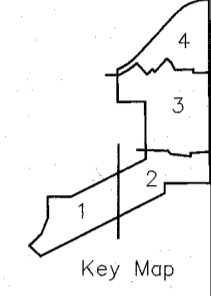
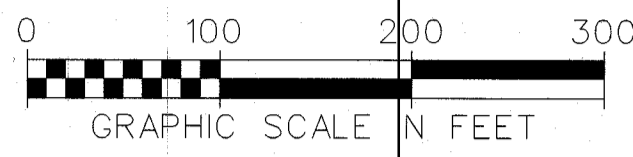
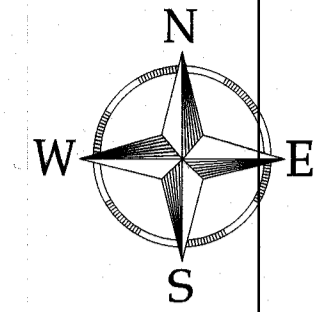


10/26/2020 3:58:55 PM TBP/ELS FIRM REG. NO. 10177700 Copyright © 2020 Peloton Land Solutions, Inc. Sheet 2

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

MATCH SHEET 3



MATCH SHEET 1
MATCH SHEET 3

Forest C. Barber, Jr.
(remainder)
Inst. # D204353915
C.R.T.C.T.

Philip Pejovich
Inst. # D21807234
C.R.T.C.T.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C6	77° 59' 58"	570.00'	775.97'	N 28° 21' 10" E	717.42'

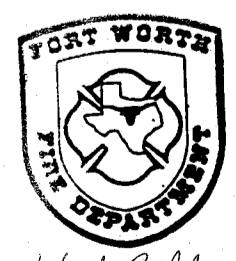
Owner: SJ Rosemary Development, LP.
7201 Hawkins View
Fort Worth, Texas 76132

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

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

20222.013.002.00
20222.013.003.00
20222.013.004.00
20222.013.002.50

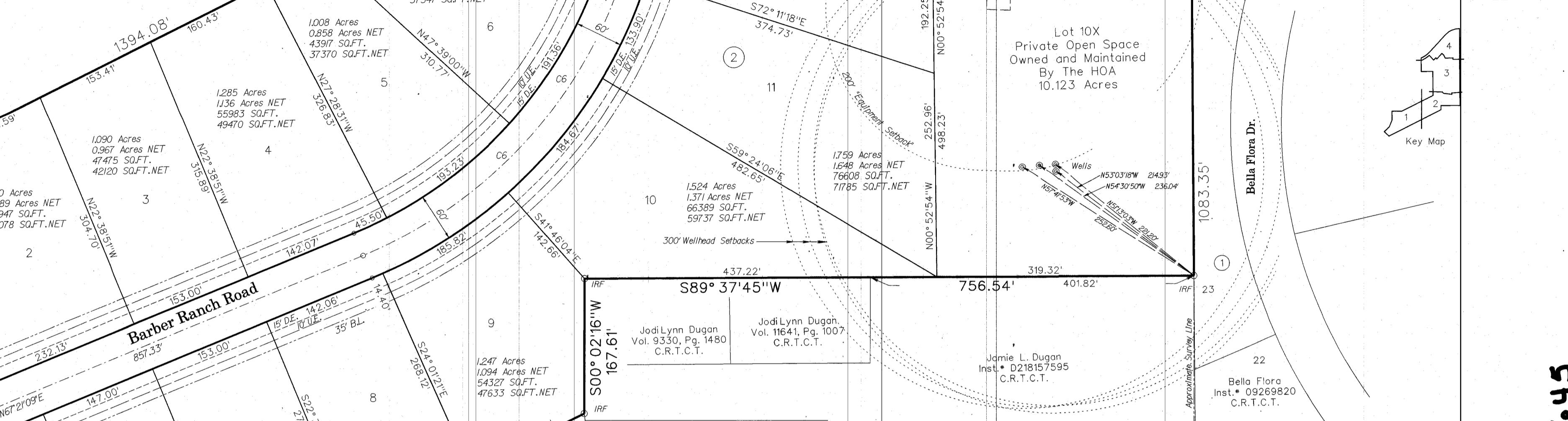
ACCT NO: 10388
SCH DIST: AL



H.G.R. Mays
10/26/2020

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 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.
- 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.
- 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(S) 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.
- 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 LIEN 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 I THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

E 645

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.



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

JOB #:	HCH17002
DRAWN BY:	D. FREEMON
CHECKED BY:	T. BRIDGES
DATE:	05-01-2019
REVISIONS:	