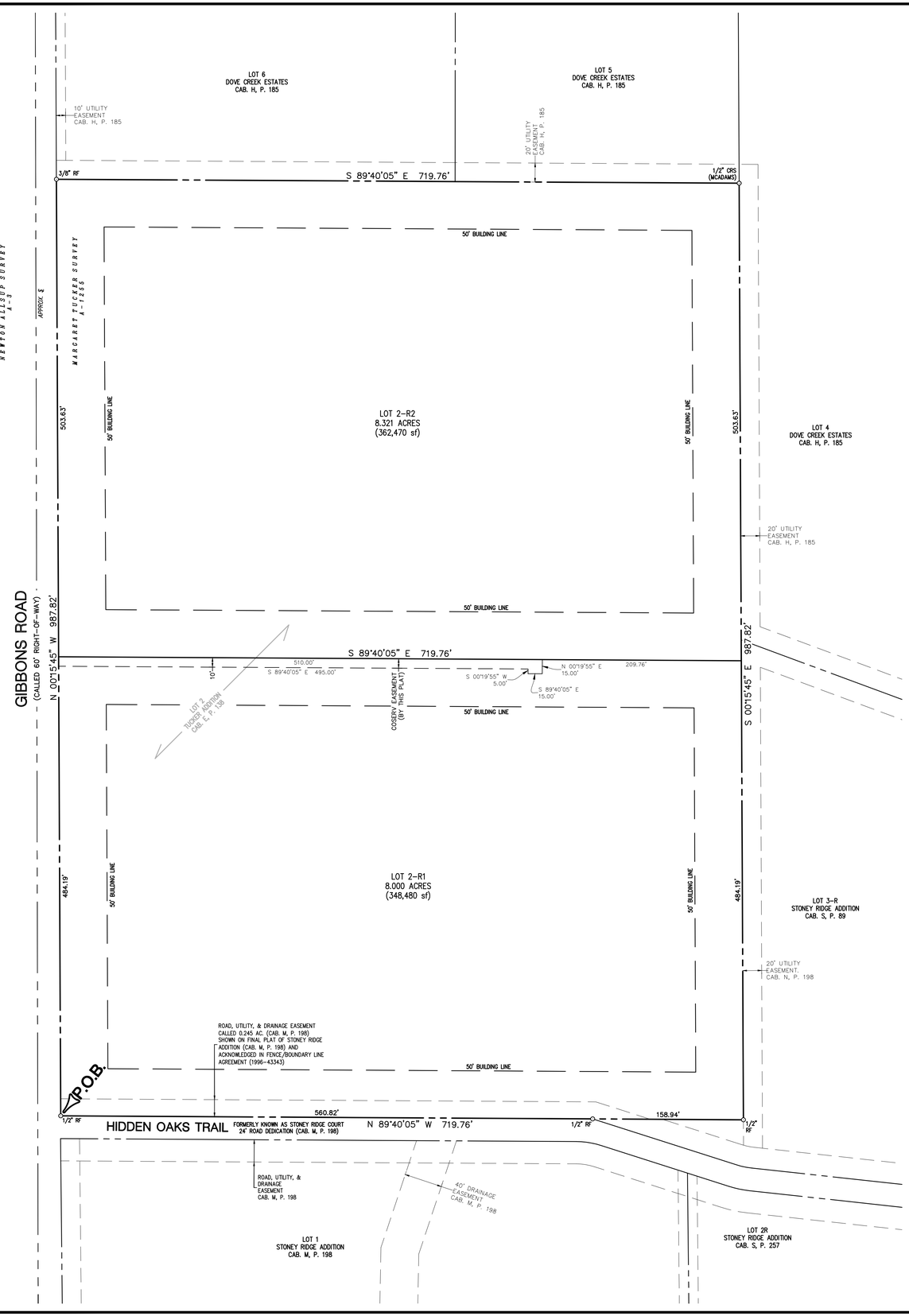


STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, are the owners of all that certain lot, tract or parcel of land situated in the Margaret Tucker Survey, Abstract Number 1255, Denton County, Texas, being all of Lot 2, Tucker Addition, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 138, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Lot 2, being the intersection of the north line of Hidden Oaks Trail, a called 24' Road Dedication, according to the Final Plat of Stoney Ridge Addition, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet M, Page 198, Plat Records, Denton County, Texas, and the east line of Gibbons Road, a called 60' right-of-way;

THENCE N 00°15'45" W, with the east line of Gibbons Road and the west line of said Lot 2, as distance of 987.82 feet to a 3/8" rebar found at the northwest corner thereof, same being the southwest corner of Lot 6, Dove Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet H, Page 185, Plat Records, Denton County, Texas;

THENCE S 89°40'05" E, with the north line of said Lot 2, and the south line of said Lot 6, passing the southeast corner thereof, same being the southwest corner of Lot 5, of said Dove Creek Estates plat, continuing with said south line, a total distance of 719.76 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner thereof, same being the northeast corner of said Lot 2, and being in the west line of Lot 4, of said Dove Creek Estates;

THENCE S 00°15'45" E, with the east line of said Lot 2, and the west line of said Lot 4, passing the southwest corner thereof, same being the northwest corner of Lot 3-R, Stoney Ridge Estates, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet S, Page 89, Plat Records, Denton County, Texas, continuing with said west line, a total distance of 987.82 feet to a 1/2" rebar found at the inner ell corner thereof, same being the southeast corner of said Lot 2;

THENCE N 89°40'05" W, with the south line of said Lot 2, and the most westerly north line of said Lot 3-R, passing at a distance of 158.94 feet, a 1/2" rebar found at the most westerly corner thereof , and being in the north line of Hidden Oaks Trail, continuing with said north line, a total distance of 719.76 feet to the POINT OF BEGINNING and containing approximately 16.321 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, the owners, do hereby adopt this plat designating the herein above described property as TUCKER ADDITION, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas

WITNESS, my hand, this the _____ day of _____, 2026.

BY: YERXA FAMILY LIVING TRUST

_____ _____
RICHARD YERXA BARBARA JEANNE YERXA
TRUSTEE TRUSTEE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared RICHARD YERXA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared BARBARA JEANNE YERXA , known to me to be the person whose name in subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

Approved by the Town of Bartonville for filing at the office of the County Clerk of Denton County, Texas.

APPROVED BY: Planning and Zoning Commission

Town of Bartonville, Texas

_____ _____
Signature of Chairman Date

APPROVED BY: Town Council

Town of Bartonville, Texas

_____ _____
Signature of Mayor Date

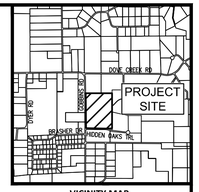
ATTEST:

_____ _____
Town Secretary Date

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams on the subject property.
4. According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this Replat is to subdivide Lot 2 into 2 buildable Lots, and create a Coserv Easement.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.



VICINITY MAP
1"=2000'

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

L E G E N D

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 2/26/26

W. Thad Murley III, RPLS
Texas Registration No. 5802

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

OWNER

YERXA FAMILY LIVING TRUST
987 S GIBBONS RD
BARTONVILLE, TX 76226
CONTACT: RICHARD & BARBARA YERXA

DEVELOPER

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
PHONE: 972.849.5177
CONTACT: MARTY BRYAN

SURVEYOR

W. THAD MURLEY IIII
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

FINAL PLAT

OF THE
TUCKER ADDITION
LOTS 2-R1 & 2-R2
BEING A REPLAT OF LOT 2R, TUCKER ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS,
RECORDED IN CAB. E, P. 138,
PLAT RECORDS, DENTON COUNTY, TEXAS,
16.321 ACRES
MARGARET TUCKER SURVEY, ABSTRACT NO. 1255
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	BFP25002
FILENAME	REPLAT
CHECKED BY	TM
DRAWN BY	BC
SCALE	1"=60'
DATE	2.10.2026

Z:\2Drive\Projects\BFP\BFP25002\02.Geomatics\1.Survey\Plats\BFP25002 REPLAT.dwg, 2/26/2026 1:55:17 PM, Bradley Cox