

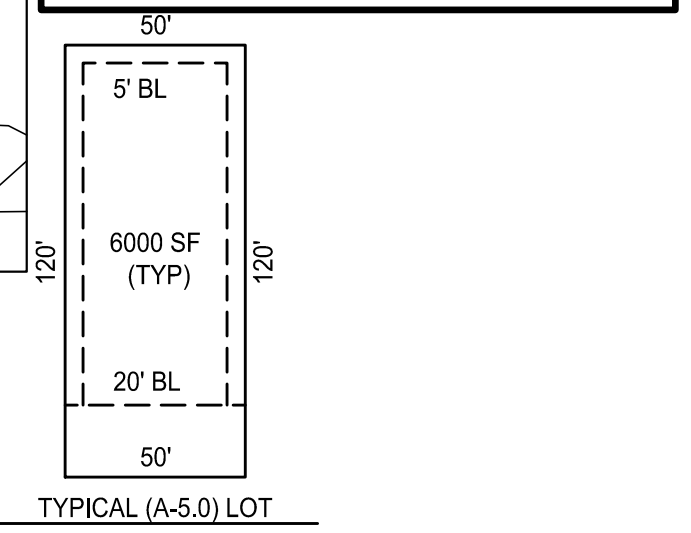
- NOTES:**
- PROPERTY IS IN THE CITY OF FORT WORTH.
  - PRESSURE REDUCING VALVES SHALL BE REQUIRED FOR ALL LOTS WITH GREATER THAN 80 PSI.
  - ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
  - ALL R.O.W. SHOWN ARE PUBLIC.

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.

CONNECTIVITY INDEX = 1.42

**LEGEND**

- 700 EXISTING CONTOURS
- EASEMENTS
- APPRAISAL DISTRICT PARCELS
- LOT LINES
- PROPERTY BOUNDARY
- RIGHT OF WAY
- PHASE LINE



**LOT COUNTS PER PHASE**

PHASE	RESIDENTIAL LOTS	OPEN SPACE LOTS
1A	238	5
1B	256	7
1C	265	7
2A	200	2
2B	157	2
3A	283	15
3B	443	8
4	230	6
TOTAL	2,072	52

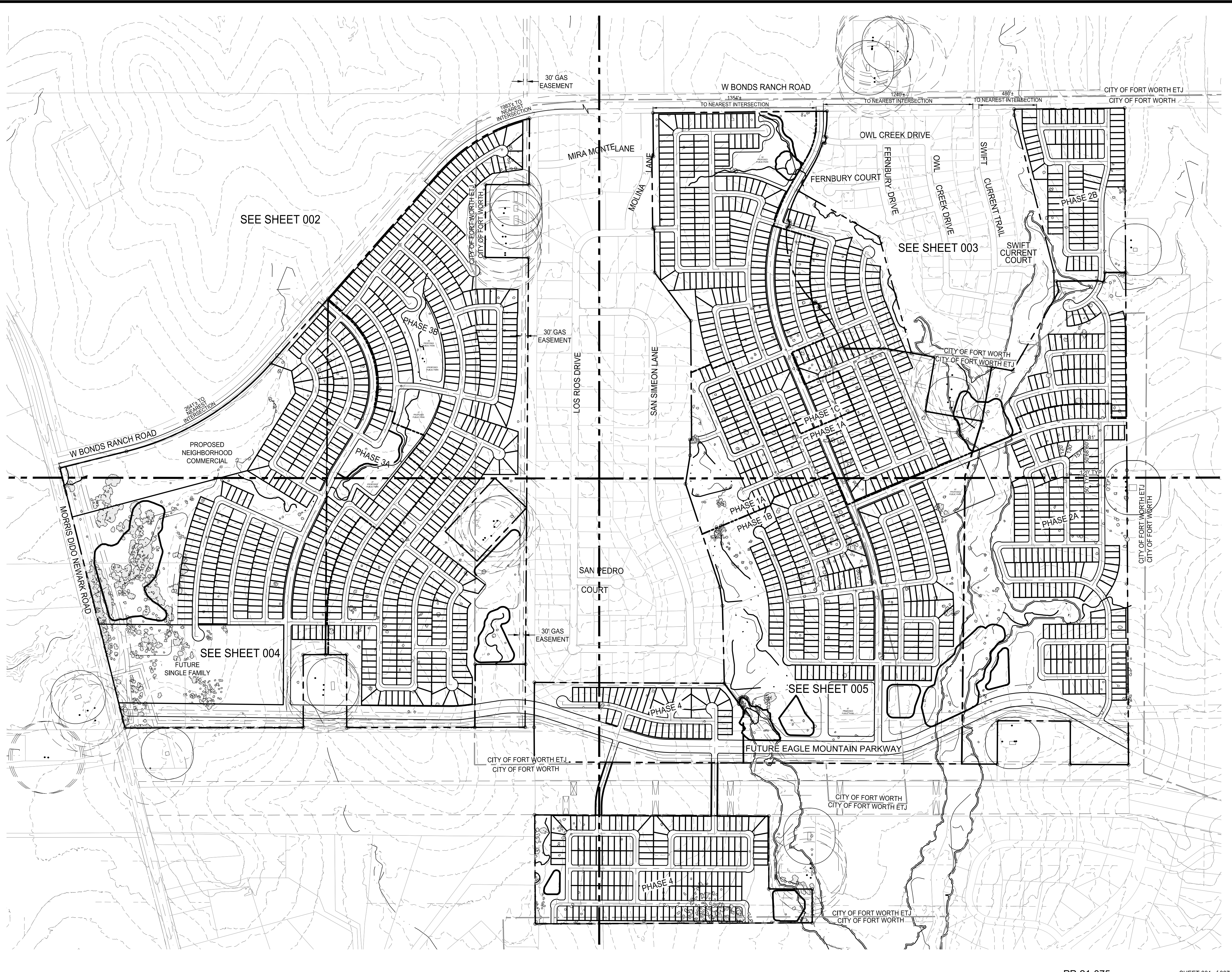
BLOCK LENGTHS			BLOCK LENGTHS			BLOCK LENGTHS		
BLOCK	LOT	SEGMENT LENGTHS	BLOCK	LOT	SEGMENT LENGTHS	BLOCK	LOT	SEGMENT LENGTHS
1	1-1	11-36	24	1-12	1798	47	1-18	808
1	2-1	37-41	25	1-13	2887	47	19-35	847
1	3-1	42-42	26	1-14	1657	48	36-37	863
2	1-19	1003	27	1-15	637	49	10-17	736
2	2-19	934	28	1-16	375	50	18-17	445
3	1-16	893	29	1-17	1044	51	1-21	1148
3	2-16	783	30	1-18	1044	51	1-16	888
4	1-13	743	31	1-19	1044	52	1-11	922
4	2-13	259	32	1-20	702	53	1-15	489
5	2-46	997	33	1-21	599	54	1-16	2147
6	1-18, 34	1219	34	1-22	819	55	1-15	901
6	2-18, 34	834	35	1-23	548	56	1-16(2)	576
7	1-18	1029	36	1-24	1152	57	1-17	1084
7	2-18	879	37	1-25	954	58	1-18	249
8	1-14	2402	38	1-26	587	59	1-14	708
8	2-14	802	39	1-27	719	60	1-19	1023
9	1-11	653	40	1-28	765	61	1-20	1459
9	2-11	1221	41	1-29	1148	62	1-20	1467
10	1-12(2)	728	42	1-30	889	63	1-13	189
10	2-12(2)	696	43	1-31	352	64	1-14	233
11	1-11	1518	44	1-32	519	65	1-28	1739
11	2-11	289	45	1-33	129	66	1-29	1699
11	3-11	1029	46	1-34	679	67	1-27	885
11	4-11	1029	47	1-35	559	68	1-27	885
11	5-11	1199	48	1-36	200	69	1-14, 27	885
11	6-11	1199	49	1-37	759	70	1-27	1355
11	7-11	1199	50	1-38	899	71	1-13	1355
12	1-21	1221	51	1-39	899	72	1-30	1049
13	1-21	1364	52	1-40	842	73	1-16	482
14	1-15	796	53	1-41	1219	74	1-18	675
14	2-15	1335	54	1-42	428	75	1-16	409
15	1-17	1269	55	1-43	632	76	1-14	939
15	2-17	642	56	1-44	664	77	1-27	716
16	1-16	809	57	1-45	592	78	1-19	503
17	1-20	1027	58	1-46	821	79	1-10-17	897
17	2-20	1335	59	1-47	1082	80	1-10	519
18	1-10	592	60	1-48	1139	81	1-10	569
19	1-14	707	61	1-49	874	82	1-19	937
20	1-11	637	62	1-50	874	83	1-19	937
21	1-10	968	63	1-51	874	84	1-19	937
22	1-10	519	64	1-52	874	85	1-19	937
23	1-10	519	65	1-53	874	86	1-19	937
23	2-10	519	66	1-54	874	87	1-19	937
23	3-10	519	67	1-55	874	88	1-19	937
23	4-10	519	68	1-56	874	89	1-19	937
23	5-10	519	69	1-57	874	90	1-19	937
23	6-10	519	70	1-58	874	91	1-19	937
23	7-10	519	71	1-59	874	92	1-19	937
23	8-10	519	72	1-60	874	93	1-19	937
23	9-10	519	73	1-61	874	94	1-19	937
23	10-10	519	74	1-62	874	95	1-19	937
23	11-10	519	75	1-63	874	96	1-19	937
23	12-10	519	76	1-64	874	97	1-19	937
23	13-10	519	77	1-65	874	98	1-19	937
23	14-10	519	78	1-66	874	99	1-19	937
23	15-10	519	79	1-67	874	100	1-19	937

**CUL-DE-SAC LENGTHS**

BLOCK	LOTS	LENGTH (FT)
11	1-30	685'
11	32-49	624'
11	97-105	199'
11	142-156	324'
14	16-26	408'
19	1-12	557'
19	16-21	103'
19	22-29	130'
28	6-17	341'
28	43-66	623'
43	18-36	572'
52	16-29	442'
62	27-31	245'

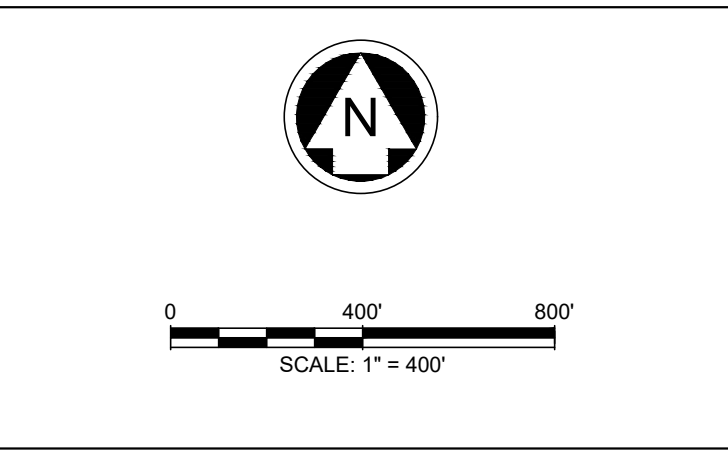
**LAND USE SUMMARY**

USES	+/- ACRES	+/- SF	LOTS	RESIDENTIAL DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	127.12	5,537,181		
SINGLE FAMILY (A-5.0)	314.29	13,690,490	2069	6.59
COMMERCIAL	21.09	918,577	1	
SINGLE FAMILY (RENT)	21.80	949,483	1	
PRIVATE OPEN SPACE	191.25	8,331,442	51	
AMENITY CENTER	4.20	182,930	2	
PUBLIC PARK	26.4	1,149,984	2	
TOTALS	706.15	30,760,077	2124	2.93



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

<b>OWNER</b>	<b>PHASE 1A &amp; 1B</b> PMBC DEV CO 1 LLC 4001 MAPLE AVENUE SUITE 270 DALLAS, TX 75219	<b>PHASE 3A</b> PMBC DEV CO 3 LLC 4001 MAPLE AVENUE SUITE 270 DALLAS, TX 75219
<b>REMAINING</b>	BONDS RANCH LAND LP 4001 MAPLE AVENUE SUITE 270 DALLAS, TX 75219	



<b>DEVELOPER</b>	PMBC DEV CO 3 LLC & PMBC DEV CO 1 LLC 4001 MAPLE AVENUE SUITE 270 DALLAS, TX 75219
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**PLANNER / ENGINEER**

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

PP-21-075 SHEET 001 of 007

A PRELIMINARY PLAT FOR  
**BONDS RANCH RIO CLARO**

CONTAINING LOTS 1-2072; BK 1 LOTS 81X-1-82; BK 2 LOTS 1-37; BK 3 LOTS 1-31; BK 4 LOTS 1X, 1-13; BK 5 LOTS 1X, 1-45; BK 6 LOTS 1-34; BK 7 LOTS 1-35; BK 8 LOTS 1-29; BK 9 LOTS 1-41; BK 10 LOTS 1-21; BK 11 LOTS 1-41; BK 12 LOTS 1-24; BK 13 LOTS 1X, 1-21; BK 14 LOTS 1-47; BK 15 LOTS 1-26; BK 16 LOTS 1-16; 1X; BK 17 LOTS 1-43; BK 18 LOTS 1X, 1-10; BK 19 LOTS 1-31; BK 20 LOTS 1-14; BK 21 LOTS 1-44; BK 22 LOTS 1-20; BK 23 LOTS 1-20; BK 24 LOTS 1-30; BK 25 LOTS 1-46; BK 26 LOTS 1-24; BK 27 LOTS 1-25; BK 28 LOTS 1-86; BK 29 LOTS 1-18; BK 30 LOTS 1-20; BK 31 LOTS 1X, 1-10; BK 32 LOTS 1X, 1-11; BK 33 LOTS 1-12; BK 34 LOTS 1-40; BK 35 LOTS 1-27; BK 36 LOTS 1X, 1-17; BK 37 LOTS 1X, 1-34; BK 38 LOTS 1-16; BK 39 LOTS 1-22; BK 40 LOTS 1-22; BK 41 LOTS 1-34; BK 42 LOTS 1-45; BK 43 LOTS 1-45; BK 44 LOTS 1X, 1-32; BK 45 LOTS 1X, 1-22; BK 46 LOTS 1-22; BK 47 LOTS 1-37; BK 48 LOTS 1-17; BK 49 LOTS 1X, 1-21; BK 50 LOTS 1X, 1-18; BK 51 LOTS 1-30; BK 52 LOTS 1X, 1-15; BK 53 LOTS 1-23; BK 54 LOTS 1X, 1-29; BK 55 LOTS 1-45; BK 56 LOTS 1-20; BK 57 LOTS 1-48; BK 58 LOTS 1-28; BK 59 LOTS 1-23; BK 60 LOTS 1-27; BK 61 LOTS 1-30; BK 62 LOTS 1-43; BK 63 LOTS 1-16; BK 64 LOTS 1-27; BK 65 LOTS 1-17; BK 66 LOTS 1X, 1-10

BEING 706.15 ACRES OF LAND LOCATED IN THE R. GANZARA SURVEY, ABSTRACT NO. 563, THE T. & P. R. CO. SURVEY, ABSTRACT NO. 1668, THE ALEXANDER, CRAIN, HARRIS & BROOKS SURVEY, ABSTRACT NO. 55, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.