

Block 1
 HOA 10
 8099 A
 DEER

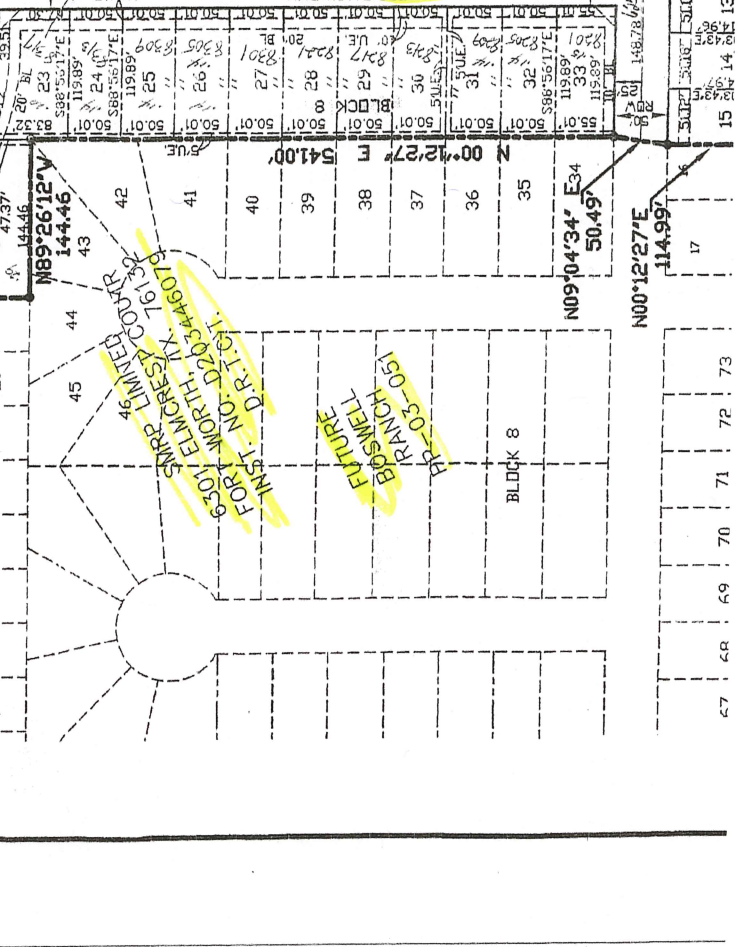
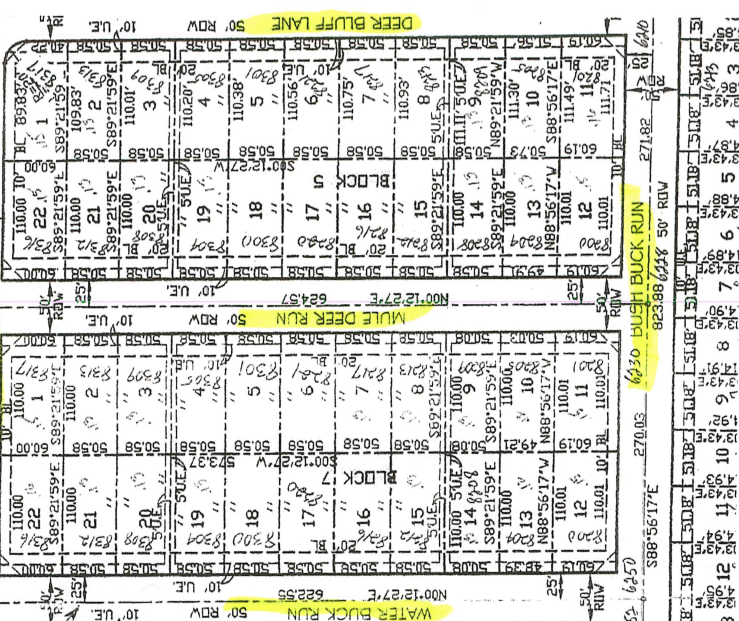
* NO FENCE OR OTHER
 STRUCTURE SHALL BE
 ALLOWED WITHIN THIS
 DRAINAGE AND GRADING
 EASEMENT

20' PRIVATE TEMP. DE.
 BY SEP. INST.
 DE06109463

TRACT IF
 GRACE COMMUNITY BIBLE CHURCH
 9889 RANDOM ROAD
 FORT WORTH, TEXAS 76179
 VOL. 14506, PG. 303

20' PRIVATE TEMP. DE.
 BY SEP. INST. DE06109463
 66961

20' PRIVATE TEMP. DE.
 BY SEP. INST. DE06109463
 66961



6.501 SMPR LIMITED
 INST. NO. D203446078
 FORT WORTH, TX 76139
 D.R. 1011

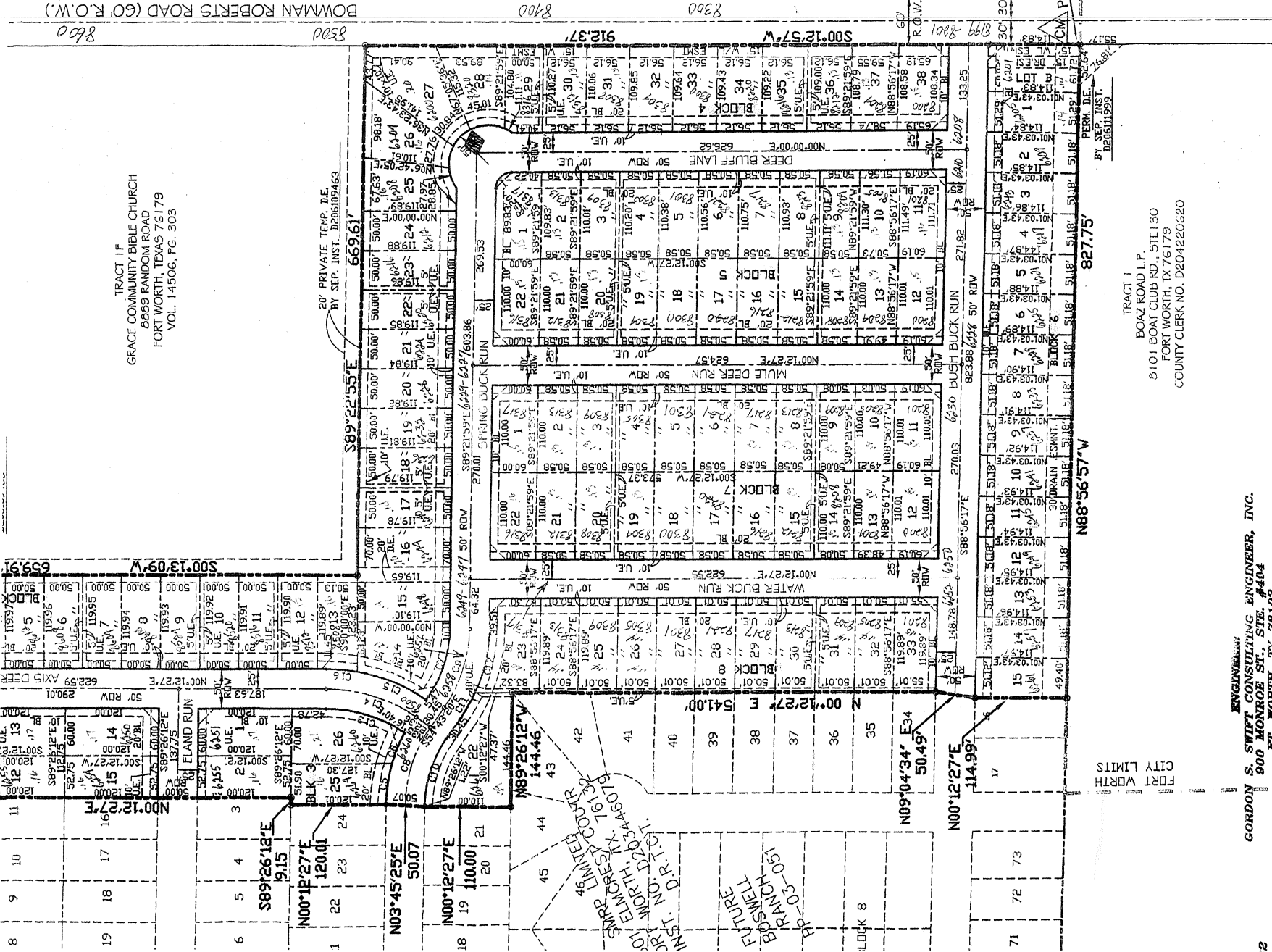
FUTURE
 BOSWELL
 RANCH
 RP-03-051

Block 8

N09°04'34\"/>
 E34
 50.49'

N00°12'27\"/>
 E
 114.99'

1. 1/2" IRON COMPLETE
2. 20' x = CC
3. = CC
4. REFERENC IN VOLUMI
5. DIRECT AC DRIVES OI BAILEY-B
6. NO FENCE 15' WATER



TRACT IF
 GRACE COMMUNITY BIBLE CHURCH
 8869 RANDOM ROAD
 FORT WORTH, TEXAS 76179
 VOL. 14506, PG. 303

CURV	CURVE LENGTH	R/
C1	5.91	
C2	5.91	
C3	5.91	
C4	5.91	
C5	54.18	
C6	41.93	
C7	90.70	
C8	106.03	
C9	105.81	
C10	90.88	
C11	38.09	
C12	87.84	
C13	106.05	
C14	122.42	
C15	96.20	
C16	38.88	

EAGLE MOUN
 P.O. BOX 7910
 FORT WORTH

ENGINEER:
 GORDON S. SWIFT CONSULTING ENGINEER, INC.
 900 MONROE ST. STE. #404
 FT. WORTH, TX 76102

SUBVISOR:
 FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FT. WORTH, TX 76104

CITY OF FORT WORTH FILE NO: PP-03-051
 CITY OF FORT WORTH FILE NO: FP-04-145
 PLAT RECORDED IN CABINET A, SLIDE 11650, DATED 4/16/04

FORT WORTH
 CITY LIMITS

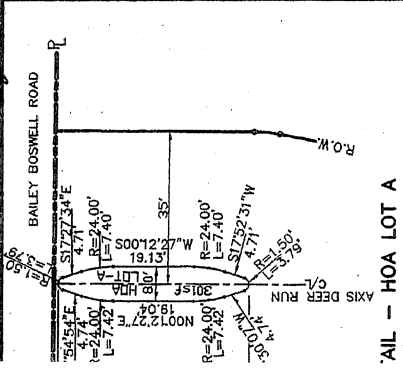
TRACT 1
 BOAZ ROAD I.P.
 8101 BOAT CLUB RD. 51E130
 FORT WORTH, TX 76179
 COUNTY CLERK NO. D204220620

FORT WORTH
 CITY LIMITS

Adjust: A1672 TR1 2K07947186 34.630
 Ref: A1672 TR1H 23.0090

3101B
 220.918-26.00
 2024-440

121



AIL - HOA LOT A

VS SET AT ALL PROPERTY CORNERS UPON
 OF CONSTRUCTION.

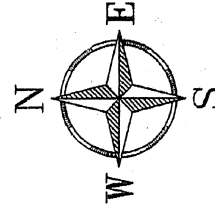
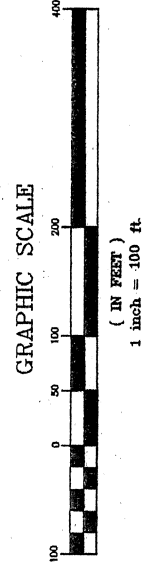
P.O.S.E. AT STREET INTERSECTION (PER PP-03051)

COL MONUMENT

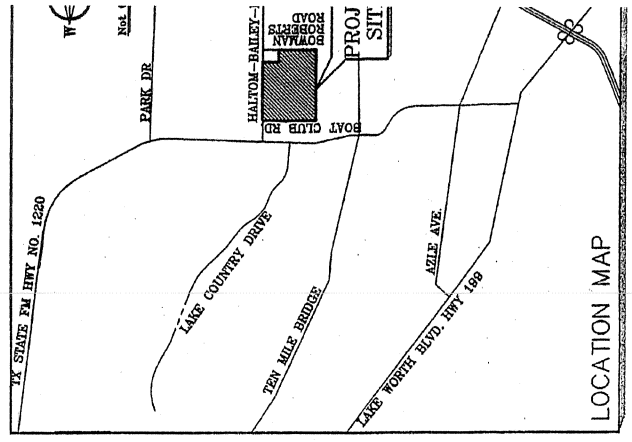
BEARING PER DEED RECORDED
 029, PAGE 517, ORIGINAL 72.030 ACRE SURVEY

SS FROM SINGLE FAMILY/DUPLEX RESIDENTIAL
 ARTERIALS (BOWMAN ROBERTS ROAD AND
 ELL ROAD) IS PROHIBITED.

RECTURE OR BUILDING IS ALLOWED IN THE
 VE EASEMENT ALONG BOWMAN ROBERTS ROAD.



- NOTES:
1. CITY OF FORT WORTH WATER AND SEWER
 2. PROPOSED STREET RIGHT-OF-WAY = 50'
 3. TOTAL NUMBER RESIDENTIAL LOTS = 119
 4. AREA = 22.009 ACRES
 5. BUILDING SETBACK LINES PER CITY ORDINANCE
 6. ALL STREETS TO BE PUBLIC
 7. ZONING: A-5 (22.009 ACRES)
 8. AVERAGE RESIDENTIAL LOT SIZE = 5500 SF
 9. SMALLEST LOT SIZE = 50' X 100'



PUBLIC OPEN SPACE EASEMENT (P.O.S.E.)

No structure, object or plant material of any kind may obstruct a motorists vision, within portion of a P.O.S.E. shown on this plat, beginning 2 ft. (24") above the top of the curb 1 height of 11 ft. above said curb, except as elsewhere allowed herein. Such obstructions include, but are not limited to, buildings, fences, walls, signs, banners, structures, trees, shrubs, motor vehicles, statuary and other similar objects.

On non-residential zoned lots, a single pole sign of not greater than 1 ft. (12") in diameter be allowed within a P.O.S.E. easement, provided a vertical unobstructed clearance of 11 maintained between the adjacent finished ground line of the pole to the underside of 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 lots and facilities shall include, but not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscapes, and open space areas, water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor 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 preference of the obligations of said owners association, as set forth herein

UTILITY EASEMENTS

Any public franchised 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 up to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

ANGLE	JS TANGENT	DELTA
00	2.97	117°46'
00	2.97	117°46'
00	2.97	117°46'
00	2.97	117°46'
00	27.26	15°31'14"
00	21.04	12°00'45"
00	46.78	34°38'39"
00	54.70	34°42'52"
00	54.58	34°38'39"
00	48.88	34°42'52"
00	19.10	10°54'40"
00	42.02	23°43'59"
00	54.71	34°43'15"
00	63.19	35°04'13"
00	48.85	24°29'51"
00	19.49	9°54'06"

N SAGINAW ISD
 76179



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 APPROVED DATE: 4-21-06

BY: *[Signature]* CHAIRMAN
 BY: *[Signature]* SECRETARY



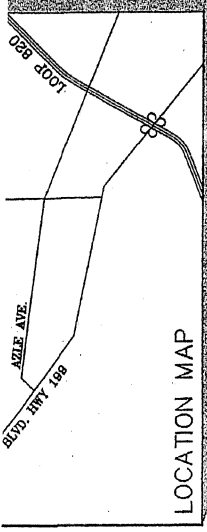
FINAL PLAT

LOTS 12, 13, LOT A, BLOCK 1, LOTS 12-15, B
 LOTS 1, 2, 25, 26, BLOCK 3, LOTS 1-38, BLU
 LOTS 1-22, BLOCK 5, LOTS 1-15, LOT B, BLU
 LOTS 1-22, BLOCK 7, LOTS 22-33, BLOC

121 Acres
 Paperwork Complete
 7-21-09

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not owners of the lots and parcels in this subdivision, acting as private common areas or facilities identified as such on this plat include, but not limited to, private streets, emergency access

AS AND FACILITIES

ation, as set forth herein

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WATER/WASTE 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 current impact fee ordinance. The amount to be collected is determined under Schedule II of the said ordinance, and becomes effective on the connection date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS

No building permits shall be issued for any lot in this subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements, and approval is obtained from the City of City of Fort Worth.

SIDEWALKS

Sidewalks are required on both sides of dedicated streets, in conformance with current City policy.



4/21/06

FORT WORTH, TEXAS
 AN COMMISSION
 VALID ONLY IF RECORDED
 MONTHS AFTER DATE
 DATE: 4-21-06
 CHAIRMAN
 SECRETARY



HEREBY CERTIFY THAT
 PLAT IS TRUE AND CORRECT
 REVEYED ON THE GROUND.

Susan L. Stewart

4.19.06

RATION NO. 5495
 SURVEYING INC.
 LOUIS AVENUE
 WORTH, TEXAS
 35-3625

FINAL PLAT

LOTS 12, 13, LOT A, BLOCK 1, LOTS 12-15, BLOCK 2
 LOTS 1, 2, 25, 26, BLOCK 3, LOTS 1-38, BLOCK 4
 LOTS 1-22, BLOCK 5, LOTS 1-15, LOT B, BLOCK 6
 LOTS 1-22, BLOCK 7, LOTS 22-33, BLOCK 8

121 Acres
 Easement Complete
 1-26-07

BOSWELL RANCH

BEING 22,009 ACRES SITUATED
 IN THE R. WHITLEY SURVEY, ABSTRACT 1672
 AN ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

APRIL 2006

GORDON S. SWIFT

CONSULTING ENGINEER, INC.

900 MONROE ST. SUITE 404, FORT WORTH, TEXAS, 76102-6392
 (817) 335-6464

FP-004-145

E-1252/0324001/PWD/04-18-2006/F-PLAT