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

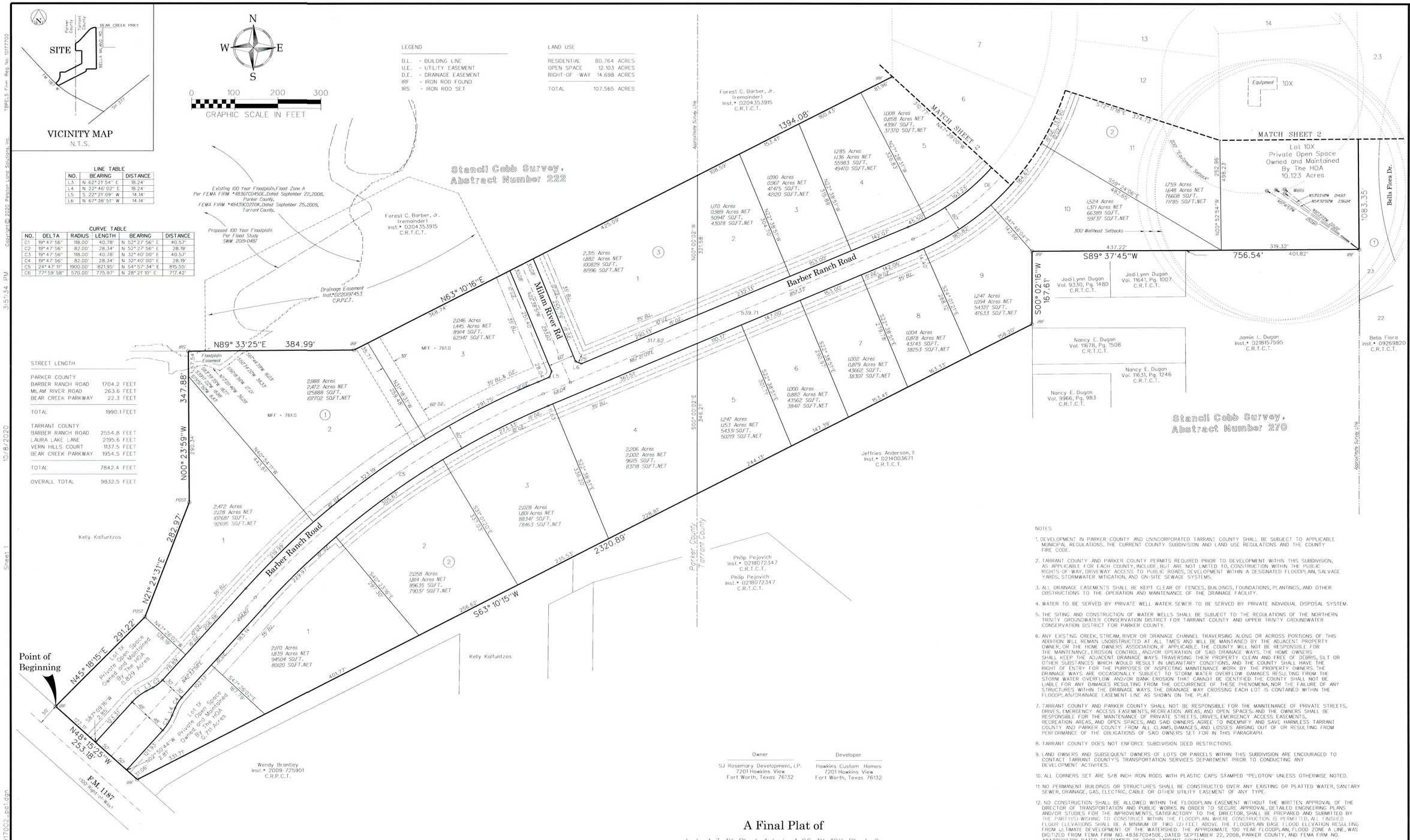
The roads within Barber Tract - Laura Lake Lane, Vern Hills Trail, Barber Ranch Road, and Bear Creek Parkway, as depicted on the attached plat, were constructed to County specifications and maintained for two (2) years as required by the County's Subdivision and Land Use Regulations. Transportation Services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



NOTES

1. 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.
2. 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.
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. WATER TO BE SERVED BY PRIVATE WELL WATER. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
5. 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.
6. 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. 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/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
7. 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 FOR IN THIS PARAGRAPH.
8. TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
9. 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.
10. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
11. 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.
12. 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. 48367C0450E, DATED SEPTEMBER 22, 2008, PARKER COUNTY, AND FEMA FIRM NO. 48439C0270K, DATED SEPTEMBER 25, 2009, TARRANT COUNTY.
13. PROPOSED ROADS WITHIN THIS SUBDIVISION ARE TO BE DEDICATED AS PUBLIC ROADS WITH ASPHALT PAVEMENT.
14. ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION, AND THERE ARE NO LIEN HOLDERS.
15. 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 C OF THE CURRENT 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.

Owner	Developer
SJ Rosemary Development, LP. 7201 Hawkins View Fort Worth, Texas 76132	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: _____

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. Breen Chairman

By: Mary Elliott Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

Plat Approval Date:

By: April Hanna
Clerk of Commissioners Court
C.O.#134560

Note:
Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.

The State of Texas }
County of Parker }

APPROVED by the Commissioners Court of Parker County, Texas, on this the 14 day of December 20

George Conley, Commissioner Precinct •1
Craig Peacock, Commissioner Precinct •2
Larry Kaiser, Commissioner Precinct •3
Steve Dugan, Commissioner Precinct •4

County Judge

FIRE DEPARTMENT
4.G.R. MAYS
10/12/2020

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

Revisions:	
HCH17002	
D. FREEMON	08-21-20 Revised Map
T. BRIDGES	09-22-20 Revised Map
05-01-2019	

Job #:
Drawn By:
Checked By:
Date:

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Barber Tract

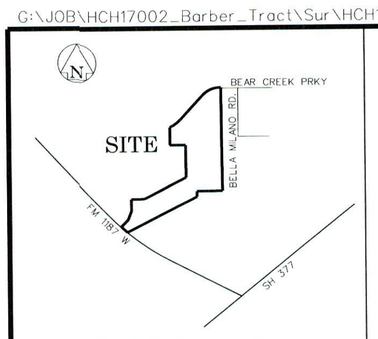
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PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH # 817-562-3350

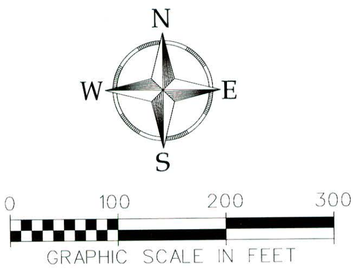
SHEET 1 OF 3 SHEETS

TBPELS Firm Reg. No 10177700
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Sheet 1

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VICINITY MAP
N.T.S.



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" W	14.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C6	77° 59' 58"	570.00'	775.97'	N 28° 21' 10" E	717.42'
C7	11° 31' 24"	570.00'	114.64'	N 16° 24' 30" W	114.44'
C8	21° 46' 49"	700.00'	266.10'	N 11° 16' 48" W	264.50'
C9	44° 36' 21"	350.00'	272.48'	N 22° 41' 34" W	265.65'
C10	17° 42' 21"	1400.70'	432.85'	N 53° 51' 24" E	431.13'
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

FORT WORTH FIRE DEPARTMENT

4-6.R.MAYS
10/13/2020

A Final Plat of

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Date of Preparation: March 2020

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: _____ DATE: _____

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

SHEET 2 OF 3 SHEETS

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

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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	

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DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE STANCIL 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 STANCIL 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 D218266576, 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 "PELOTON" 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 IONA LAND, L.P. RECORDED IN INSTRUMENT NUMBER D203145633, 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 IONA LAND TRACT, BEING THE NORTHWEST CORNER OF BELLA FLORA, AN ADDITION TO TARRANT COUNTY RECORDED IN INSTRUMENT NUMBER D213294652, 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 1641, 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 JEFFRIES ANDERSON, II 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

Candace Vick
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-29-2021

CANDACE P VICK
Notary Public, State of Texas
Comm. Expires 05-29-2021
Notary ID: 10682-0

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
REGISTERED
TODD A. BRIDGES
4940
PROFESSIONAL
LAND SURVEYOR

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

Sandy Dunn
My Commission Expires
01/17/2022
ID No. 124122467

FORT WORTH FIRE DEPARTMENT

Lt. G.R. Mays
10/13/2020

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Date of Preparation: March 2020

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PP NO. 018-080

SHEET 3 OF 3 SHEETS

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9800 HILLWOOD PARKWAY, SUITE 250
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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	

Bond Number: 0235107

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

Bond Number: 0235107

(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, LP.

By: _____

Address: _____

Conatser Construction TX, L.P.

By: Brock Huggins, President

Address: 5327 Wichita St.
Fort Worth, TX 76119

SURETY

Berkley Insurance Company

By: Robbi Morales, Attorney-in-fact

Address: 5005 LBJ Freeway, Suite 1500
Dallas, TX 75244

No. BI-7280k-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Ricardo J. Reyna; Don E. Cornell; Sophinie Hunter; Robbi Morales; Kelly A. Westbrook; Tina McEwan; Joshua Saunders; Tonie Petranek; or Mikaela Peppers of Aon Risk Services Southwest, Inc. of Dallas, TX*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.$50,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 11th day of May, 2022.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attest:

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 11th day of May, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

_____
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Given under my hand and seal of the Company, this 26th day of July, 2022.

_____
Vincent P. Forte

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

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.