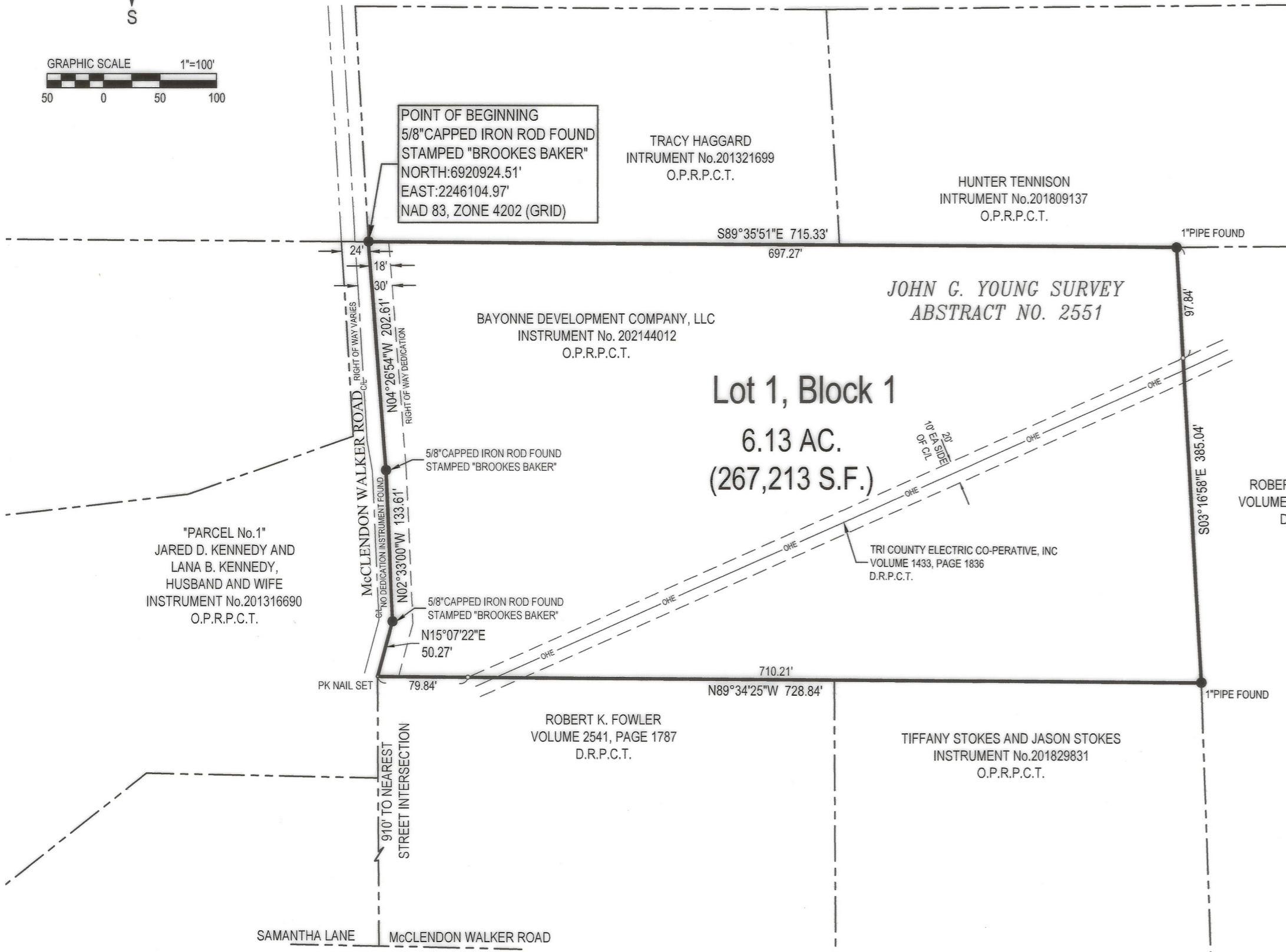
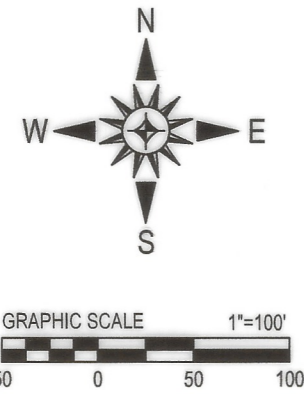


22551.003.003.00



DEDICATION

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS, BAYONNE DEVELOPMENT COMPANY, LLC, a Texas limited liability company, is the owner of 6.29 acres situated in the JOHN G. YOUNG SURVEY, ABSTRACT NO. 2551, Parker County, Texas, being all of certain tract of land described in deed recorded under Instrument Number 202144012, Official Public Records, Parker County, Texas, being more particularly described, as follows:

BEGINNING at a 5/8" capped iron rod stamped "Brookes Baker" found on the east right-of-way line of McClendon Walker Road, same being northwest corner of said Courtney Huggins tract, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6920924.51 and EAST:2246104.97, for reference;  
THENCE South 89 degrees 35 minutes 51 seconds East, with north line of said Courtney Huggins tract, a distance of 715.33 feet to a 1" pipe found;  
THENCE South 03 degrees 16 minutes 58 seconds East, with east line of said Courtney Huggins tract, a distance of 385.04 feet to a 1" pipe found;  
THENCE North 89 degrees 34 minutes 25 seconds West, with south line of said Courtney Huggins tract, a distance of 728.84 feet to a pk nail set on the east right-of-way line of McClendon Walker Road, same being southwest corner of said Courtney Huggins tract;  
THENCE North 15 degrees 07 minutes 22 seconds East, with east right-of-way line of McClendon Walker Road, a distance of 50.27 feet to a 5/8" capped iron rod found stamped "Brookes Baker";  
THENCE North 02 degrees 33 minutes 00 seconds West, continue with east right-of-way line of McClendon Walker Road, a distance of 133.61 feet to a 5/8" capped iron rod found stamped "Brookes Baker";  
THENCE North 04 degrees 26 minutes 54 seconds West, continue with east right-of-way line of McClendon Walker Road, a distance of 202.61 feet returning to the POINT OF BEGINNING and containing 6.29 acres (274,170 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT KEVIN TYLER BARRINGTON, on behalf of BYONNE DEVELOPMENT COMPANY, LLC, does hereby dedicate same to be know as Lot 1, Block 1, McClendon Walker Road Addition, an addition to Parker County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-ways, drainage easements and utility easements as shown on the plat.

Executed This The 11th Day of May, 2022

By: *Kevin Tyler Barrington*

Name: Kevin Tyler Barrington

Title: Manager

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Tyler Barrington known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me he executed same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of May, 2022

*Cynthia Kay Scoggin*



Notary Public, TARRANT County, Texas

NOTES:

1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, NAD 83 ZONE 4202 AND ARE DERIVED FROM RESOLVED OPUS SOLUTIONS.  
2) ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0165K AND 48439C0280K, EFFECTIVE DATE: SEPTEMBER 25, 2009 A PORTION OF THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

PRIVATE MAINTENANCE NOTE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF ITS OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

WATERWASTE WATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF 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 FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR EFFECTIVE FEMA BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER AND SEWER NOTE

WATER TO BE SERVED BY PRIVATE WATER WELL. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL 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.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

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 PURPOSE OF INSPECTING THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

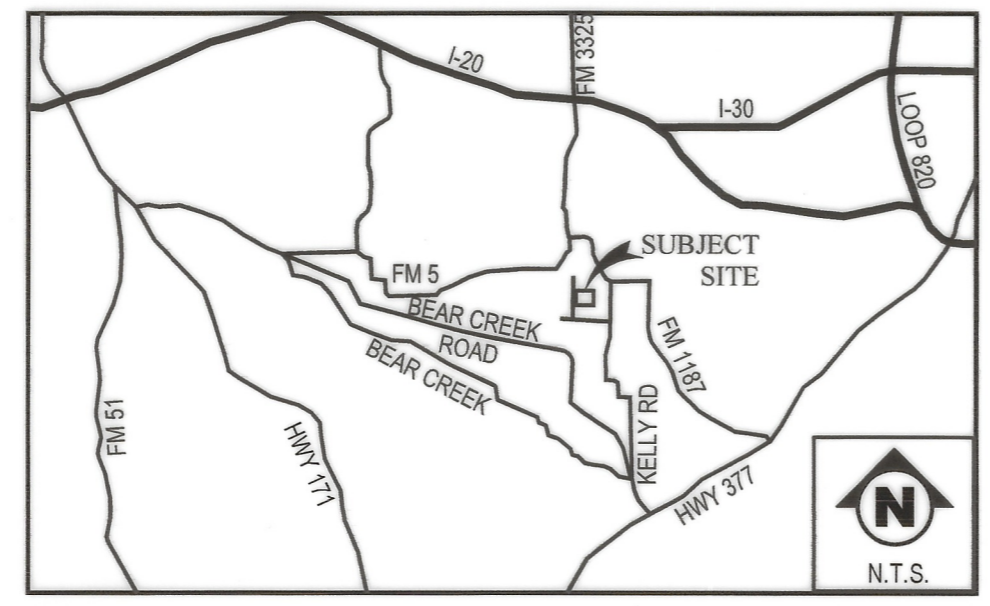
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE 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 PURPOSE OF INSPECTING THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

| LAND USE        | ACRES |
|-----------------|-------|
| LOT 1           | 6.29  |
| TOTAL LAND AREA | 6.29  |

**NOTE**  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED "C.F. STARK R.P.L.S. 5084" UPON COMPLETION OF CONSTRUCTION.  
● SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED.



**NOTES:**  
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).  
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS, DATED SEPTEMBER 26, 2008 MAP NO. 48367C0450E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



LOCATION MAP

**SURVEYOR:**  
BARRON-STARK ENGINEERS, LP  
6221 SOUTHWEST BLVD.  
FORT WORTH, TEXAS 76132

**ENGINEER:**  
BARRON-STARK ENGINEERS, LP  
6221 SOUTHWEST BLVD.  
FORT WORTH, TEXAS 76132

**OWNER:**  
BAYONNE DEVELOPMENT COMPANY, LLC  
TY BARRINGTON  
3824 W. 5TH STREET  
DALLAS, TX 76107  
TEL: 817-703-5224

**Barron-Stark Engineers**  
6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**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: *5/23/2022*  
By: *Donald R. Brown* CHAIRMAN  
By: *[Signature]* SECRETARY

COUNTY CLERK STAMP  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Lila Deakle*  
202220296  
05/25/2022 03:50 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORD  
CABINET *F*, SLIDE *256*  
DATE *5-25-2022*



USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in April, 2022.

**14932  
AL  
M-19  
SAL**

*Roger W. Hart*  
Roger W. Hart, RPLS  
Date: *04/22/2022*

**Final Plat**  
**Lot 1, Block 1**  
**McClendon Walker Road Addition**

6.29 Acres Situated in the  
**JOHN G. YOUNG SURVEY, Abstract No. 2551**  
Parker County, Texas