

UTILITY EASEMENTS

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

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.

PRIVATE MAINTENANCE NOTE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, 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.

PRIVATE COMMON AREAS AND FACILITIES MAINTENANCE:

The City of Fort Worth and Parker County shall 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 owner's 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, and Parker County, Texas from all claims, damages and losses arising out of, or Resulting from the performance of the obligations of said owner's association, as set forth here-in.

ETJ FLOODPLAIN RESTRICTION NOTE:

In the ETJ, no construction shall be allowed within the floodplain easement. Without the written approval of the Proper Authority. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be minimum of two (2) feet above the 100-year flood plain.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition will remain unobstructed 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 and Parker County 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 clear and free of debris, silt or other substances which would result in unsanitary conditions, and the City and/or Parker County shall have the right of entry for 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 and Parker County shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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 requested before any permit is issued. The current owner will inform each buyer of the same.

OIL AND GAS WELL

Pursuant to the Fort Worth City Code, no building(s) not necessary to operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and the adopted Fire Code (or distance granted by Council variance) from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building without regards to intervening structures or objects.

STATE OF TEXAS )  
COUNTY OF PARKER )

201818960 PLAT Total Pages: 1

WHEREAS, LARRY D. LEVSEN (Lot 24 - Vol 2499, Page 591 & Lot 25 -Vol 2391, Page 895), being the sole owner of Lot 24 and Lot 25, Block F, BOLING RANCH ESTATES 3, an addition to Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 752, Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the south right of way line of Deer Crossing Way, a 60-foot private road, said iron being the northeast corner of said Lot 25 at the northwest corner of Lot 26, said Block F;

THENCE S 00°46'57" E, with the common line of said lots, 300.04 feet to a 5/8" iron rod found at the southeast corner of said Lot 25 and the southwest corner of said Lot 26;  
THENCE S 89°13'44" W, with the south line of said Lot 25 and said Lot 24, 300.02 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) at the southwest corner of said Lot 24 and the southeast corner of Lot 23, said Block F;  
THENCE N 00°46'29" W, with the common line of said lots, 300.02 feet to an iron rod set in the south right of way line of said Deer Crossing Way;  
THENCE N 89°13'32" E, with the south right of way line of said Deer Crossing Way, 299.98 feet to the POINT OF BEGINNING and containing 2.066 acres (9,008 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LARRY D. LEVSEN, does hereby adopt this plat designating the hereinabove described real property as LOT 25R, BLOCK F, BOLING RANCH ESTATES 3, AN ADDITION TO PARKER COUNTY, TEXAS, being a replat of Lot 24 and Lot 25, Block F, Boling Ranch Estates 3, an addition to the Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 752, Plat Records, Parker County, Texas and does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS my hand at Springtown, Parker County, Texas this 24 day of July, 2018.

Larry D. Levsen

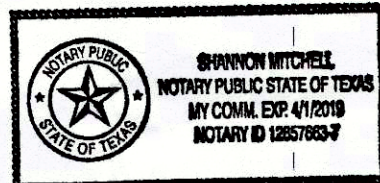
STATE OF TEXAS )  
COUNTY OF PARKER )

BEFORE ME, the undersigned authority, on this day personally appeared LARRY D. LEVSEN known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and, in the capacity, therein stated.

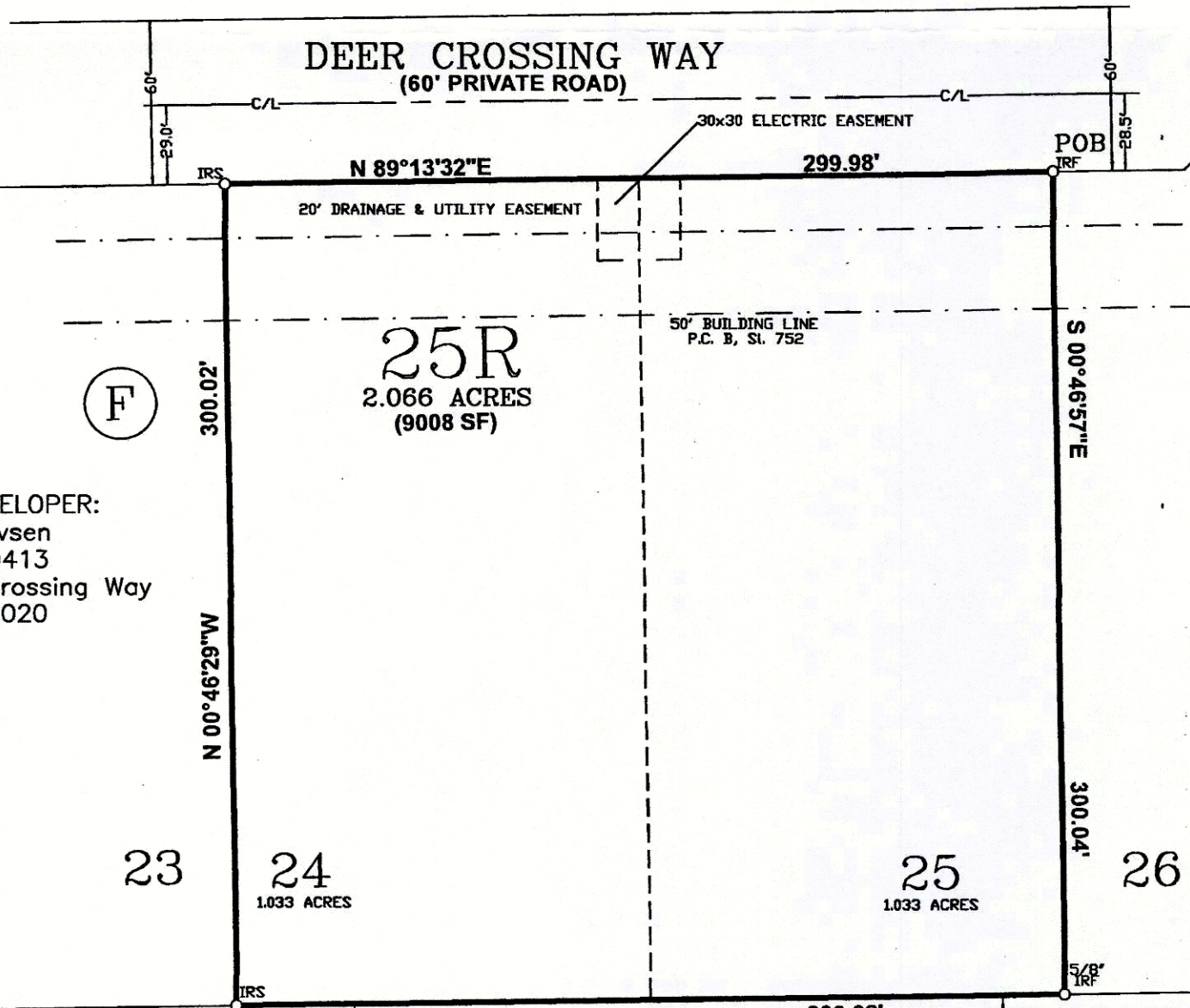
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of July, 2018

Shannon Mitchell  
Notary Public in and for the State of Texas

My Commission Expires On: 04/01/2019



BOLING RANCH ROAD  
(60' PRIVATE ROAD)



THE STATE OF TEXAS )  
COUNTY OF PARKER )

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
March 19, 2018

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

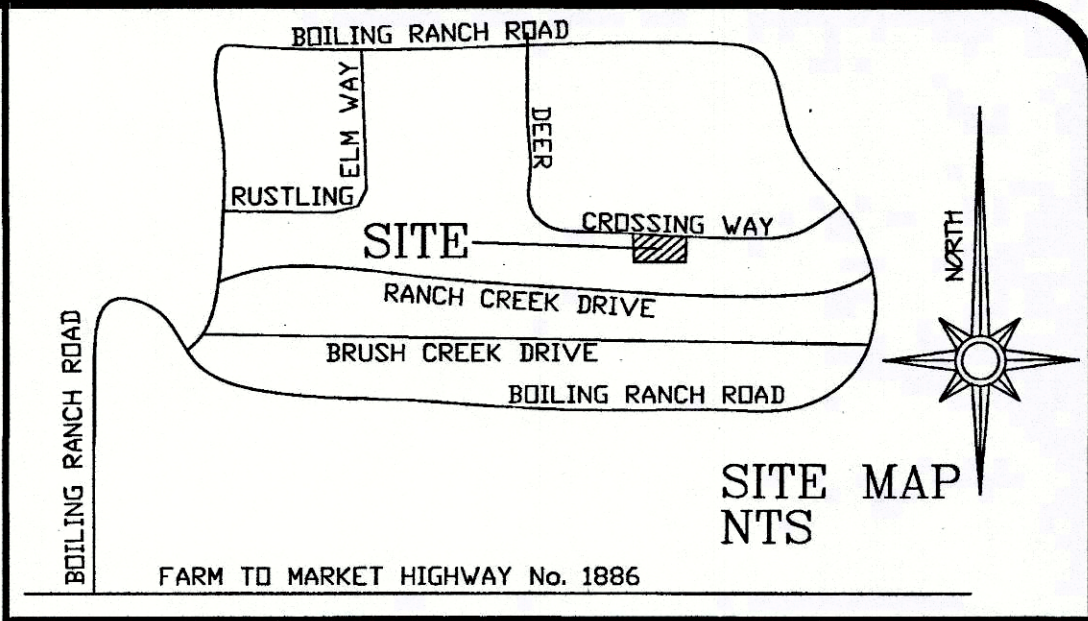
201818960  
07/31/2018 10:18 AM  
Fee: 76.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
PLAT

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0325 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

CASE NUMBER FS-18-091  
Cabinet/Instrument#

E Slide 132



Water/Wastewater impact fees the city of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater fees. The total amount assessed is established on the recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

NOTICE: Water to be served by private well water. Sewer to be served by private individual disposal system.

NOTICE: Sidewalks and street lights are required for all public and private streets and public access easements per City of Fort Worth Standards.

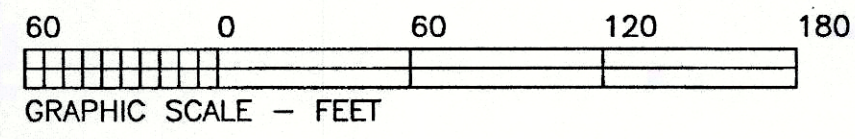
NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

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  
PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)  
REAL RECORDS, PARKER COUNTY, TEXAS  
THE PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED  
Plat Approval Date: July 27, 2018  
By: Ronald R. Boren  
Chairman  
By: Mary Elliott  
Secretary



LOT 25R, BLOCK F  
BOLING RANCH ESTATES 3  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being a replat of Lot 24 and Lot 25, Block F  
Boling Ranch Estates 3, an addition to  
Parker County, Texas  
APRIL, 2018

ACCT. NO.: 10595  
SCH. DIST.: AZ  
CITY: NW  
MAP NO.:



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