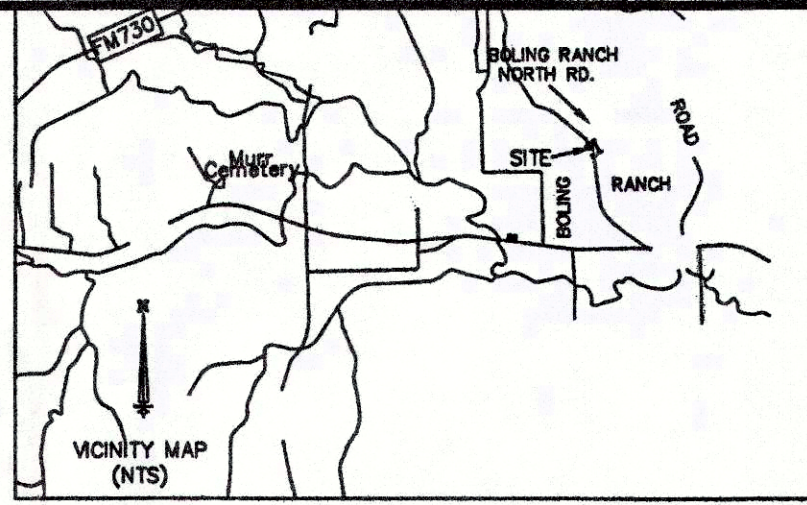


The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods, tied to the SmartNet Network, using Reference Station #2349. Bearings are grid and distances are horizontal ground measurements.



STATE OF TEXAS) 201903062 PLAT Total Pages: 1
 COUNTY OF PARKER)
 APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS

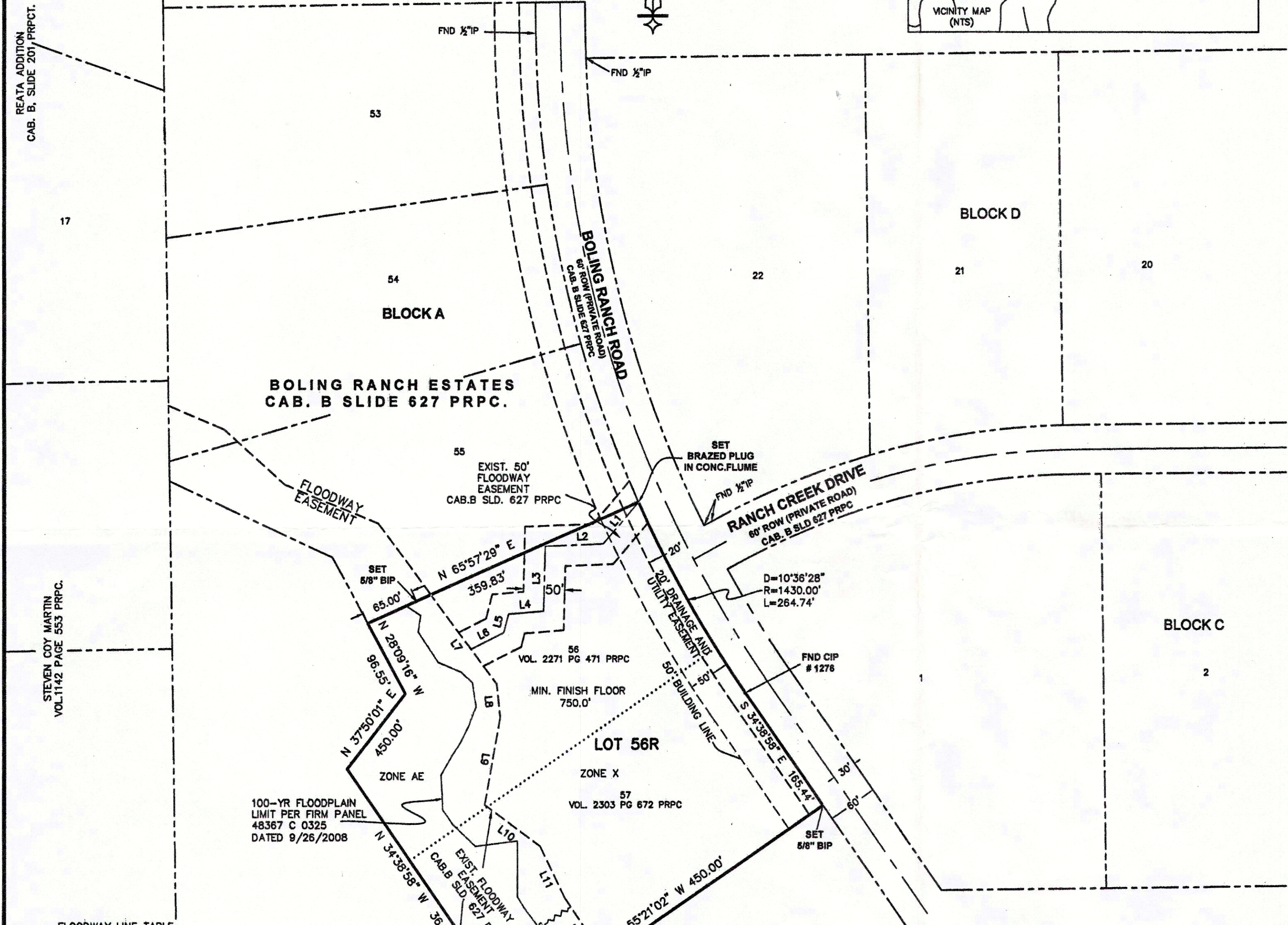
George A Conley
 GEORGE CONLEY
 COUNTY COMMISSIONER
 PRECINCT #1

Pat Dean
 PAT DEAN
 COUNTY JUDGE

Craig Peacock
 CRAIG PEACOCK
 COUNTY COMMISSIONER
 PRECINCT #2

Larry Walden
 LARRY WALDEN
 COUNTY COMMISSIONER
 PRECINCT #3

Steve Dugan
 STEVE DUGAN
 COUNTY COMMISSIONER
 PRECINCT #4



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 SYSTEM 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, MAINTENANCE, 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:
 THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

NOTE: AS SHOWN ON FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS UNINCORPORATED AREAS MAP NO. 48367C0325 E MAP REVISED DATED SEPTEMBER 26, 2008 THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X". ZONE "X" IS DEFINED AS THOSE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD PLAIN RESTRICTION
 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD PLAIN 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-PLAIN. WHERE CONSTRUCTION IS PERMITTED ALL FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED

WATER / WASTEWATER IMPACT FEE NOTE:
 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 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.

PARKWAY PERMIT NOTE:
 PARKWAY IMPROVEMENTS SUCH AS CURB AND BUTTER PAVEMENT TIE-IN/DRIVE APPROACHES SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A "PARKWAY PERMIT"

OWNER: MIKE AND MARILYN WILLIAMS
 1180 BOLING RANCH ROAD NORTH
 AZLE, TEXAS 76020
 LOT 56 VOL. 2271 PG. 471 PRPC
 LOT 57 VOL. 2303 PG. 672 PRPC

WATER SYSTEM PROVIDER:
 AQUA TEXAS INC. CCN NO. 13201

SANITARY SEWER:
 LOT 56R IS SERVED BY ONSITE DISPOSAL SYSTEM

PLATTED AREA 4.632 Ac.
 BIP = 5/8" BRAZED IRON PIN

100-YR FLOODPLAIN LIMIT PER FIRM PANEL 48367 C 0325 DATED 9/26/2008

FLOODWAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°09'00" W	66.26'
L2	S 87°40'48" W	70.22'
L3	S 01°28'15" W	78.20'
L4	S 85°13'09" W	42.89'
L5	S 14°36'52" W	23.36'
L6	S 63°16'29" W	44.56'
L7	S 36°30'32" E	133.93'
L8	S 05°58'53" E	40.64'
L9	S 10°03'02" W	107.01'
L10	S 53°25'52" E	83.86'
L11	S 25°44'43" E	70.05'
L12	S 34°05'12" E	84.25'

J. B. DAVIES, INC. SURVEYORS
 P.O. BOX 6835
 FORT WORTH, TEXAS 76115
 817-335-3154
 TBPLS NO. 10199100

E-236

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: Jan 18 2019
Vanahol McBoren
 Chairman

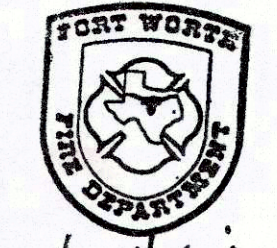
By: Mary Elliott
 Secretary

FS-18-236 10-08-2018

FILED AND RECORDED

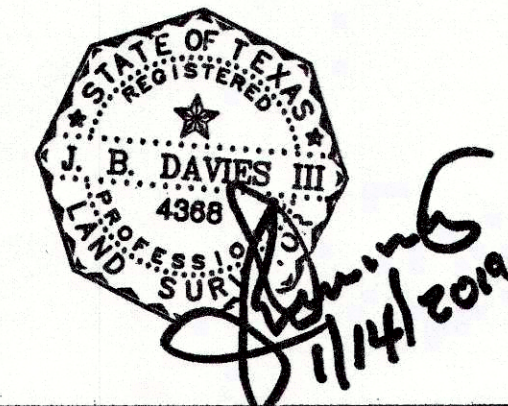
OFFICIAL PUBLIC RECORDS
Lila Deakle
 201903062
 02/11/2019 11:49 AM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

ACCT. NO.: 10595
 SCH. DIST.: AZ
 CITY: _____
 MAP NO.: N-11



Lt. McLean
 01-15-2019

10595.004.056.00
10595.004.059.00



FINAL PLAT
LOT 56R BLOCK A
BOLING RANCH ESTATES
 AN ADDITION TO PARKER COUNTY, TEXAS
 IN THE EXTRATERRITORIAL JURISDICTION
 OF THE CITY OF FORT WORTH
 BEING A REVISION OF LOTS 56 AND 57 BLOCK A
 BOLING RANCH ESTATES, PARKER COUNTY, TEXAS
 ACCORDING TO PLAT RECORDED IN
 CABINET B, SLIDE 627 OF THE
 PLAT RECORDS OF PARKER COUNTY, TEXAS
 JANUARY 2019

THIS PLAT FILED BY DOCUMENT _____ DATE _____