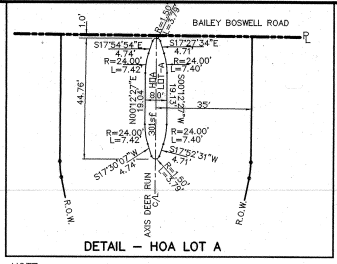
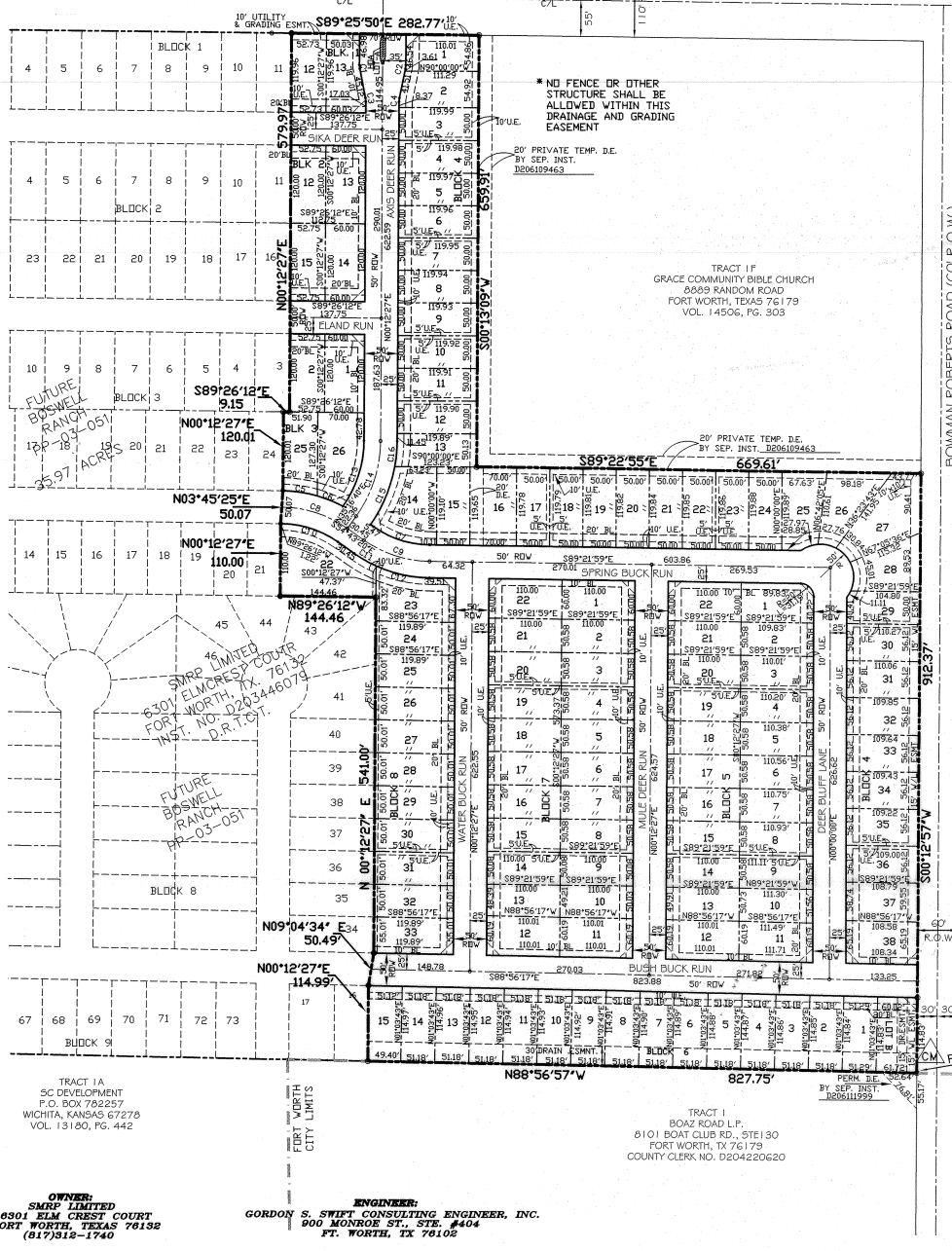
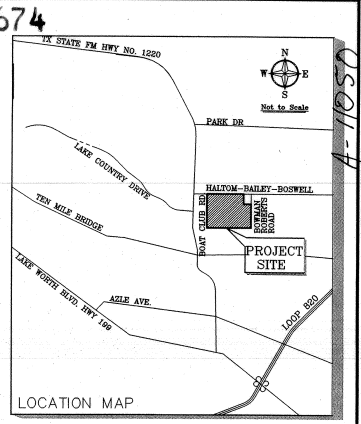
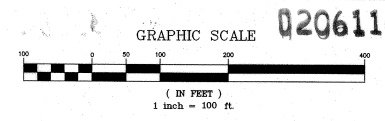


BAILEY BOSWELL ROAD (110' R.O.W.)



- NOTE:
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.
  - 20' x 20' P.O.S.E. AT STREET INTERSECTION (PER PP-03051)
  - △ = CONTROL MONUMENT
  - REFERENCE BEARING PER DEED RECORDED IN VOLUME 15029, PAGE 517, ORIGINAL 72.030 ACRE SURVEY
  - DIRECT ACCESS FROM SINGLE FAMILY/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS (BOWMAN ROBERTS ROAD AND BAILEY-BOSWELL ROAD) IS PROHIBITED.
  - NO FENCE, STRUCTURE OR BUILDING IS ALLOWED IN THE 15' WATER LINE EASEMENT ALONG BOWMAN ROBERTS ROAD.



- NOTES:
- CITY OF FORT WORTH WATER AND SEWER
  - PROPOSED STREET RIGHT-OF-WAY = 50'
  - TOTAL NUMBER RESIDENTIAL LOTS = 119
  - AREA = 22.009 ACRES
  - BUILDING SETBACK LINES PER CITY ORDINANCE
  - ALL STREETS TO BE PUBLIC
  - ZONING: A-5 (22.009 ACRES)
  - AVERAGE RESIDENTIAL LOT SIZE = 5500 SF
  - 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 motorist's vision, within any portion of a P.O.S.E. shown on this plat, beginning 2 ft. (24") above the top of the curb to a height of 11 ft. above said curb, except as elsewhere allowed herein. Such obstructions shall include, but are not limited to, buildings, fences, walls, signs, banners, structures, trees, shrubs, motor vehicles, stannary and other similar objects.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	5.91	30.00	2.97	111°7'46"
C2	5.91	30.00	2.97	111°7'46"
C3	5.91	30.00	2.97	111°7'46"
C4	5.91	30.00	2.97	111°7'46"
C5	54.18	200.00	27.26	15°31'14"
C6	41.93	200.00	21.04	12°00'45"
C7	90.70	150.00	46.78	34°38'39"
C8	106.03	175.00	54.70	34°42'52"
C9	105.81	175.00	54.58	34°38'39"
C10	90.88	150.00	46.88	34°42'52"
C11	38.09	200.00	19.10	10°54'40"
C12	82.84	200.00	42.02	23°43'59"
C13	106.05	175.00	54.71	34°43'15"
C14	122.42	200.00	63.19	35°04'37"
L15	96.20	225.00	48.85	24°29'51"
C16	38.88	225.00	19.49	9°54'06"

**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, landscape, 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.

**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 Fort Worth.

**SIDEWALKS**

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

EAGLE MOUNTAIN SAGINAW ISD  
P.O. BOX 79106  
FORT WORTH, TX 76179

STATE OF TEXAS  
COUNTY CLERK  
I hereby certify that this instrument was filed on this day and at the time stamped herein by the said clerk and is recorded in the Volume and Page of the Public Records of Tarrant County, Texas as indicated herein to the County Clerk's Office.

*Program Robinson*  
COUNTY CLERK  
4-21-06 2:58

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: *James Hedges*  
CHAIRMAN

BY: *John S. Stimpert*  
SECRETARY



**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



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

*Susan L. Stewart*  
4-19-06

REGISTRATION NO. 5495  
FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TEXAS  
817-335-3625

**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.

CITY OF FORT WORTH FILE NO: PP-03-051  
CITY OF FORT WORTH FILE NO: PP-04-145  
PLAT RECORDED IN CABINET A, SLIDE 4050 DATED 4-19-06

E:\252\0324007\FW04-16-2006\F-PLAT