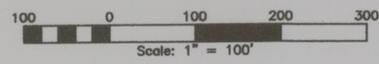
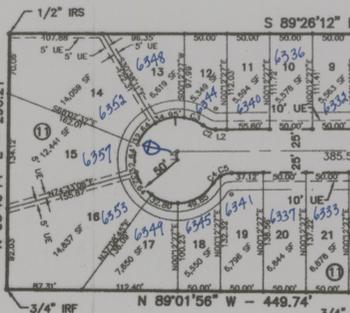


TARRANT COUNTY  
CITY OF FORT WORTH

West  
BAILEY-BOSWELL ROAD



TEXAS ELECTRIC SERVICE COMPANY  
2658, PG. 308



BCRSS, INC.  
VOL. 12407, PG. 590

EXISTING LAND USE: VACANT/ACREAGE  
PROPOSED RESIDENTIAL LOTS - 94 SF LOTS, 1 HOA LOTS 17.81 AC

Proposed Residential Lots

SITE DATA:

Gross Area	17.81 Acres
R.O.W. Dedication	3.78 Acres
Open Space Area	0.00 Acres
Net Area	14.03 Acres
Smallest Lot	5500 Sq. Ft.
Largest Lot	8887 Sq. Ft.
# of Units	95
# of Acres	17.81
Units/ Gross Area	5.33
Units/ Net Area	6.70
Estimated Population (3.5/Unit)	333

STREET/BLOCK LENGTH TABLE

STREET	BLOCK	LENGTH
ELAND RUN	2	750.00'
SPRING BUCK	3	672.47'
LEAPING FAWN	10	503.01'
SPOTTED DOE	11	629.21'
SPOTTED DOE	9	528.09'
SAMBAR DEER	9	410.37'
SAMBAR DEER	10	641.20'

Block	No. of Lots	Lot Dimensions	Average Lot Square Footage	Average Lot Acreage	Zoning/Use
2	12	50'x120'	6000	0.138	A-5/SF
3	19	50'x120'	6000	0.138	A-5/SF
9	17	50'x110'	5500	0.127	A-5/SF
10	17	50'x110'	5500	0.127	A-5/SF
11	31	50'x110'	5500	0.127	A-5/HOA
TOTAL	95				

NOTES:

- 1) ALL PROPERTY CORNERS AND POINTS OF CURVES ARE 1/2" IRON RODS WITH "MAKI AND ASSOC." PLASTIC CAPS FOUND (IRS) UNLESS OTHERWISE NOTED.
- 2) BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE EAST LINE OF LOTS 1-13, BLOCK 4, BOSWELL RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN CAB. A, SLIDE 11050, PLAT RECORDS OF TARRANT COUNTY, TEXAS.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TEXAS, COMMUNITY PANEL NO. 48439C0045K, MAP REVISED 09/25/09.
- 4) TEMPORARY TURN AROUND WILL REVERT TO LOT HOA LOT 31, BLOCK 11 UPON EXTENSION OF SPOTTED DOE DRIVE. NO PERMANENT STRUCTURE ALLOWED ON HOA LOT UNTIL SPOTTED DOE DRIVE IS EXTENDED.

**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: 9/12/2014

By: *[Signature]* Chairman

By: *[Signature]* Secretary

**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.

**Utility Easements**

Any public utility, including the City of Fort Worth, shall have the right to move and keep in good order all or part of any building, fence, tree, shrub, or 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 securing the permission of anyone.

**Sidewalks**

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development" Standards.

**Building Permits**

No building permits shall be used for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

**Water / Wastewater Impact Fees**

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. 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 on the connection date to the municipal water and/or wastewater system.

**Construction Prohibited Over Easements**

No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Traffic Impact Fees**

The City of Fort Worth has an ordinance implementing the assessment and collection of traffic impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued.

**Private Maintenance Note**

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said 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 the obligations of said owners set forth in this paragraph.

**BUILDING RESTRICTIONS**

Builders are limited to single story houses for building pads at elevation 830'. Single or two story houses are allowed for building pads at elevations less than 830'. Building pad elevations higher than 830' NS IV pressure plain waterlines will be required.

**PARKWAY PERMIT**

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

LINE TABLE

LINE	DISC.	BEARING
L1	28.04'	S89°47'33"E
L2	13.00'	N89°47'33"E
L3	10.00'	N00°12'27"E
L4	18.28'	N07°08'20"W
L5	10.00'	N00°12'27"E
L6	78.44'	N07°08'20"W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC L	CURV. DIR.	CHORD
C1	84.718°	225.00'	22.72'	S06°41'22"E	22.72'
C2	89.712°	29.00'	18.00'	S77°21'27"E	18.81'
C3	27.382°	50.00'	24.34'	N58°30'18"W	24.87'
C4	28.952°	25.00'	11.87'	S45°00'00"W	11.57'
C5	31.924°	25.00'	13.53'	S74°48'04"W	13.37'
C6	17.993°	50.00'	15.70'	S20°54'48"W	15.67'
C7	82.413°	25.00'	13.86'	N10°30'35"E	12.85'
C8	7.204°	200.00'	26.64'	N03°22'37"E	26.63'
C9	7.204°	225.00'	28.88'	N03°22'37"E	28.87'
C10	15.408°	125.00'	14.94'	S05°11'00"E	14.84'
C11	21.147°	175.00'	6.71'	N08°36'22"W	6.71'
C12	7.204°	250.00'	26.64'	S03°22'37"E	26.63'
C13	2.280°	175.00'	18.60'	S02°40'40"E	18.56'
C14	80.900°	50.00'	78.94'	S45°12'27"W	20.71'

**ENGINEER:**  
DONOHUE ENGINEERING, INC.  
1327 Blue Jay Drive  
Lewisville, Texas 75077  
P: 972-746-0632  
F: 972-318-0769

**OWNER:**  
SMRP Real Estate, Ltd.  
200 South Bank St.  
Southlake, Texas 76092  
617-312-1740

STATE OF TEXAS  
COUNTY OF TARRANT

Being a tract of land situated in the R. Whitley Survey, Abstract No. 1672, in the City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land described in a deed to SMRP Real Estate, Ltd., recorded in Volume 17443, Page 359, Deed Records, Tarrant County, Texas, (DRCT), and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found, (IRF), said point being the Northwest corner of Lot 15, Block 2, Boswell Ranch Addition, according to the plat recorded in Cabinet A, Slide 11050, Plat Records of Tarrant County, Texas, (PRCT);

Thence South 00 deg. 12 min. 27 sec. West, along the West line of said Boswell Ranch Addition, a distance of 290.00 feet to a 1/2 IRF for corner, said point being in the North line of Lot 25, Block 3, of said Boswell Ranch Addition;

Thence North 89 deg. 28 min. 12 sec. West, along the North line of said Lot 25, a distance of 9.15 feet to a 1/2 IRF for corner, said point being the Northwest corner of said Lot 25, said point also being the Northeast corner of Lot 24, Block 3, Boswell Ranch Addition as recorded in County Clerk instrument no. D21230637, PRCT;

Thence North 89 deg. 47 min. 33 sec. East, 160.00 feet to a 1/2-inch iron rod found, said point also being the most the most northwesterly corner of Lot 25, Block 3 of said Boswell Ranch Addition;

Thence South 00 deg. 12 min. 27 sec. West, 170.00 feet to a point for corner;

Thence North 89 deg. 47 min. 33 sec. West, 25.04 feet to a point for corner;

Thence South 00 deg. 12 min. 27 sec. West, 110.00 feet to a point for corner;

Thence North 89 deg. 47 min. 33 sec. West, 270.00 feet to a point for corner;

Thence South 00 deg. 12 min. 27 sec. West, 530.46 feet to a point for corner;

Thence North 89 deg. 47 min. 33 sec. West, 270.00 feet to a point for corner;

Thence South 00 deg. 12 min. 27 sec. West, 163.92 feet to a point for corner, said point being the most southwesterly corner of Lot 29, Block 9 of said Boswell Ranch Addition, said point being in the North line of a tract of land described in a deed to Boaz Road, LP., recorded in Volume 17121, Page 438, DRCT;

Thence North 88 deg. 58 min. 20 sec. West, along the North line of said Boaz Road, LP. tract, a distance of 273.70 feet to a 3/4" IRF, said point being the Southeast corner of a tract of land described in a deed to BCSS, Inc., recorded in Volume 12407, Page 590, DRCT;

Thence North 00 deg. 45 min. 03 sec. East, along the East line of said BCSS tract a distance of 387.26 feet to a 3/4" IRF, said point being the Northeast corner of said BCSS tract;

Thence North 89 deg. 01 min. 56 sec. West, along the North line of said BCSS tract a distance of 449.74 feet to a 3/4" IRF, said point being the Northwest corner of said BCSS tract, said point being in the East line of a tract of land described in a deed to Texas Electric Service Company, (TESCO), recorded in Volume 2658, Page 308, DRCT;

Thence North 00 deg. 46 min. 14 sec. East, along the East line of said TESCO tract a distance of 296.21 feet to a 1/2" IRF, said point being the Southwest corner of a tract of land described in a deed to Triple T Farms, LTD., recorded in Document No. 206144764, Real Property Records, Tarrant County, Texas;

Thence South 89 deg. 28 min. 12 sec. East, along the South line of said Triple T Farms tract a distance of 814.89 feet to a 1/2" IRF, said point being the Southeast corner of said Triple T Farms tract, said point also being in a non-tangent curve to the right, said curve having a radius of 225.00 feet;

Thence in a Northwesterly direction along said curve to the right, and the east line of said Triple T Farms tract, a distance of 22.73 feet to a 1/2" IRF, said curve having a chord bearing of North 02 deg. 41 min. 12 sec. West, and chord length of 22.72 feet;

Thence North 00 deg. 12 min. 27 sec. East, continuing along the East line of said Triple T Farms tract, a distance of 553.37 feet to a 1/2" IRF, said point being in the easterly line of said Triple T Farms tract;

Thence South 89 deg. 47 min. 34 sec. East, a distance of 637.25 feet to the Point of Beginning, and containing 17.806 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT SMRP Real Estate, Ltd., does hereby adopt this plat designating the herein above described property as:

LOTS 16-27, BLK. 2,  
LOTS 3-21, BLK. 3, LOTS 31-47, BLOCK 9  
LOTS 33-49, BLOCK 10, LOTS 1-31, BLOCK 11,  
**BOSWELL RANCH ADDITION**

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 3 day of Sept., 2013, 2014

By: *[Signature]*

STATE OF TEXAS  
Before me, *[Signature]*, Notary Public in and for the State of Texas, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3 day of September, 2014

*[Signature]*  
Notary Public in and for the State of Texas  
My Commission Expires 10/14/14

**RICHARD C. MAKI**  
PROFESSIONAL LAND SURVEYOR  
4587

**RICHARD C. MAKI, R.P.L.S. No. 4587** DATE

THIS PLAT WAS FILED IN CAB. A, SLIDE  
DATE: 09/12/2014  
D214201057

A FINAL PLAT OF  
LOTS 16-27, BLK. 2,  
LOTS 3-21, BLK. 3, LOTS 31-47, BLOCK 9  
LOTS 33-49, BLOCK 10, LOTS 1-31, BLOCK 11,  
**BOSWELL RANCH ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE R. WHITLEY SURVEY, ABSTRACT NO. 1672, TARRANT COUNTY, TEXAS AND CONTAINING 17.806 ACRES OF LAND.

FP: DATE: 08/12/2014  
FP-013-073  
PHASE IIA