

VICINITY MAP
N.T.S.

LEGEND

- 700 EXISTING CONTOURS
- ROW
- APPRAISAL DISTRICT PARCELS
- FLOODPLAIN
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PHASE LINE
- CITY LIMITS

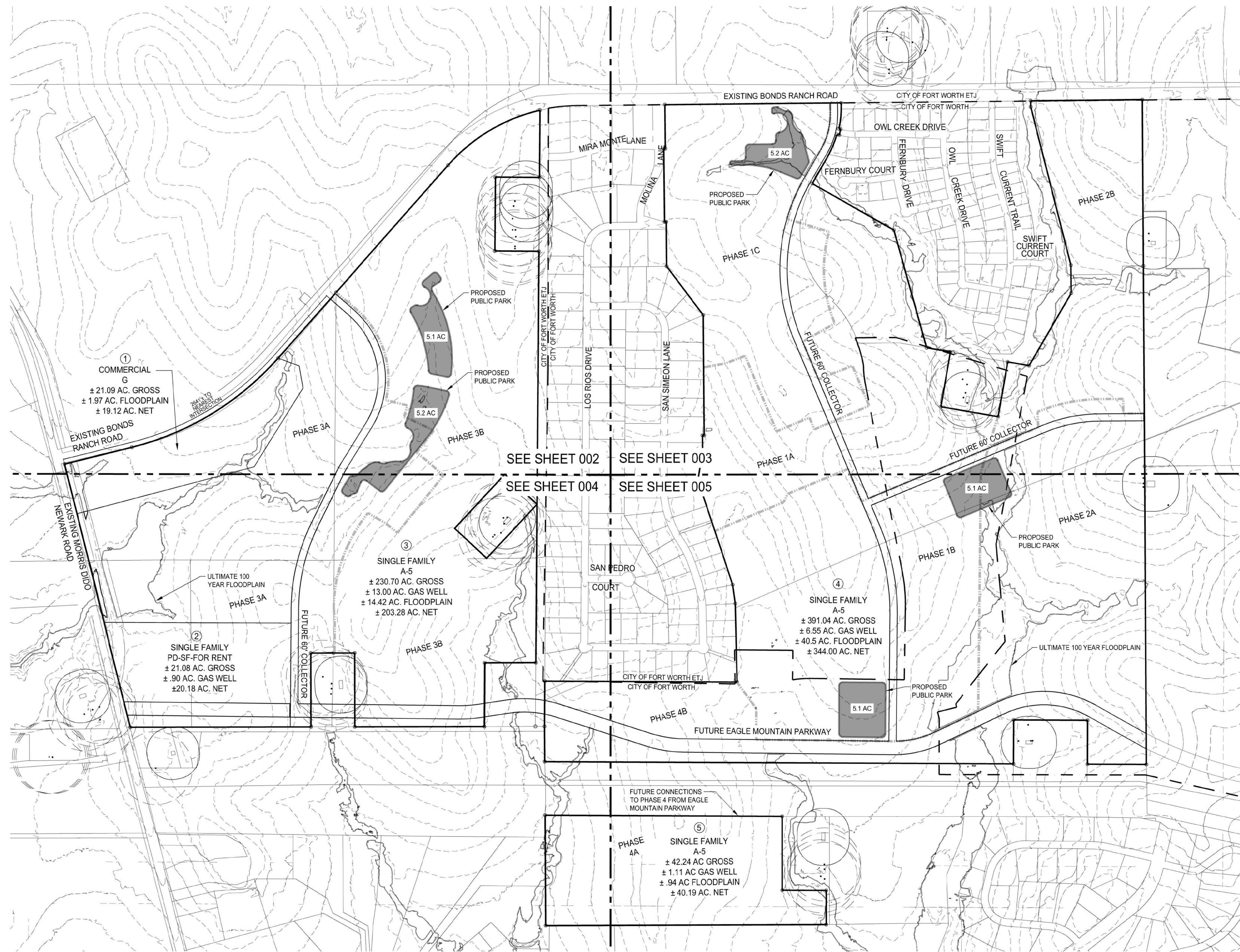
NOTES:

1. THE CONCEPT PLAN IS A GUIDE PLAN AND ESTABLISHES LAND USES AND THEIR GENERAL LOCATIONS. THE ACREAGE TABULATIONS ON THE CONCEPT PLAN ARE APPROXIMATE.
2. ALL ROAD ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT AND ADJUSTMENT AT THE TIME OF PRELIMINARY PLATTING AND DESIGN.
3. RESIDENTIAL AREAS AND DWELLING UNITS AS SHOWN MAY BE ALTERED OR REVISED WITHIN THE DEVELOPMENT.
4. THE PROJECT LIES WITHIN THE CITY OF FORT WORTH AND WITHIN THE ETJ. PROJECT AREA IS CURRENTLY VACANT.
5. THE PROJECT WILL UTILIZE CITY OF FORT WORTH WATER AND SANITARY SEWER SYSTEMS.
6. THE ENTIRE PROJECT LIES WITHIN EAGLE MOUNTAIN-SAGINAW ISD.
7. ACCORDING TO THE GRAPHICAL PLOTTING OF THE FEMA FLOOD INSURANCE MAP FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 45 OF 495, MAP NUMBER 48439C0045 K, MAP REVISED DATE SEPTEMBER 25, 2009, INDICATES PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE A, DEFINED BY AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LAND USE SUMMARY

TRACT	LAND-USE	ZONING	GROSS ACRES	NET ACRES
1	COMMERCIAL	G	21.09	19.12
2	SINGLE FAMILY FOR RENT	P-D	21.08	27.83
3	SINGLE FAMILY	A-5	230.7	182.73
4	SINGLE FAMILY	A-5	391.04	338.22
5	SINGLE FAMILY	A-5	42.24	39.04
TOTALS			706.15	606.94



CP-01-003

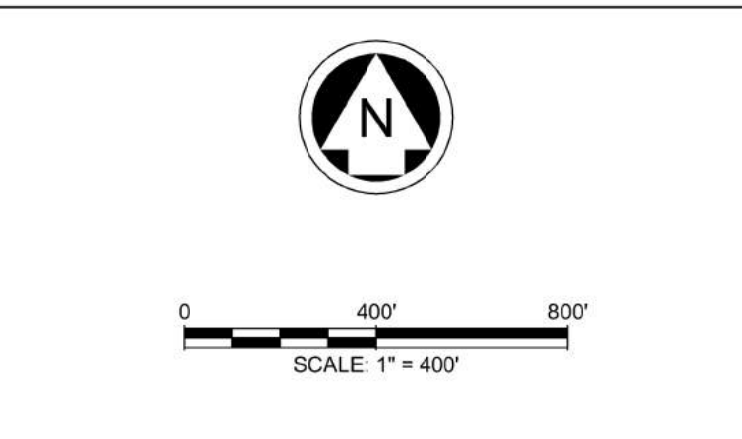
PROJECT NO.	BLP20001
FILE PATH	G:\JOB\BLP20001
DRAWN BY	JZ
REVIEWED BY	JK
DATE	OCTOBER 2021

OWNER

PHASE 1A & 1B
PMBC DEV CO 1 LLC
4001 MAPLE AVENUE SUITE 270
DALLAS, TX 75219

PHASE 3A
PMBC DEV CO 1 LLC
4001 MAPLE AVENUE SUITE 270
DALLAS, TX 75219

REMAINING
BONDS RANCH LAND LP
4001 MAPLE AVENUE SUITE 270
DALLAS, TX 75219



DEVELOPER

RIO CLARO INC
1819 E SOUTHERN AVE STE B10
MESA, AZ 85204

PLANNER / ENGINEER

PELOTON
LAND SOLUTIONS
9300 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A CONCEPT PLAN FOR
BONDS RANCH RIO CLARO

BEING 706.15 (30,759,894 SF) ACRES OF LAND LOCATED IN THE R. GANZARA SURVEY, ABSTRACT NO. 563, THE T & P. R. CO. SURVEY, ABSTRACT NO. 1565, THE ALEXANDER, GAIN, HARRIS & BROOKS SURVEY, ABSTRACT NO. 55, SITUATED IN THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS

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