



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145792

PAGE 1 OF 8

DATE: 8/19/2025

**SUBJECT: CONSIDER ACCEPTANCE OF ROADS AND RELEASE OF  
MAINTENANCE BOND – BARBER TRACT – PRECINCT 2**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider accepting for maintenance by Tarrant County the roads in Barber Tract, Precinct 2, and release the Maintenance Bond.

**BACKGROUND**

The roads within Barber Tract - Laura Lake Lane, Vern Hills Trail, Barber Ranch Road, and Bear Creek Parkway, as depicted on the attached plat, were constructed to County specifications and maintained for two (2) years as required by the County's Subdivision and Land Use Regulations. Transportation Services staff have inspected the roads and recommend County acceptance.

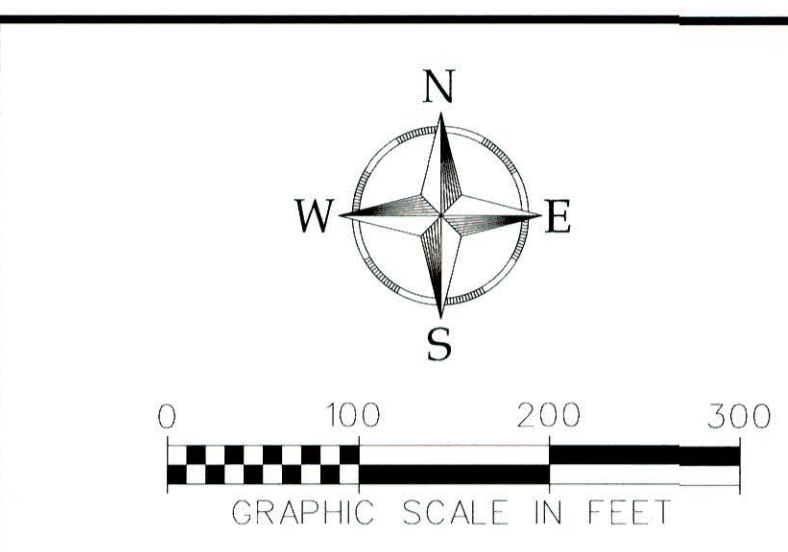
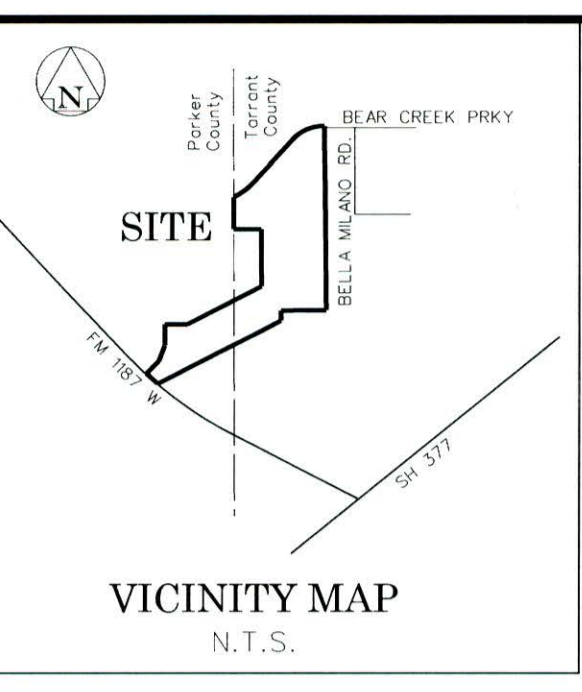
Maintenance Bond No. 0235107, in the amount of \$150,591.70, was to ensure that the roads and drainage structures were properly maintained for the required two (2) year period, or until accepted by the Commissioners Court.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

|              |                         |              |                |
|--------------|-------------------------|--------------|----------------|
| SUBMITTED BY | Transportation Services | PREPARED BY: | Nicole Benoit  |
|              |                         | APPROVED BY: | Joseph Jackson |

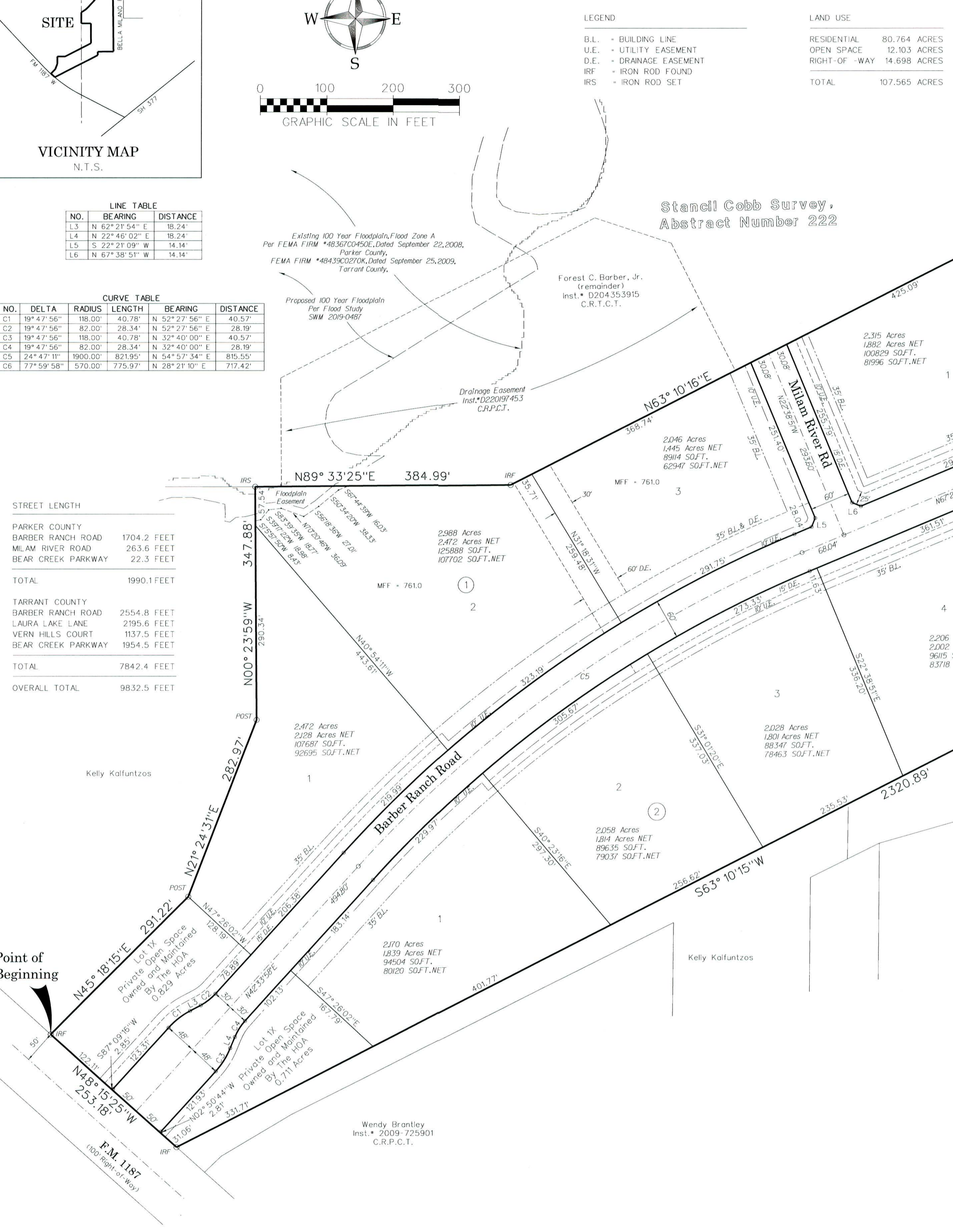
10/8/2020 3:51:34 PM Copyright © 2020 Peloton Land Solutions, Inc. Sheet: 1 G:\JOB\HCH17002\_Barber\_Tract\_Sur\HCH17002.plt.dgn



| NO. | BEARING         | DISTANCE |
|-----|-----------------|----------|
| L3  | N 62° 21' 54" E | 18.24    |
| L4  | N 22° 46' 02" E | 18.24    |
| L5  | S 22° 21' 09" W | 14.14    |
| L6  | N 67° 38' 51" W | 14.14    |

| NO. | DELTA       | RADIUS | LENGTH | BEARING         | DISTANCE |
|-----|-------------|--------|--------|-----------------|----------|
| C1  | 19° 47' 56" | 118.00 | 40.78  | N 52° 27' 56" E | 40.57    |
| C2  | 19° 47' 56" | 82.00  | 28.34  | N 52° 27' 56" E | 28.19    |
| C3  | 19° 47' 56" | 118.00 | 40.78  | N 32° 40' 00" E | 40.57    |
| C4  | 19° 47' 56" | 82.00  | 28.34  | N 32° 40' 00" E | 28.19    |
| C5  | 22° 47' 11" | 190.00 | 82.19  | N 54° 57' 34" E | 81.55    |
| C6  | 77° 59' 58" | 570.00 | 775.97 | N 28° 21' 30" E | 717.42   |

| STREET                           | LENGTH      |
|----------------------------------|-------------|
| PARKER COUNTY BARBER RANCH ROAD  | 1704.2 FEET |
| MILAM RIVER ROAD                 | 263.6 FEET  |
| BEAR CREEK PARKWAY               | 22.3 FEET   |
| TARRANT COUNTY BARBER RANCH ROAD | 2554.8 FEET |
| LAURA LAKE LANE                  | 2195.6 FEET |
| VERN HILLS COURT                 | 1137.5 FEET |
| BEAR CREEK PARKWAY               | 1954.5 FEET |
| TOTAL                            | 7842.4 FEET |
| OVERALL TOTAL                    | 9832.5 FEET |



**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: October 13, 2020  
By: Donald R. Bowen Chairman  
By: Mary Elliott Secretary

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS  
Plat Approval Date: April 13, 2020  
By: April Hanks City of Commissioners Court  
C.# 134500

The State of Texas II  
County of Parker II  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, ON THIS 14 DAY OF November, 2020  
By: George W. Conley Commissioner Precinct #1  
Steve Dugan Commissioner Precinct #2  
George W. Conley Commissioner Precinct #3  
Steve Dugan Commissioner Precinct #4

Owner: SJ Rosemary Development, LP, 7201 Hawkins View, Fort Worth, Texas 76152  
Developer: Hawkins Custom Homes, 7201 Hawkins View, Fort Worth, Texas 76152

**A Final Plat of Barber Tract**  
Lots 1-3, 1X, Block 1; Lots 1-26, 1X, 10X, Block 2; Lots 1-22, 22X, Block 3; and Lots 1-14, Block 4.  
Sited in the Stancil Cobb Survey, Abstract Number 270, the Henry Lane Survey, Abstract 928, and the I & G N RR Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.  
Date of Preparation: March 2020  
THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

- NOTES
- DEVELOPMENT IN PARKER COUNTY AND UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE COUNTY FIRE CODE.
  - TARRANT COUNTY AND PARKER COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE FOR EACH COUNTY, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
  - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - WATER TO BE SERVED BY PRIVATE WELL WATER, SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
  - THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT FOR TARRANT COUNTY AND UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT FOR PARKER COUNTY.
  - ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNDISTURBED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME 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 COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING 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 COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN AND DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
  - TARRANT COUNTY AND PARKER 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 AND PARKER 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.
  - TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
  - 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.
  - ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.
  - 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.
  - NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED. THE APPROXIMATE 100 YEAR FLOODPLAIN, FLOOD ZONE A LINE, WAS DIGITIZED FROM FEMA FIRM NO. 483670450E, DATED SEPTEMBER 22, 2008, PARKER COUNTY, AND FEMA FIRM NO. 48439C0270K, DATED SEPTEMBER 25, 2009, TARRANT COUNTY.
  - PROPOSED ROADS WITHIN THIS SUBDIVISION ARE TO BE DEDICATED AS PUBLIC ROADS WITH ASPHALT PAVEMENT.
  - ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION, AND THERE ARE NO LIEH HOLDERS.
  - THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE B THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**PELTON LAND SOLUTIONS**  
6808 HILLCROD PARKWAY, SUITE 260  
FORT WORTH, TEXAS 76177 | PH: 817-562-3360

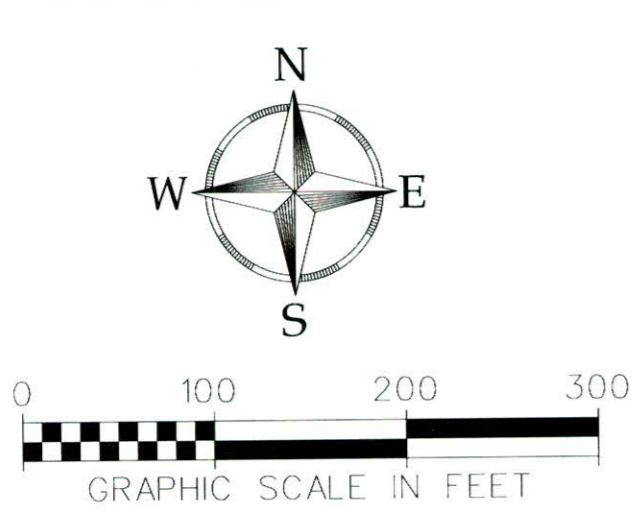
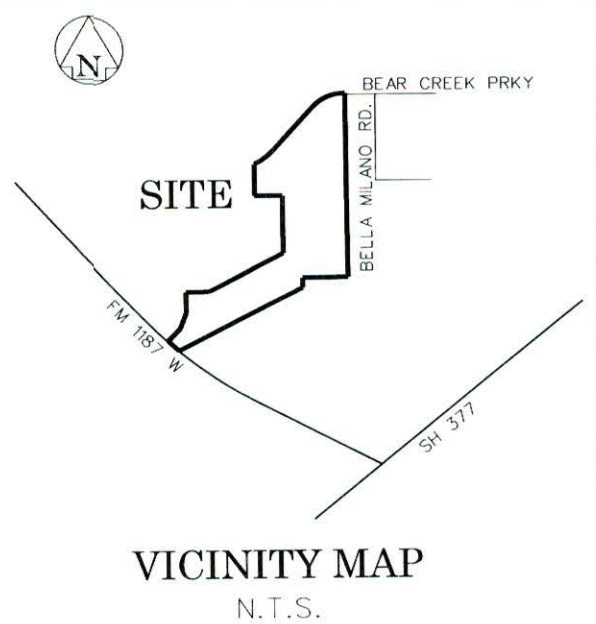
Job #: HCH17002  
Drawn By: D. FREEMON  
Checked By: T. BRIDGES  
Date: 05-01-2019

Revisions:  
08-21-20 Revised Map  
09-22-20 Revised Map

A Final Plat of Barber Tract  
Lots 1-3, 1X, Block 1; Lots 1-26, 1X, 10X, Block 2; Lots 1-22, 22X, Block 3; and Lots 1-14, Block 4.  
Sited in the Stancil Cobb Survey, Abstract Number 270, the Henry Lane Survey, Abstract 928, and the I & G N RR Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.

FP NO. 020-047  
PP NO. 018-080

1 OF 3 SHEETS



LINE TABLE

| NO. | BEARING         | DISTANCE |
|-----|-----------------|----------|
| L1  | S 89° 53' 40" E | 11.77'   |
| L2  | S 00° 24' 07" E | 24.71'   |
| L7  | N 36° 00' 45" E | 14.57'   |
| L8  | N 57° 18' 23" W | 14.57'   |
| L9  | S 89° 17' 50" E | 14.32'   |
| L10 | N 00° 41' 40" W | 14.32'   |
| L11 | N 87° 42' 14" E | 14.14'   |
| L12 | S 02° 17' 46" E | 14.14'   |
| L13 | N 87° 42' 14" E | 14.14'   |
| L14 | N 02° 17' 46" E | 14.14'   |

I & G N RR Co. Survey  
Abstract Number 2224

CURVE TABLE

| NO. | DELTA       | RADIUS   | LENGTH  | BEARING         | DISTANCE |
|-----|-------------|----------|---------|-----------------|----------|
| C6  | 77° 59' 58" | 570.00'  | 775.97' | N 28° 21' 00" E | 712.42'  |
| C7  | 11° 31' 24" | 570.00'  | 114.64' | N 16° 24' 30" W | 114.44'  |
| C8  | 21° 46' 49" | 700.00'  | 266.90' | N 11° 16' 48" W | 264.50'  |
| C9  | 44° 36' 21" | 350.00'  | 272.48' | N 27° 41' 14" W | 265.65'  |
| C10 | 17° 42' 21" | 1400.70' | 432.85' | N 53° 51' 24" E | 431.33'  |
| C11 | 02° 18' 00" | 1400.70' | 56.23'  | N 43° 51' 14" E | 56.22'   |
| C12 | 46° 45' 05" | 550.00'  | 448.78' | N 23° 55' 14" W | 436.43'  |
| C13 | 79° 53' 52" | 350.00'  | 488.07' | N 39° 24' 15" E | 449.47'  |
| C14 | 23° 42' 00" | 1070.70' | 442.89' | N 54° 33' 14" E | 439.74'  |
| C15 | 47° 24' 06" | 679.54'  | 562.19' | N 66° 24' 17" E | 546.29'  |

Land Use Table

|              |               |
|--------------|---------------|
| Residential  | 80,764 Acres  |
| Open Space   | 12,103 Acres  |
| Right-of-Way | 14,698 Acres  |
| Total        | 107,565 Acres |

LEGEND

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

Lot Tabulation

|             |                         |
|-------------|-------------------------|
| Block 1     | 4 Lots (1 Open Space)   |
| Block 2     | 28 Lots (2 Open Spaces) |
| Block 3     | 23 Lots (1 Open Space)  |
| Block 4     | 14 Lots                 |
| Residential | 65 Lots                 |
| Open Space  | 4 Lots                  |
| Total       | 69 Lots                 |

Owner  
SJ Rosemary Development, LP  
7201 Hawkins View  
Fort Worth, Texas 76132

Developer  
Hawkins Custom Homes  
7201 Hawkins View  
Fort Worth, Texas 76132



A Final Plat of

Lots 1-3, 1X, Block 1; Lots 1-26, 1X, 10X, Block 2;  
Lots 1-22, 22X, Block 3; and Lots 1-14, Block 4.

**Barber Tract**

Situated in the Stancil Cobb Survey, Abstract Number 270, the Henry Lane Survey, Abstract 928, and the I & G N RR Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.

Date of Preparation: March 2020

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER:

DATE:

FP NO. 020-047  
PP NO. 018-080

OF 3 SHEETS  
**2**

**PELTON**  
LAND SOLUTIONS

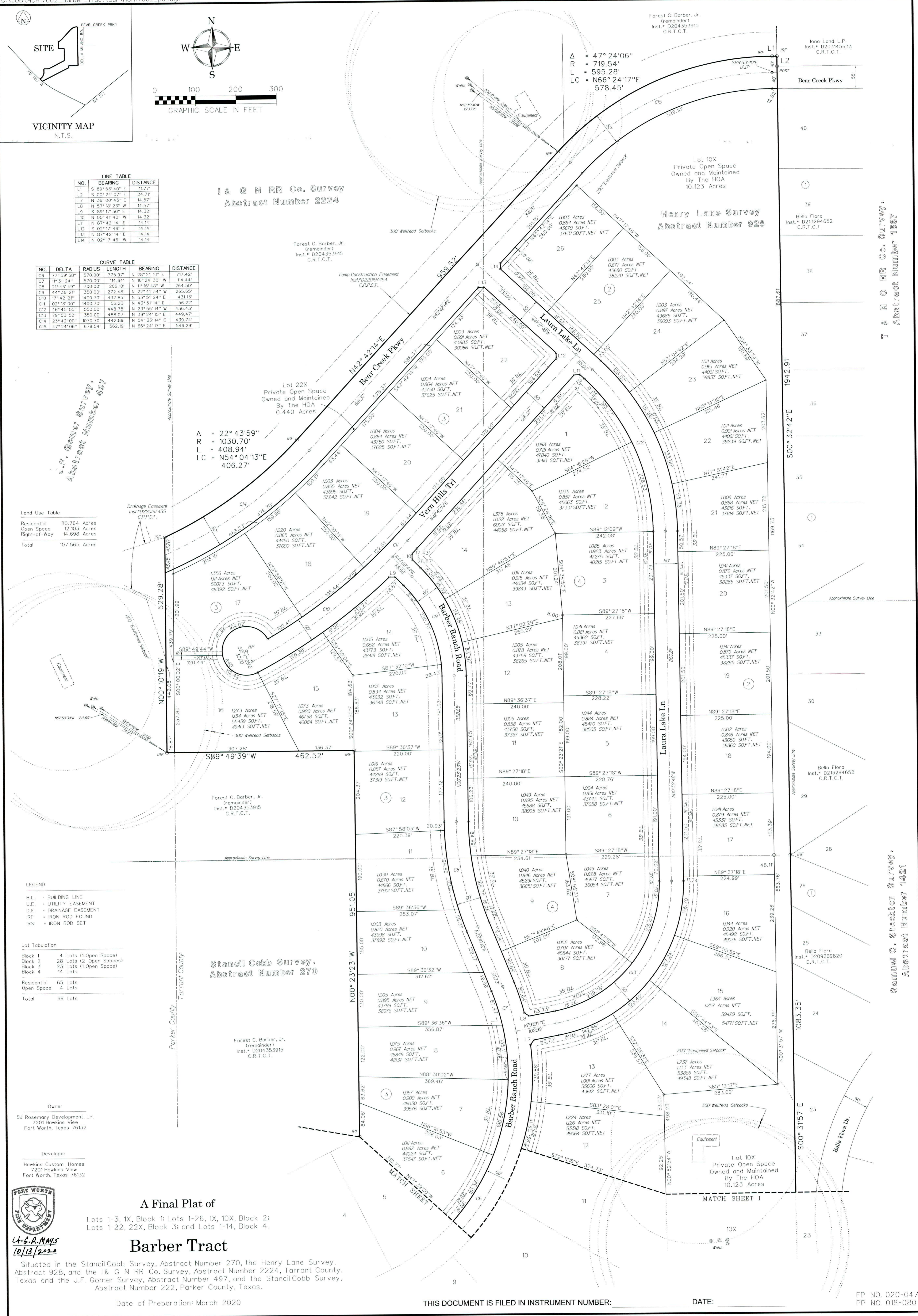
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH# 817-562-3350

A Final Plat of  
**Barber Tract**

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| Job #:      | HCH17002   | Revisions:           |
|-------------|------------|----------------------|
| Drawn By:   | D. FREEMON | 08-21-20 Revised Map |
| Checked By: | T. BRIDGES | 09-22-20 Revised Map |
| Date:       | 05-01-2019 |                      |



T & N O RR Co. Survey  
Abstract Number 1587

Samuel C. Stockton Survey  
Abstract Number 1421

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE STANCOB COBB SURVEY, ABSTRACT NUMBER 270, THE HENRY LANE SURVEY, ABSTRACT NUMBER 926 AND THE I & G N RR CO. SURVEY, ABSTRACT NUMBER 2224, TARRANT COUNTY, TEXAS AND THE J.F. GOMER SURVEY, ABSTRACT NUMBER 497 AND THE STANCOB COBB SURVEY, ABSTRACT NUMBER 222, PARKER COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO SJ ROSEMARY DEVELOPMENT, LP, RECORDED IN INSTRUMENT NUMBER D21826576, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID SJ ROSEMARY TRACT, BEING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KELLY KALFUNTZOS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1187 (A 100 FOOT RIGHT-OF-WAY):

THENCE DEPARTING SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SJ ROSEMARY TRACT AND THE EAST LINE OF SAID KALFUNTZOS TRACT THE FOLLOWING BEARINGS AND DISTANCES:

- N 45°18'15"E, 291.22 FEET, TO A POST FOUND;
N 21°24'31"E, 282.97 FEET, TO A POST FOUND;

N 00°23'59"W, 347.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHEAST CORNER OF SAID KALFUNTZOS TRACT, BEING THE SOUTH LINE OF THAT (REMAINDER) TRACT OF LAND DESCRIBED BY DEED TO FOREST C. BARBER JR. RECORDED IN INSTRUMENT NUMBER D204353915, SAID COUNTY RECORDS:

THENCE WITH THE SOUTH AND EAST LINES OF SAID BARBER TRACT THE FOLLOWING COURSES AND DISTANCES:

- N 89°33'25"E, 384.99 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;
N 63°10'16"E, 1394.08 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;
N 00°23'23"W, 951.05 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;
S 89°49'39"W, 462.52 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;

N 00°10'19"W, 529.28 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 408.94 FEET, THROUGH A CENTRAL ANGLE OF 22°43'59", HAVING A RADIUS OF 1030.70 FEET, THE LONG CHORD WHICH BEARS N 54°04'13"E, 406.27 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;

N 42°42'14"E, 959.52 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 595.28 FEET, THROUGH A CENTRAL ANGLE OF 47°24'06", HAVING A RADIUS OF 719.54 FEET, THE LONG CHORD WHICH BEARS N 66°24'17"E, 578.45 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND;

S 89°53'40"E, 11.77 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOUND IN THE EAST LINE OF SAID SJ ROSEMARY TRACT, BEING THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO IGNA LAND, LP, RECORDED IN INSTRUMENT NUMBER D203M5633, SAID TARRANT COUNTY RECORDS:

THENCE S 00°24'07"E, 24.71 FEET, WITH SAID COMMON LINE TO A POST AT THE SOUTHWEST CORNER OF SAID IGNA LAND TRACT, BEING THE NORTHWEST CORNER OF BELLA FLORA, AN ADDITION TO TARRANT COUNTY RECORDED IN INSTRUMENT NUMBER D213294552, SAID TARRANT COUNTY RECORDS:

THENCE S 00°32'42"E, 1942.91 FEET, WITH THE EAST LINE OF SAID SJ ROSEMARY TRACT AND THE WEST LINE OF SAID BELLA FLORA TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS5084" FOUND AT THE SOUTHWEST CORNER OF SAID BELLA FLORA, BEING THE NORTHWEST CORNER OF BELLA FLORA, PHASE 2, AN ADDITION TO TARRANT COUNTY RECORDED IN INSTRUMENT NUMBER D209269820, SAID TARRANT COUNTY RECORDS:

THENCE S 00°31'57"E, 1083.35 FEET, CONTINUING WITH THE EAST LINE OF SAID SJ ROSEMARY TRACT AND THE WEST LINE OF SAID PHASE 2 TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT A SOUTHEAST CORNER OF SAID SJ ROSEMARY TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO JAMIE L. DUGAN RECORDED IN INSTRUMENT NUMBER D218157595, SAID TARRANT COUNTY RECORDS:

THENCE S 89°37'45"W, WITH THE SOUTH LINE OF SAID SJ ROSEMARY TRACT, AT 401.82 FEET A NORTHWEST CORNER OF SAID JAMIE L. DUGAN TRACT, BEING THE NORTHEAST CORNER OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO JODI LYNN DUGAN RECORDED IN VOLUME 11643, PAGE 1007 AND VOLUME 9330, PAGE 1480, SAID TARRANT COUNTY RECORDS, IN ALL 756.54 FEET TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE NORTHWEST CORNER OF SAID JODI LYNN DUGAN TRACTS:

THENCE S 00°02'16"W, 167.61 FEET, WITH THE EAST LINE OF SAID SJ ROSEMARY TRACT AND THE WEST LINE OF SAID DUGAN TRACTS TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT A SOUTHEAST CORNER OF SAID BARBER TRACT, BEING THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO JEFFREY ANDERSON, RECORDED IN INSTRUMENT NUMBER D214003671, SAID TARRANT COUNTY RECORDS:

THENCE S 63°10'15"W, 2320.89 FEET, WITH THE SOUTH LINE OF SAID SJ ROSEMARY TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DOWDY" FOUND IN THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1187:

THENCE N 48°15'25"W, 253.18 FEET, WITH SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 4,685,515 SQUARE FEET OR 107.565 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT SJ ROSEMARY DEVELOPMENT, LP, DOES HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS LOTS 1-3, 1X, BLOCK 1; LOTS 1-26, 1X, 10X, BLOCK 2; LOTS 1-22, 22X, BLOCK 3; AND LOTS 1-14, BLOCK 4, BARBER TRACT, AN ADDITION TO TARRANT AND PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON.

ASSIGNEE: SJ ROSEMARY DEVELOPMENT, LP

BY: SJ ROSEMARY, LLC, GENERAL PARTNER

BY: STEVE HAWKINS, PRESIDENT

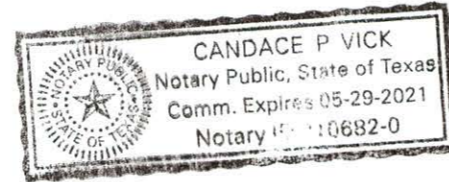
STATE OF TEXAS, COUNTIES OF TARRANT AND PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVE HAWKINS, KNOWN TO ME TO BE THEIR PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF October, 2020

Carolee Witt, NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-29-2021



CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2020 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 10-3-2020, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 4940



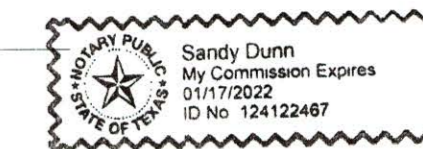
STATE OF TEXAS, COUNTIES OF TARRANT AND PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, KNOWN TO ME TO BE THEIR PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF October, 2020

Sandy Dunn, NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-17-22



A Final Plat of

Lots 1-3, 1X, Block 1; Lots 1-26, 1X, 10X, Block 2; Lots 1-22, 22X, Block 3; and Lots 1-14, Block 4.

Barber Tract

Lk. C.R. Mays, 10/12/2020

Situated in the Stancil Cobb Survey, Abstract Number 270, the Henry Lane Survey, Abstract 928, and the I & G N RR Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.

Date of Preparation: March 2020

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: DATE:

FP NO. 020-047, PP NO. 018-080

OF 3 SHEETS, SHEET 3

PELTON LAND SOLUTIONS, 9000 HILLWOOD PARKWAY, SUITE 250, FORT WORTH, TEXAS 76177, PH.# 817-562-3350

A Final Plat of Barber Tract, Lots 1-3, 1X, Block 1; Lots 1-26, 1X, 10X, Block 2; Lots 1-22, 22X, Block 3; and Lots 1-14, Block 4. Situated in the Stancil Cobb Survey, Abstract Number 270, the Henry Lane Survey, Abstract 928, and the I & G N RR Co. Survey, Abstract Number 2224, Tarrant County, Texas and the J.F. Gomer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.

Table with 3 columns: Job #, Drawn By, Checked By, Date, Revisions. Job # HCH17002, Drawn By D. FREEMON, Checked By T. BRIDGES, Date 05-01-2019, Revisions 08-21-20 Revised Map, 09-22-20 Revised Map.

**MAINTENANCE BOND**

STATE OF TEXAS           §  
COUNTY OF TARRANT   §

**KNOW ALL MEN BY THESE PRESENTS:**

THAT we, SJ Rosemary Development, LP. and Conatser Construction TX, L.P. of Fort Worth, Texas, as Principal, and Berkley Insurance Company as Surety, whose address is 475 Steamboat Rd., Greenwich, CT 06830, are held and firmly bound unto the County of Tarrant, State of Texas, as Obligee, through its County Judge, or his successor in office, in the sum of One Hundred Fifty Thousand, Five Hundred Ninety One and 70/100--- dollars (\$ 150,591.70), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal has sub-divided and platted a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision known as Barber Tract, more fully described as Paving, Storm Drain, and Lighting;

WHEREAS, the said Principal has dedicated to the public certain roads and streets as indicated on the plat, and the Principal desires Tarrant County, Texas, to accept for maintenance and operation on behalf of the public these dedicated improvements;

WHEREAS, Tarrant County will not accept for maintenance and operation on behalf of the public the dedicated roads and streets UNLESS AND UNTIL the said Principal has constructed, maintained and operated the said improvements, together with any associated drainage improvements, for a period of two consecutive years, beginning on the date this Bond is fully executed, with said dedicated roads, streets and associated drainage improvements being constructed, maintained and operated by said Principal: (1) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in Fort Worth, TX; (2) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and (3) to the satisfaction of the Transportation Services Department of Tarrant County.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the obligation begins as of the date this Bond is fully executed and will remain in effect until:

(1) the Principal has constructed, maintained and operated all dedicated roads, streets and associated drainage improvements for a period of two consecutive years, beginning on the date this Bond is fully executed:

(a) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in Fort Worth, TX;

(b) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and

(c) to the satisfaction of the Transportation Services Department of Tarrant County;

and

(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 26th day of July, 2022.

**PRINCIPALS**

SJ Rosemary Development, L.P.

By:  \_\_\_\_\_

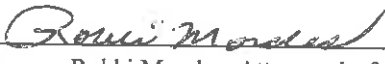
Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SURETY**

Berkley Insurance Company


By:  \_\_\_\_\_  
By: Robbi Morales, Attorney-in-fact

Address: 5005 LBJ Freeway, Suite 1500

Dallas, TX 75244

\_\_\_\_\_

Conatser Construction TX, L.P.

By:  \_\_\_\_\_

By: Brock Huggins, President

Address: 5327 Wichita St.

Fort Worth, TX 76119



## **IMPORTANT NOTICE**

**To obtain information or make a complaint:**

**You may call Berkley Surety Group, LLC and its affiliates by telephone for information or to make a complaint:**

### **BERKLEY SURETY GROUP, LLC**

**Please send all notices of claim on this bond to:**

**Berkley Surety Group, LLC  
(866) 768-3534**

**412 Mount Kemble Avenue, Suite 310N  
Morristown, NJ 07960  
Attn: Surety Claims Department**

**You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:**

**1-800-252-3439**

**You may write the Texas Department of Insurance:**

**P. O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)**

#### **PREMIUM OR CLAIM DISPUTES:**

**Should you have a dispute concerning your premium or about a claim you should contact your agent or Berkley Surety Group, LLC first. If the dispute is not resolved, you may contact the Texas Department of Insurance.**

#### **ATTACH THIS NOTICE TO YOUR BOND:**

**This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.**