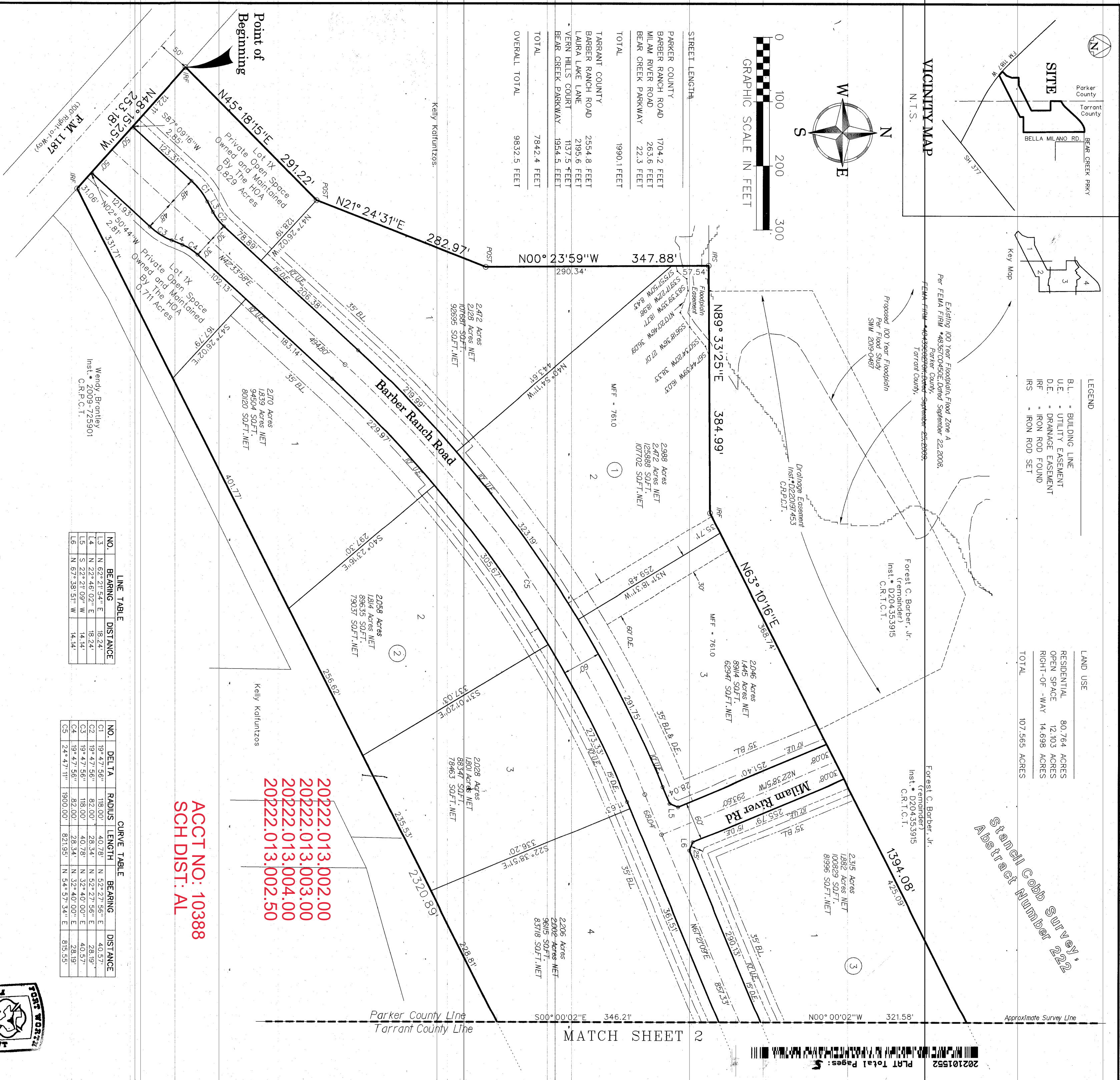


LEGEND

B.L.	BUILDING LINE	LAND USE
U.E.	UTILITY EASEMENT	RESIDENTIAL
D.E.	DRAINAGE EASEMENT	OPEN SPACE
IRF	IRON ROD FOUND	RIGHT-OF-WAY
IRS	IRON ROD SET	TOTAL
		107,565 ACRES

STREET LENGTH

PARKER COUNTY	1704.2 FEET
BARBER RANCH ROAD	2633.6 FEET
MILAM RIVER ROAD	22.3 FEET
BEAR CREEK PARKWAY	1990.1 FEET
TARRANT COUNTY	2554.8 FEET
BARBER RANCH ROAD	2195.6 FEET
LAURA LAKE LANE	1137.5 FEET
VERNI HILLS COURT	1954.5 FEET
BEAR CREEK PARKWAY	7842.4 FEET
TOTAL	9832.5 FEET



LINE TABLE

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'

CURVE TABLE

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	24° 47' 11"	190.00'	62.195'	N 54° 57' 34" E	61.555'

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

**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: **Oct. 29, 2020**

By: *Monalita Brown*  
Secretary

**COMMISSIONER'S COURT**  
TARRANT COUNTY, TEXAS

Plat Approval Date:

By: *April Hanks*  
Clerk of Commissioner Court  
**C.O.#134510**

The State of Texas  
County of Parker  
APPROVED by the Commissioners Court of Parker County, Texas, on this the **14** day of **Dec.** 20**20**

Pat. Been, County Judge

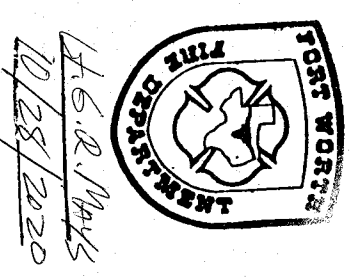
Steve Dugan, Commissioner Precinct #4

SU 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

Date of Preparation: March 2020



1 of 5  
**PELTON**  
LAND SOLUTIONS  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76117 PH# 817-582-3350

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.

A Final Plat of Barber Tract

Stanchi Cobb Survey 222

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