

**FLOODPLAIN/DRAINAGEWAY MAINTNANCE**

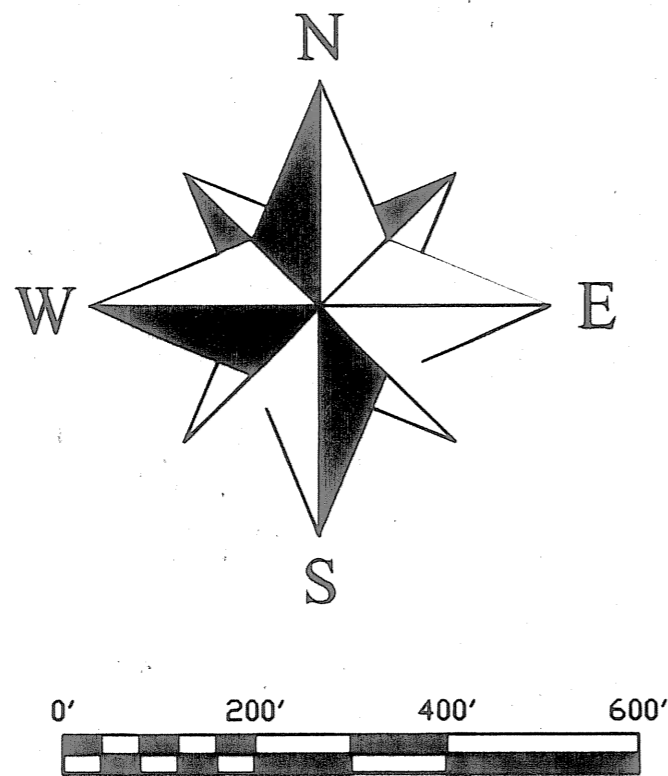
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERISING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SLIT 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 DRAINAGEWAYS 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 OCCURANCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAYS CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

**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 PARTU(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

**PARKER COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES.**

**UTILITY EASEMENTS:** ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP ALL OR PART OF ANY BUILDING, FENCES, TREES, SHURBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS EGRESS TO AN FROM AND UPON SAID EASEMENTS FOR THE PROPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**PUBLIC OPEN SPACE RESTRICTION:** NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURBS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHURUBS, CARS, TRUCKS, ECT. MAY BE HERE PLACED OR RECONSTRUCTION IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLAT.



**SURVEYORS CERTIFICATE**

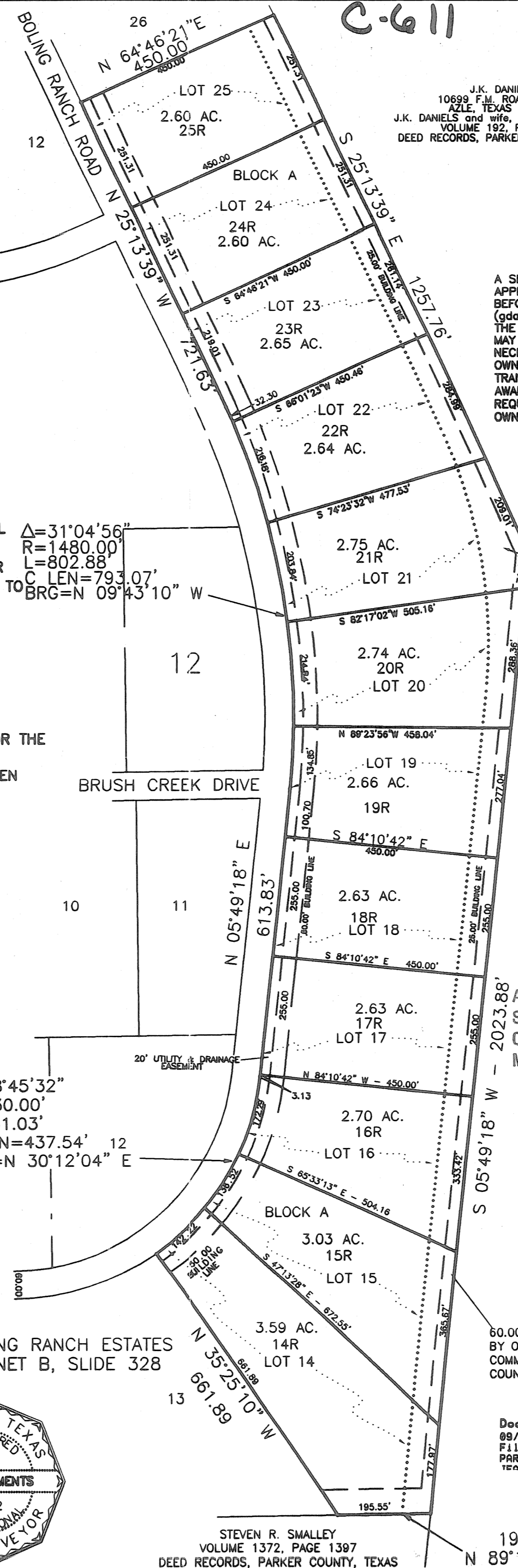
THIS IS TO CERTIFY THAT I, GARY L. CLEMENTS A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

GARY L. CLEMENTS R.P.L.S. 4732

DATE Apr 26, 2007



STEVEN R. SMALLEY  
VOLUME 1372, PAGE 1397  
DEED RECORDS, PARKER COUNTY, TEXAS



C-611

J.K. DANIEL  
10699 F.M. ROAD 1886  
AZLE, TEXAS 76020  
J.K. DANIELS and wife, NAN ISCA DANIELS  
VOLUME 192, PAGE 453  
DEED RECORDS, PARKER COUNTY, TEXAS

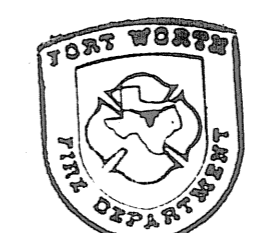
60.00 FOOT ROAD DEDICATION ABANDON BY ORDER OR 06.13 COMMISSIONERS COURT OF PARKER, COUNTY, TEXAS

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 480502 0150 C DATED JANUARY 3, 1997

SOLE PURPOSE OF THIS PLAT IS TO REVISE LOTS 14-25, BLOCK A BOLING RANCH ESTATES DUE TO THE COUNTY ABANDONING THE PROPOSE 60.00' WIDE RIGHT-OF-WAY DEDICATION ALONG THE BACK LINE OF THE SAID LOTS

FINAL PLAT SHOWING  
LOTS 14R-25R, BLOCK A  
BOLING RANCH ESTATES  
AND BEING 33.22 ACRES OF LAND  
AND BEING A  
REPLAT OF LOTS 14-17, BLOCK A  
BOLING RANCH ETATES PHASE 1  
AS RECORDED IN  
CABINET B, SLIDE 328  
PLAT RECORDS, PARKER COUNTY, TEXAS  
AND BEING A  
REPLAT OF LOTS 18-25, BLOCK A  
BOLING RANCH ESTATES PHASE 2  
AS RECORDED IN CABINET B, SLIDE 627  
PLAT RECORDS, PARKER COUNTY, TEXAS

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



Doc# 653681 Fees: \$66.00  
09/10/2007 3:17PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
TRUST ADMINISTRATION DIVISION

CASE NO. FS-06-231

STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS,  
THIS THE 23 DAY OF MAY 2007  
COUNTY JUDGE  
COUNTY COMMISSIONER PRECINCT #1  
COUNTY COMMISSIONER PRECINCT #3

CITY OF FORT WORTH TEXAS  
CITY PLAN COMMISSION  
NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
90 DAYS AFTER DATE OF APPROVAL  
PLAT APPROVAL DATE: 4-27-07  
BY: Devin R. King CHAIRMAN  
BY: John A. Barfield SECRETARY

GARY L. CLEMENTS		
DRAWN	DATE	P.O. BOX 971
glc		ALVARADO, TX. 76009
APPROVED	DATE	817-790-7528
GLC		FAX 817-790-0711
SCALE	SHEET	PROJECT NO.
1" = 200'	4 OF 4	BOLINGPLAT