

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE STANCL 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. COMER SURVEY, ABSTRACT NUMBER 497 AND THE STANCL 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 "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 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 "RPLSS084" 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 D218157535, SAID TARRANT COUNTY RECORDS;

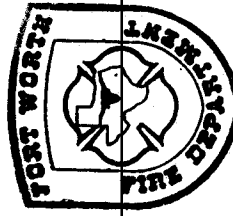
THENCE S 89° 37'45"W, WITH THE SOUTH LINE OF SAID SJ ROSEMARY TRACT, AT 401.82 FEET A NORTHWEST CORNER OF SAID JAMIE L. DUGAN TRACT, BEING THE NORTHEAST CORNER OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO JODI LYNN DUGAN RECORDED IN VOLUME 11641, PAGE 1007 AND VOLUME 9330, PAGE 1480, SAID TARRANT COUNTY 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.



462 MMS 10/28/2020

Date of Preparation: March 2020

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PELTON LAND SOLUTIONS

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

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: E 645 DATE: 1-12-21

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. Comer Survey, Abstract Number 497, and the Stancil Cobb Survey, Abstract Number 222, Parker County, Texas.

Table with 2 columns: JOB #, DRAWN BY, CHECKED BY, DATE, REVISIONS. Values include HCH7002, D. FREEMON, T. BRIDGES, 05-01-2019.

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

ASSIGNEE: SJ ROSEMARY DEVELOPMENT, LP

BY: SJ ROSEMARY, LLC, GENERAL PARTNER

BY: STEVE HAWKINS, PRESIDENT

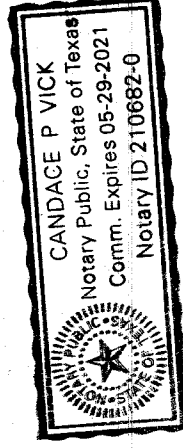
STATE OF TEXAS COUNTIES OF TARRANT AND PARKER

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 21st DAY OF October, 2020

Notary Public, State of Texas

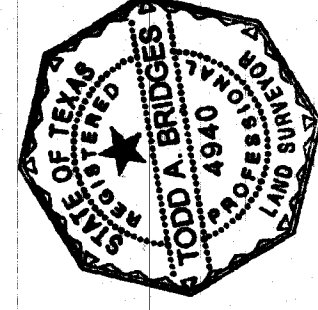
MY COMMISSION EXPIRES: 5-29-2021



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 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4940



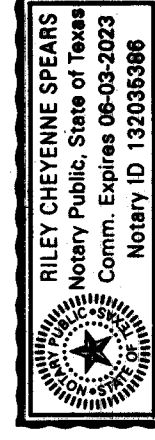
STATE OF TEXAS COUNTIES OF TARRANT AND PARKER

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 21st DAY OF October, 2020

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 4-3-23



20222.013.002.00 20222.013.003.00 20222.013.004.00 20222.013.002.50

ACCT NO: 10388 SCH DIST: AL

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Lila Deakle

202101552 01/12/2021 01:44 PM Fee: \$2.00 Lila Deakle, County Clerk Parker County, Texas