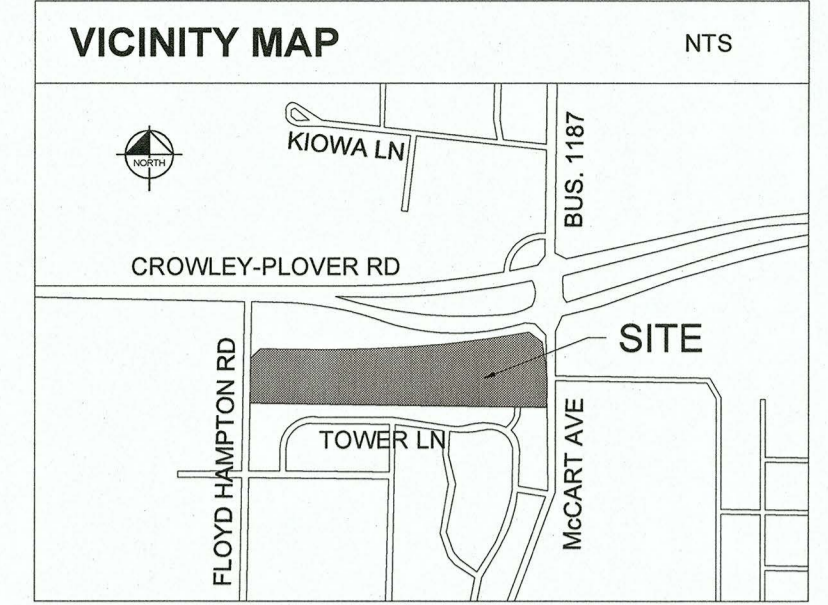
(800) 678-8171

Physical Address: 6700 Westown Parkway, West Des Moines, Iowa 50266

Hampton Villas – Bond Number NTX 8698

Legal Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19X, and 20X, Block A; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 20X, Block B of HAMPTON VILLAS, an addition to Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. [D222131831](#), Plat Records, Tarrant County, Texas.



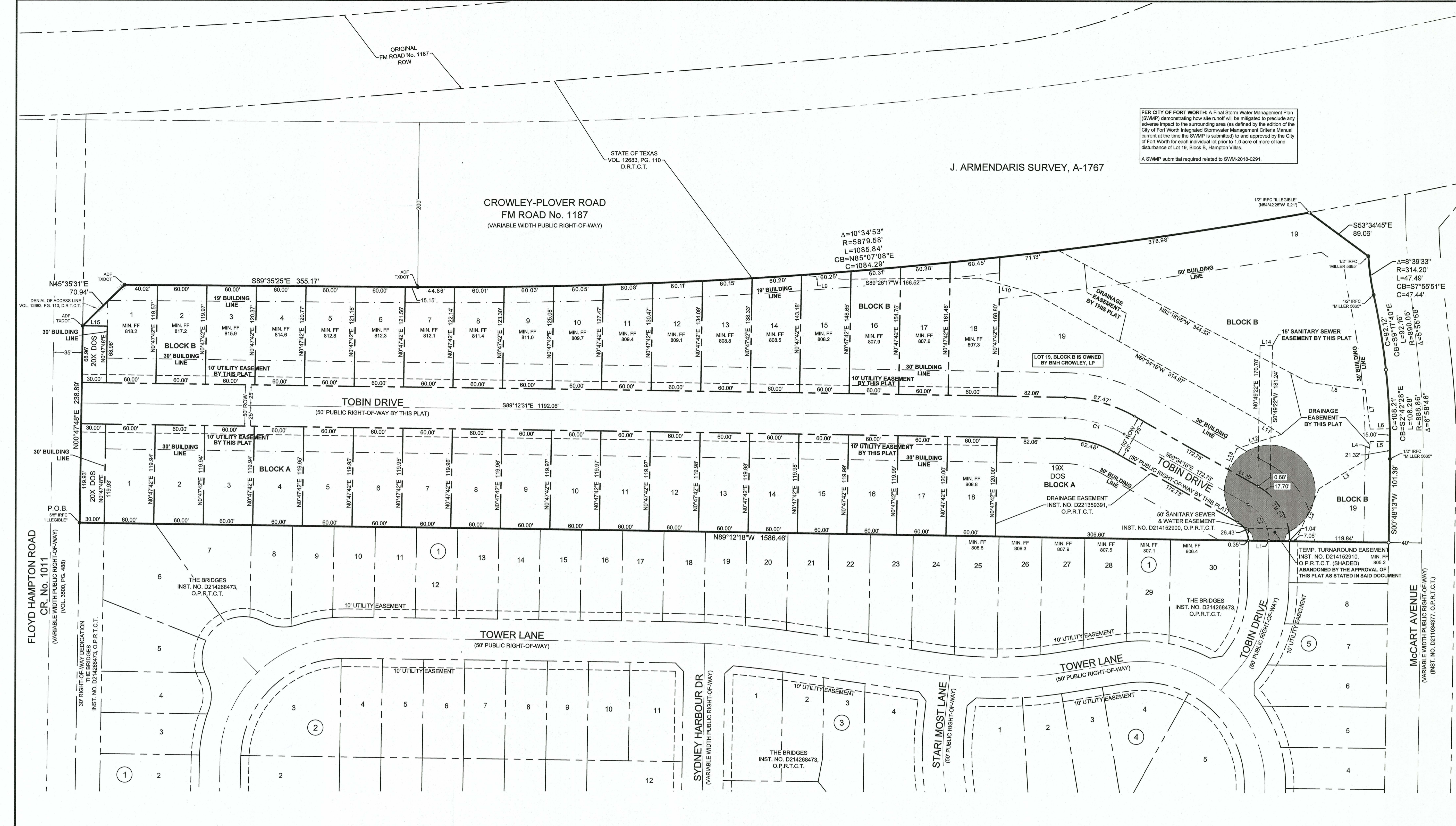
LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- NTS NOT TO SCALE
- ADP ALUMINUM DISK MONUMENT FOUND
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- IRSC IRON ROD SET WITH CAP "X" MARK
- DDOS DEVELOPER OWNED & MAINTAINED OPEN SPACE
- MFF MINIMUM FINISHED FLOOR ELEVATION

PER CITY OF FORT WORTH: A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to produce any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre of more of land disturbance of Lot 19, Block B, Hampton Villas.
A SWMP submittal required related to SWMP-2018-0291.

J. ARMENDARIS SURVEY, A-1767

CROWLEY-PLOVER ROAD
FM ROAD No. 1187
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



LINE TABLE

NO.	BEARING	LENGTH
L1	S00°00'00"E	0.69'
L2	S24°06'54"W	69.93'
L3	S58°09'45"W	70.09'
L4	S06°16'03"W	20.29'
L5	S89°36'53"W	23.89'
L6	S89°36'53"W	23.71'
L7	N07°02'17"W	48.12'
L8	N82°51'36"W	68.31'
L9	N84°12'49"W	49.29'
L10	N74°52'54"W	69.12'
L11	N57°34'44"W	29.82'
L12	N72°25'44"E	56.35'
L13	N22°41'46"E	27.42'
L14	S89°10'38"E	15.00'
L15	S89°12'12"E	30.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°38'15"	150.00'	74.97'	N74°53'24"W	74.19'
C2	60°34'16"	50.00'	52.86'	N30°17'08"W	50.43'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.165	7,196
BLOCK A LOT 2	0.165	7,196
BLOCK A LOT 3	0.165	7,196
BLOCK A LOT 4	0.165	7,197
BLOCK A LOT 5	0.165	7,197
BLOCK A LOT 6	0.165	7,197
BLOCK A LOT 7	0.165	7,197
BLOCK A LOT 8	0.165	7,198
BLOCK A LOT 9	0.165	7,198
BLOCK A LOT 10	0.165	7,198
BLOCK A LOT 11	0.165	7,198
BLOCK A LOT 12	0.165	7,199
BLOCK A LOT 13	0.165	7,199
BLOCK A LOT 14	0.165	7,199
BLOCK A LOT 15	0.165	7,199
BLOCK A LOT 16	0.165	7,199
BLOCK A LOT 17	0.165	7,200
BLOCK A LOT 18	0.165	7,200
BLOCK A LOT 19X-DDS	0.609	28,544
BLOCK A LOT 20X-DDS	0.083	3,598

LOT TABLE

LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 1	0.170	7,415
BLOCK B LOT 2	0.165	7,196
BLOCK B LOT 3	0.166	7,210
BLOCK B LOT 4	0.168	7,234
BLOCK B LOT 5	0.167	7,258
BLOCK B LOT 6	0.167	7,282
BLOCK B LOT 7	0.168	7,308
BLOCK B LOT 8	0.169	7,360
BLOCK B LOT 9	0.171	7,448
BLOCK B LOT 10	0.174	7,573
BLOCK B LOT 11	0.178	7,735
BLOCK B LOT 12	0.182	7,934
BLOCK B LOT 13	0.188	8,169
BLOCK B LOT 14	0.194	8,442
BLOCK B LOT 15	0.201	8,752
BLOCK B LOT 16	0.209	9,099
BLOCK B LOT 17	0.218	9,483
BLOCK B LOT 18	0.227	9,905
BLOCK B LOT 19	2.886	126,135
BLOCK B LOT 20X-DDS	0.047	2,069

LOT TABLE

LOT NO.	ACRES	SQ. FT.
ROW DEDICATION	1.714	74,666

DEVELOPMENT TABLE

TOTAL ACREAGE	11.602 AC (505,370 SF)
TOTAL RESIDENTIAL LOTS	36
TOTAL COMMERCIAL LOTS	1
SMALLEST RESIDENTIAL LOT	0.165 AC (7,196 SF)
TOTAL ROW DEDICATION	1.714 AC (74,666 SF)
LOT DENSITY	3.10 LOTS/ACRE
TOTAL HOA (3 LOTS) ACREAGE	0.739 AC (32,211 SF)

SEE SHEET No. 2 FOR COUNTY/CITY SPECIFIC NOTES AND GENERAL NOTES

FINAL PLAT
LOTS 1-18 & 19X-20X, BLOCK A;
LOTS 1-19 & 20X, BLOCK B
HAMPTON VILLAS

AN ADDITION TO TARRANT COUNTY, TEXAS
BEING 11.602 ACRES OUT OF THE
J. ARMENDARIS SURVEY, ABSTRACT No. 1767
TARRANT COUNTY, TEXAS
PREPARED IN SEPTEMBER 2018
(REVISED IN APRIL 2022)

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	04/19/2022	063225203	1 OF 2

OWNER:
BMH CROWLEY, LP
5910 North Central Expressway, Suite 1670
Dallas, Texas 75206
Contact: Jim Briscoe
Ph: 214.384.1806

OWNER/APPLICANT:
BT COLE THREE, LLC
12801 North Central Expressway, Suite 1675
Dallas, Texas 75243
Contact: Chun Yi Huang
Ph: 214.440.5606

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Ph: 972.335.3580
Contact: John Andersen, PE
Email: john.andersen@kimley-horn.com

DEVELOPER:
BRIDGE TOWER HOMES, LLC
12801 North Central Expressway, Suite 1675
Dallas, Texas 75243
Contact: Chun Yi Huang
Ph: 214.440.5606

WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF FORT WORTH.

NOTES PER TARRANT COUNTY:

- 1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable.
6. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
7. Tarrant County does not enforce subdivision deed restrictions.
8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

NOTES PER CITY OF FORT WORTH:

WATER/SEWER IMPACT FEES: The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS: Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

SITE DRAINAGE STUDY: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE COMMON AREAS AND FACILITIES: The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

CONSTRUCTION PROHIBITED OVER EASEMENT: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

WATER/SEWER EXTENSIONS: No water/sewer in side or back of lots per Subdivision Ordinance.

WATER & SEWER LINES: All water and sanitary sewer lines and associated appurtenances located within street right-of-way dedications, easements, and dedicated HOA areas are the ownership of the City of Fort Worth and shall be maintained by the City.

DRAINAGEWAY MAINTENANCE NOTE: The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.

GENERAL NOTES:

- 1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83 (2011) Epoch 2010.00, North Central Zone 4202.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C410K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. No on-site water wells are present on this property at this time.
5. All parties with an interest in the title of this property have joined in any dedication, and there are no lien holders.
6. The approval of a variance to the County building setback line was granted to Lots 1-18 in Block B by the Tarrant County Building Line Adjustment Board on April 18, 2022.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS BT COLE THREE, LLC, and BMH CROWLEY, LP, are the sole owners of the following described tract of land:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 1767, City of Fort Worth ETJ, Tarrant County, Texas and being all of a called 7.6567-acre tract of land described in a deed to BT Cole Three, LP, recorded in Instrument No. D221139791, Official Public Records, Tarrant County, Texas, and being all of a called 0.6094-acre tract of land described in a deed to BT Cole Three, LP, recorded in Instrument No. D221139792, said Official Public Records, a portion of a called 7.218-acre tract of land described in a deed to BMH Crowley, LP, recorded in Instrument No. D209011930, said Official Public Records, and being a portion of a called 4.456-acre tract of land described in a deed to BMH Crowley, LP, recorded in Instrument No. D209011931, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap (ILLEGIBLE) found on the easterly right-of-way line of Floyd Hampton Road (also known as County Road No. 1011)(variable width public right-of-way) for the southwest corner of said 7.6567-acre tract, common to the northwest corner of The Bridges, an Addition to the City of Fort Worth ETJ, according to the plat thereof recorded in Instrument No. D214268473, said Official Public Records;

THENCE North 0°47'48" East, along the common line of said 7.6567-acre tract and said Floyd Hampton Road, a distance of 238.89 feet to a TxDOT aluminum monument found for westernmost northwest corner of said 7.6567-acre tract, common to the south corner of a corner clip at the intersection of the easterly right-of-way line of said Floyd Hampton Road and the southerly right-of-way line of Crowley-Plover Road (also known as Farm-to-Market Road No. 1187)(variable width public right-of-way);

THENCE North 45°35'31" East, along said corner clip, a distance of 70.94 feet to a TxDOT aluminum monument found for northernmost northwest corner of said 7.6567-acre tract, common to the north corner of said corner clip;

THENCE South 89°35'25" East, along the common line of said 7.6567-acre tract and said Crowley-Plover Road, a distance of 355.17 feet to a TxDOT aluminum monument found at the beginning of a tangent curve to the left having a central angle of 10°34'53", a radius of 5879.58 feet, a chord bearing and distance of North 85°07'08" East, 1084.29 feet;

THENCE in a northeasterly direction, continuing along said common line and along the northerly line of said 4.456-acre tract and with said curve to the left, an arc distance of 1085.84 feet to a point for the end of said curve to the left, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of said Crowley-Plover Road and the westerly right-of-way line of McCart Avenue (variable width public right-of-way), from which a 1/2-inch iron rod with plastic cap (ILLEGIBLE) found for witness bears North 54°42'28" West, 0.21 feet;

THENCE South 53°34'45" East, along said corner clip, a distance of 89.06 feet to a 1/2-inch iron rod with plastic cap stamped "MILLER 5665" found for the south corner of said corner clip, same being the beginning of a non-tangent curve to the left having a central angle of 8°39'33", a radius of 314.20 feet, a chord bearing and distance of South 7°55'51" East, 47.44 feet;

THENCE along the westerly right-of-way line of said McCart Avenue the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 47.49 feet to a 1/2-inch iron rod with plastic cap stamped "MILLER 5665" found at the beginning of a reverse curve to the right having a central angle of 5°55'58", a radius of 890.05 feet, a chord bearing and distance of South 9°17'40" East, 92.12 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 92.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 6°58'46", a radius of 888.86 feet, a chord bearing and distance of South 2°42'28" East, 108.21 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 108.28 feet to a 1/2-inch iron rod with plastic cap stamped "MILLER 5665" found for the end of said curve to the right;

South 0°48'13" West, a distance of 101.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of the aforementioned The Bridges addition;

THENCE North 89°12'18" West, departing the westerly right-of-way line of said McCart Avenue and along the northerly line of said The Bridges and along the southerly line of the aforementioned 0.6094-acre tract and the aforementioned 7.6567-acre tract, a distance of 1586.46 feet to the POINT OF BEGINNING and containing 11.602 acres (505,370 sq. ft.) of land, more or less.

TO BE KNOWN AS:

Lots 1-18 & 19X-20X, Block A, and Lots 1-19 & 20X, Block B

HAMPTON VILLAS

An addition to Tarrant County, Texas and do hereby dedicate to Tarrant County, Texas forever the easements and rights-of-way shown herein.

Executed this 22 day of April, 2022.

BMH Crowley, LP, a Texas limited partnership
By: CLARK BRISCOE DEVELOPMENT COMPANY, a Texas corporation its general partner

By: James P. Briscoe, President

STATE OF TEXAS
COUNTY OF Dallas

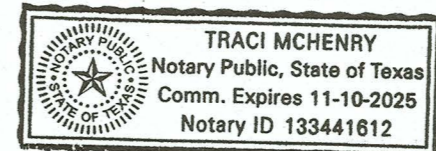
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James P. Briscoe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of April, 2022.

Notary Public in and for the State of Texas

Printed Name: Traci Mchenry

My Commission Expires: 11-10-2025



BT Cole Three, LLC, a Texas limited liability company

By: Chun Yi Huang, Member

STATE OF TEXAS
COUNTY OF Dallas

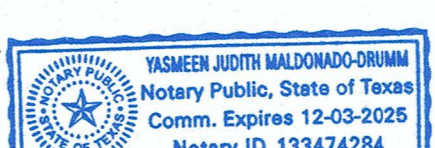
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chun Yi Huang, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of April, 2022.

Notary Public in and for the State of Texas

Printed Name: Jasmeen Maldonado

My Commission Expires: 12-03-2025



STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS
That I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

Michael B. Marx
Registered Professional Land Surveyor
Texas Registration No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
(972) 335-3580
michael.marx@kimley-horn.com



STATE OF TEXAS
COUNTY OF COLLIN

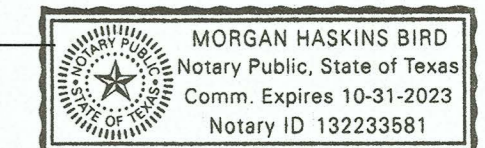
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Morgan Haskins Bird, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22nd day of April, 2022.

Notary Public in and for the State of Texas

Printed Name: Morgan Haskins Bird

My Commission Expires: 10-31-2023



COMMISSIONER COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: May 17, 2022
CLERK OF COMMISSIONERS COURT
Co # 132173
Note: Construction not completed within two years of the recording date shall be subject to the current County subdivision rules and regulations.

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: 5/15/2022
By: Donald R. Brown, Chairman
By: J. Gall, Secretary

FINAL PLAT
LOTS 1-18 & 19X-20X, BLOCK A;
LOTS 1-19 & 20X, BLOCK B
HAMPTON VILLAS
AN ADDITION TO TARRANT COUNTY, TEXAS
BEING 11.602 ACRES OUT OF THE
J. ARMENDARIS SURVEY, ABSTRACT No. 1767
TARRANT COUNTY, TEXAS
PREPARED IN SEPTEMBER 2018
(REVISED IN APRIL 2022)

Kimley Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Scale: -
Drawn by: JMH
Checked by: KHA
Date: 04/19/2022
Project No: 063225203
Sheet No: 2 OF 2
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

OWNER:
BMH CROWLEY, LP
6910 North Central Expressway, Suite 1670
Dallas, Texas 75206
Contact: Jim Briscoe
Ph: 214.384.1806
OWNER/APPLICANT:
BT COLE THREE, LLC
12801 North central Expressway, Suite 1675
Dallas, Texas 75243
Contact: Chun Yi Huang
Ph: 214.440.5806
DEVELOPER:
BRIDGE TOWER HOMES, LLC
12801 North central Expressway, Suite 1675
Dallas, Texas 75243
Contact: Chun Yi Huang
Email: john.anderson@kimley-horn.com
ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: 972.335.3580
Contact: John Anderson, PE
Email: john.anderson@kimley-horn.com