

FS-24-126

LOT 20

PIONEER POINT
BLOCK 5

LOT 20X OPEN SPACE

FORGE PL.
(76'x100')

SCALE: 1"=40'

0' 40' 80' 120'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF FORT WORTH §

WHEREAS SMRP REAL ESTATE, LTD. ACTING BY AND THROUGH THE UNDERSIGNED AUTHORIZED REPRESENTATIVE, ARE THE SOLE OWNERS OF ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE R. WHITLEY SURVEY, ABSTRACT No. 1672, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A 7.183 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SMRP, LTD. AS RECORDED IN VOLUME 17443, PAGE 359 (COUNTY CLERK'S FILE NUMBER: D230446079) OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A GRID COORDINATES OF NORTHING: 7,005,122.50, EASTING: 2,299,956.03, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BAILEY BOSWELL ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 1, OF BOSWELL RANCH ADDITION, RECORDED IN CABINET A, SLIDE 11050 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A GRID COORDINATES OF NORTHING: 7,005,122.50, EASTING: 2,299,956.03;

THENCE SOUTH 00°18'49" EAST, ALONG THE WEST LINE OF SAID BOSWELL RANCH, A DISTANCE OF 280.10 FEET TO A FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 2 OF BOSWELL RANCH, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°43'49" WEST, ALONG THE NORTH LINE OF BLOCK 2 OF BOSWELL RANCH, A DISTANCE OF 636.88 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST PROPERTY LINE OF LOT 1, BLOCK 1 OF BOAT CLUB CENTER, AS RECORDED UNDER C.C.F.# D21078431 OF THE D.R.T.C.T. AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°17'20" WEST, ALONG THE EAST PROPERTY LINE OF THE AFOREMENTIONED LOT 1, BLOCK 1, BOAT CLUB CENTER, A DISTANCE OF 293.49 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH R.O.W. LINE OF BAILEY BOSWELL ROAD, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°57'55" EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BAILEY BOSWELL ROAD, A DISTANCE OF 636.76 FEET TO THE POINT OF BEGINNING AND CONTAINING GROSS 4.268 ACRES (185,818 SQUARE FEET) OF LAND.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, UDC, ACTING BY AND THROUGH THE UNDERSIGNED AUTHORIZED REPRESENTATIVE, BEING THE OWNERS OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BOSWELL RANCH COMMERCIAL, LOTS 1, 2, 3 & 4, BLOCK 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. WE DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN THEREON.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING, ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

EXECUTED THIS 6th DAY OF May, 2024.

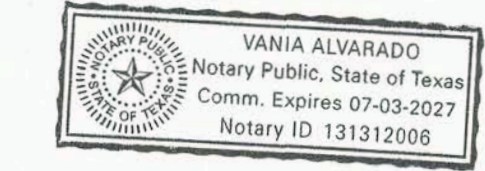
SMRP REAL ESTATE LTD
BY: *He man*
AUTHORIZED REPRESENTATIVE
Shane man
PRINTED NAME AND TITLE

STATE OF Texas
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Shane man*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

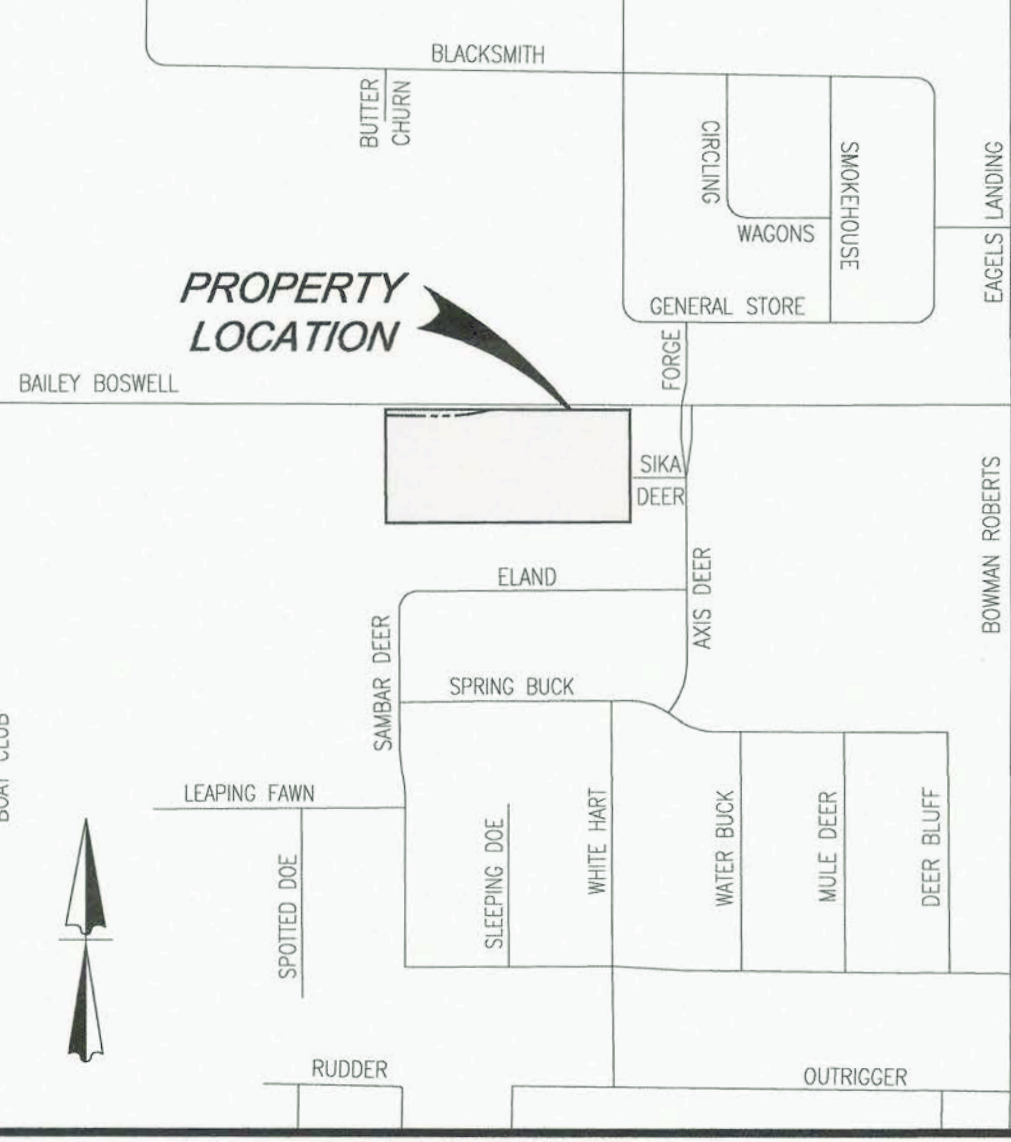
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF May, 2024.

Varia Alvarado
NOTARY PUBLIC IN AND FOR THE STATE OF Texas

OWNER
SMRP, LTD

3904 WEST 5TH STREET
FORT WORTH, TEXAS 76117
CONTACT: STEVE MOORE
PHONE: 817.312.1740
EMAIL: ssmore@me.com

DRAWN: DATE: MAY 2025 SCALE: 1" = 40' JOB No.: 1087 02 01 SHEET No. 1 of 1

LOCATION MAP
1" = 500'

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

I, MUZAFFAR M. DOLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.



MUZAFFAR M. DOLAN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7100
COLLIERS ENGINEERING & DESIGN
3421 PASADENAS PKWY
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-5444
FAX: 210-979-8441

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MUZAFFAR M. DOLAN, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

Jennifer Garza
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JENNIFER GARZA
My Notary ID # 128710920
Expires August 15, 2027

FORT WORTH

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 5-13-25

BY: *Donald R. Borne*
CHAIRMANBY: *Joseph R. Ford*
SECRETARY:

FINAL PLAT

LOTS 1, 2, 3 & 4, BLOCK 1
BOSWELL RANCH COMMERCIAL SUBDIVISION
NET AREA: 1.351 ACRES (184,095 SQ. FT.)
IN THE

WHITLEY SURVEY, ABSTRACT NO. 1672
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Colliers

Engineering
& Design

SOUTHLAKE
2011 E Kirkwood Boulevard,
Suite 120
Southlake, TX 76092
Phone: 682.350.5160
COLLIERS ENGINEERING & DESIGN, INC.
TPI's Firm # 1014550

Formerly Known as KFW

PROPOSED VARIABLE
WIDTH R.O.W. DEDICATION
- 0.0396 Ac., 1,723 Sq. Ft.
(CCR D213078431)

10' WIDE UTILITY EASEMENT
(CCR D213078431)

15' WIDE WATER EASEMENT
(CCR D213078431)

LOT 4, BLOCK 1
PROPOSED PUBLIC
DRAINAGE EASEMENT

6388

PUBLIC DETENTION FACILITY
MAINTENANCE AGREEMENT
PER INSTR D225082430

LOT 4, BLOCK 1
BOSWELL RANCH COMMERCIAL
NET AREA: 0.9258 ACRE
(40,327 SQ. FT.)

GROSS AREA: 0.9488 ACRE (41,329 SQ. FT.)
DEDICATION: 0.0230 ACRE (1002 SQ. FT.)

25' WIDE WATER & SANITARY
SEWER EASEMENT
(CCR D213078431)

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 0

LOT -1

LOT -2

LOT -3

LOT -4

LOT -5

LOT -6

LOT -7

LOT -8

LOT -9

LOT -10

LOT -11

LOT -12

LOT -13

LOT -14

LOT -15

LOT -16

LOT -17

LOT -18

LOT -19

LOT -20

LOT -21

LOT -22

LOT -23

LOT -24

LOT -25

LOT -26

LOT -27

LOT -28

LOT -29

LOT -30

LOT -31

LOT -32

LOT -33

LOT -34

LOT -35

LOT -36

LOT -37

LOT -38

LOT -39

LOT -40

LOT -41

LOT -42

LOT -43

LOT -44

LOT -45

LOT -46

LOT -47

LOT -48

LOT -49

LOT -50

LOT -51

LOT -52

LOT -53

LOT -54

LOT -55

LOT -56

LOT -57

LOT -58

LOT -59

LOT -60

PURPOSE STATEMENT:

THE 4.268 ACRES BEING PLATTED WAS PREVIOUSLY CALLED AS A 4.268 ACRES, A REMAINING PORTION OF A 7.183 ACRES TRACT CONVEYED TO SMRP, LTD. AS RECORDED IN VOLUME 17443, PAGE 359 (COUNTY CLERK'S FILE NUMBER: D230446079) OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.). THE PURPOSE OF THIS FINAL PLAT IS TO PLAT LOTS 1, 2, 3 AND 4, BLOCK 1, OF BOSWELL RANCH COMMERCIAL SUBDIVISION, ESTABLISH AND DEDICATE A CERTAIN EASEMENTS, AND DEDICATE RIGHT-OF-WAYS.

CITY OF FORT WORTH DEVELOPMENT DEPARTMENT STANDARD PLAT NOTES:

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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL R 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 ERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND 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(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAZED AREA. IF CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD PLAIN DRAINAGE-WAY: MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. 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 STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS; LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED 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.

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

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

OIL OR GAS WELL PROXIMITY TO BUILDINGS
BUILDING(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARD TO INTERVENING STRUCTURES.

LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING, OR FRACTURE STIMULATION OF A WELL.

OIL OR GAS LOW AND HIGH PRESSURE PIPELINES
THE FOLLOWING INFORMATION WILL BE REQUIRED:
1. THE TYPE, PRESSURE RATING, AND DEPTH BELOW EXISTING GRADE OF ALL EXISTING OR PROPOSED LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

THE TYPE, PRESSURE RATING, AND DEPTH BELOW THE DESIGN FINISHED GRADE OF ALL EXISTING LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

SURVEYOR NOTES:
1. COORDINATES LISTED HEREIN ARE EXPRESSED AS GRID COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83), AND CAN BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.9999997022.
2. ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO AND BASED UPON GRID NORTH AS DEFINED BY THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011), EPOCH 2010.00.
3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET AND HAVE BEEN CONVERTED TO SURFACE DISTANCE.
4. SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE EXISTING BOUNDARY MONUMENTATION.
5. THIS PLAT IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

D225085428
05/13/2025 02:08 PM
Page: 1 of 2
Fees: \$89.00
SUBMITTER: BARBARA SOLTERO
COUNTY CLERK

SYMBOL LEGEND

○ FIR FOUND 1/2" IRON ROD OR AS NOTED
○ SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
P.O.B. POINT OF BEGINNING
WSE WATER SURFACE ELEVATION
CWB COUNTY CLERK NUMBER
--- SUBJECT LINE
--- EASEMENT LINE
CAB CABINET



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBELS) 1817 S. INTERSTATE 35, AUSTIN, TEXAS 78746
PHONE: (512) 475-1400 FAX: (512) 475-1401 EMAIL: TBELS@TANTEXA.GOV