



FOR SALE

±1,160 acres

Multi-Use

**Bonds Ranch
Fort Worth, Texas**

<i>Location:</i>	The site is located at the NE corner of Boat Club Road & Bonds Ranch Road in North Tarrant County
<i>Size:</i>	±1,160 acres
<i>Zoning:</i>	Multi-Use
<i>Utilities:</i>	All available
<i>City:</i>	Fort Worth
<i>Schools:</i>	Saginaw & Northwest ISD
<i>Price:</i>	\$15,000 per Acre Will subdivide into ±100 acre parcels

Contact:

Dean Flowers, James Dollar or Pete Flowers

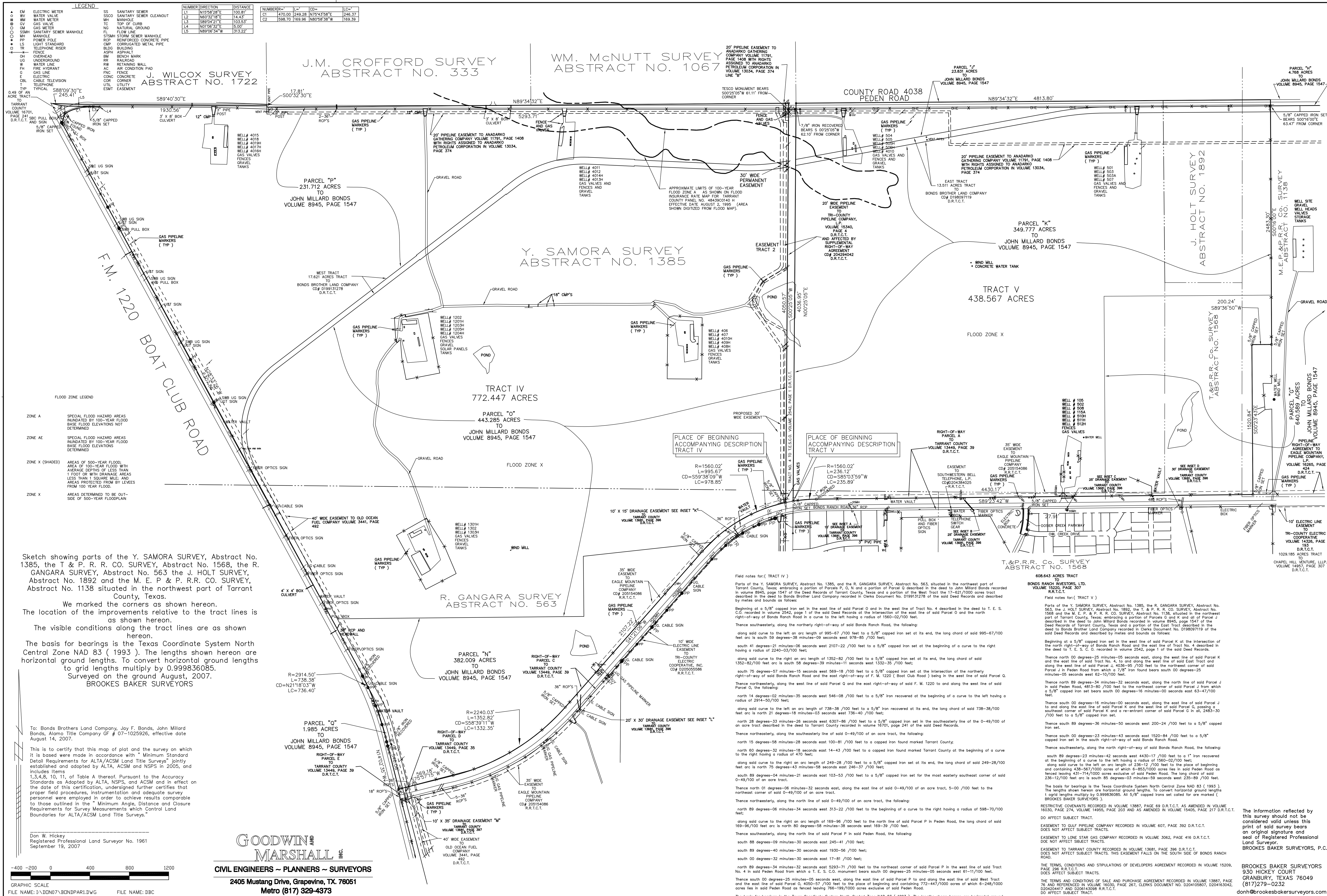
214.691.4900

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable, but no guarantee is made or responsibility assumed as to its accuracy and completeness, and you are advised to make your own analysis and verification.



Golf Club





PEDEN ROAD

COMMERCIAL

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

PROPOSED
ELEMENTARY/
INTERMEDIATE
SCHOOL

SINGLE FAMILY

SINGLE FAMILY

DRIVING RANGE

SINGLE FAMILY

MULTIFAMILY

COMMERCIAL

COMMERCIAL

SINGLE FAMILY

SINGLE FAMILY

AMENITY CENTER

SINGLE FAMILY

MORRIS DDD NEVARK ROAD

BONDS RANCH ROAD (120' ROW)



GRAPHIC SCALE 1"=400'
0 400 800 1200

LEGEND

- A-10 (10,000 S.F. Lot)
- A-7.5 (7,500 S.F. Lot)
- A-5 (5,000 S.F. Lot)
- A-43 (1 Acre Lot)
- A-21 (1/2 Acre Lot)
- Multifamily
- Pool / Amenity Center
- School
- Commercial
- Pavement
- Golf Course
- Open Space

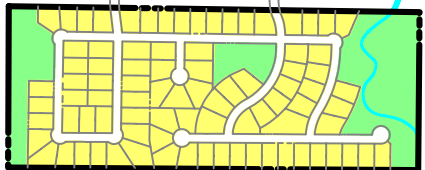


DEVELOPER/OWNER:
SCOTT COMMUNITIES
2151 East Broadway Road, Suite 210
Tempe, AZ 85282
(480) 446-8800

ENGINEER/PLANNER:

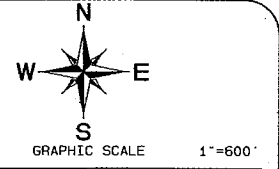
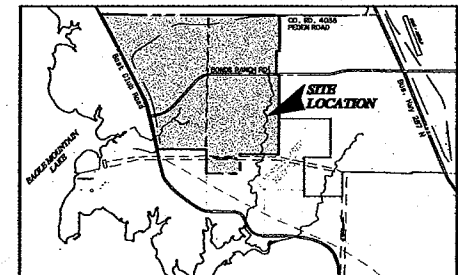
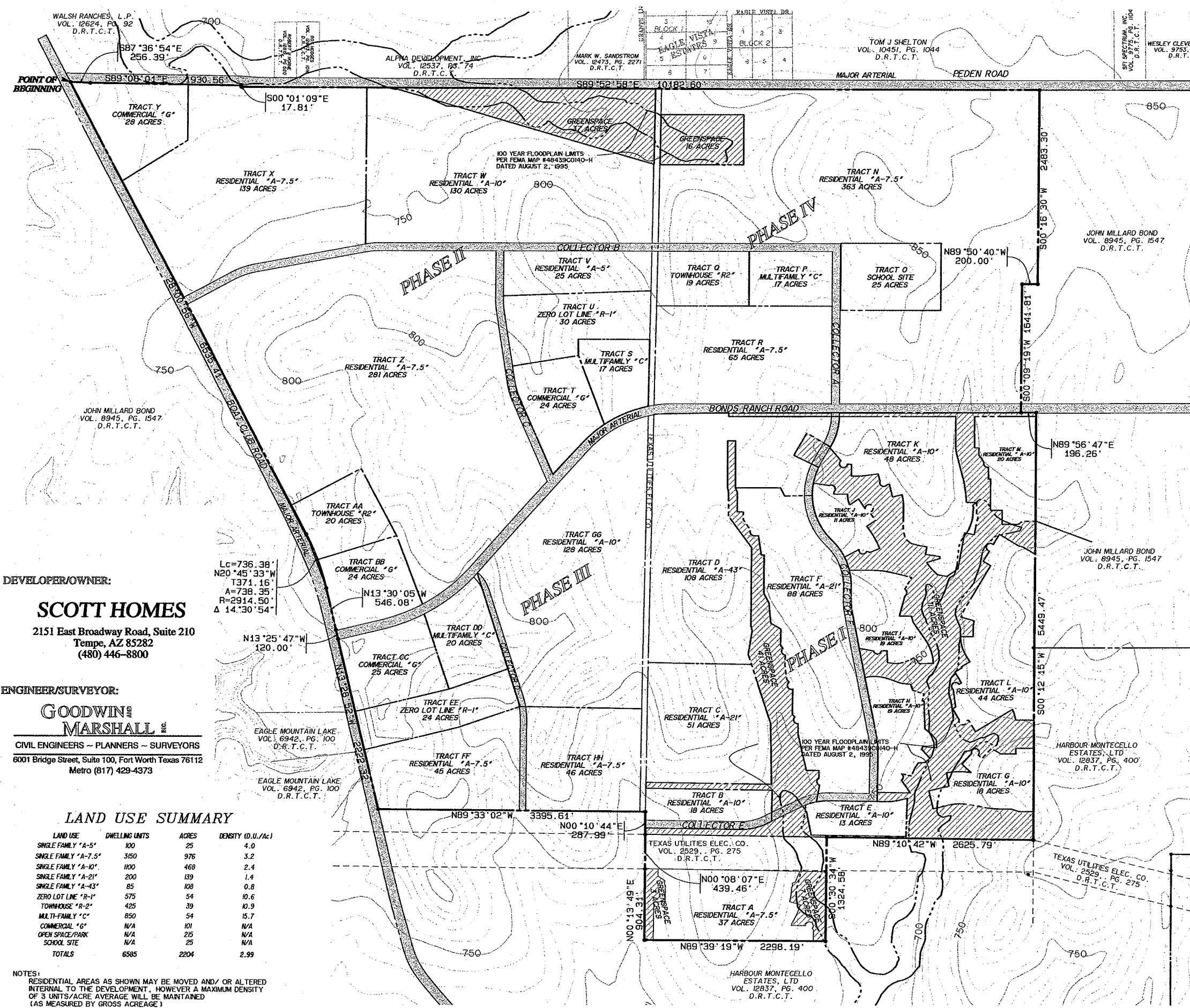
**GOODWIN &
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2406 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373



MASTER LAND USE PLAN
FOR
**THE VILLAGES
AT
BONDS RANCH**
2223 Acres
CITY OF FORT WORTH, TEXAS
JULY 2003

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LEGAL DESCRIPTION

BEING a tract of land situated in the R. GANGARA SURVEY, Abstract No. 563, the ALXANDER, CHAIN, HARRIS and BROOKS SURVEY, Abstract No. 55, the T. and P. R. Co. SURVEY, Abstract 1568, the J. WILCOX SURVEY, Abstract No. 1722, the Y. SAMORA SURVEY, Abstract No. 1385, the J.P. SMITH SURVEY, Abstract No. 1816, the J. HOLT SURVEY, Abstract No. 1892, and the M.E.P. and P. R.R. Co. SURVEY, Abstract No. 1138, situated in Tarrant County, Texas and being a portion of that tract of land as conveyed to John Millard Bonds by deed recorded in Volume 8945, Page 1547 of the Deed Records of Tarrant County, Texas (DRTCT), being those same tracts of land as described in deed to Hicks Road Investors, Ltd., recorded in Volume 13887, Page 68, DRTCT and being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel P in the east line of Boal Club Road (F.M. Hwy. No. 1220) and in Peden Road (County Road No. 4039),

THENCE along the north line of Parcel P of said Bonds tract, in said Peden Road, the following:

S 87.36°54' E, a distance of 256.39 feet,

S 89.08°01' E, a distance of 1930.56 feet,

S 00.01°09' E, a distance of 17.81 feet,

S 89.52°58' E, at a distance of 5293.83 feet passing the northeast corner of said Parcel P and the northeast corner of Tract No. 4 as described in deed to Texas Electric Service Company, recorded in Volume 2542, Page 1, DRTCT, continuing a total distance of 10162.60 feet to the northeast corner of Parcel J of said Bonds tract,

THENCE S 00.16°30' W, the east line of said Parcel J and Parcel G of said Bonds tract, a distance of 2483.30 feet,

THENCE N 89.50°40' W, a distance of 200.00 feet,

THENCE S 00.09°18' W, a distance of 1641.81 feet to the south line of Bonds Ranch Road (20° R.O.W.),

THENCE N 89.56°47' E, along the south line of said Bonds Ranch Road, a distance of 186.26 feet to the northeast corner of said Hicks Road Investors, Ltd. TRACT I,

THENCE S 00.12°15' W, departing the south line of said Bonds Ranch Road, along the east line of said Hicks Road Investors, Ltd. TRACT I, a distance of 5449.47 feet to the southeast corner of said Hicks Road Investors, Ltd. TRACT I,

THENCE N 89.10°42' W, along the south line of said Hicks Road Investors, Ltd. TRACT I, a distance of 2625.79 feet,

THENCE S 00.30°34' W, departing the south line of said Hicks Road Investors TRACT I, traversing a tract of land as described in deed to Texas Electric Service Company, recorded in Volume 6965, Page 414 & Volume 2542, Page 1, DRTCT, at a distance of 439.71 feet passing the south line of said Texas Electric Service Company tract and the northeast corner of said Hicks Road Investors, Ltd. called 47.242 acre tract, continuing a total distance of 1324.58 feet to the southeast corner of said called 47.242 acre tract,

THENCE N 89.39°19' W, along the south line of said called 47.242 acre tract, a distance of 2298.19 feet to the southwest corner of said called 47.242 acre tract,

THENCE N 00.13°49' E, a distance of 904.31 feet to the northwest corner of said called 47.242 acre tract,

THENCE N 00.08°07' E, a distance of 439.46 feet to the southwest corner of said Hicks Road Investors, Ltd. TRACT I,

THENCE N 00.10°14' E, along the west line of said Hicks Road Investors, Ltd. TRACT I, a distance of 287.99 feet to the southeast corner of said Texas Electric Service Company Tract No. 4,

THENCE N 89.33°02' W, along the south line of said Texas Electric Service Company Tract 4 and the south line of Parcel N of said Bonds tract, a distance of 3395.61 feet to the southwest corner of said Parcel N in the east line of said Boal Club Road,

THENCE N 13.28°52' W, along the west line of said Parcel N and the east line of said Boal Club Road, a distance of 2222.32 feet to the intersection of the east line of said Boal Club Road, with the north line of said Hicks Road,

THENCE N 13.25°47' W, a distance of 120.00 feet to the intersection of the east line of said Boal Club Road, with the north line of said Hicks Road,

THENCE along the west line of Parcel O of said Bonds tract, the west line of said Parcel P and the east line of said Boal Club Road, the following:

N 13.30°05' W, a distance of 546.08 feet to the Point of Curvature of a circular curve to the left having a radius of 2914.50, a central angle of 14.30°54' and being subtended by a chord which bears N 20.45°31' W, 736.32 feet,

Northwesterly along said curve to the left, a distance of 738.29 feet to the point of tangency,

N 28.00°56' W, along the east line of said Boal Club Road, a distance of 6535.41 feet to the POINT OF BEGINNING and containing 2223.055 acres of land, more or less, SAVE & EXCEPT the Texas Electric Service Company tract recorded in Volume 2542, Page 1, DRTCT, Volume 6965, Page 414, DRTCT and Volume 2542, Page 1, DRTCT and the Bonds Ranch Road Right-Of-Way.

DEVELOPER/OWNER:

SCOTT HOMES

2151 East Broadway Road, Suite 210
Tempe, AZ 85282
(480) 446-8800

ENGINEER/SURVEYOR:

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS - PLANNERS - SURVEYORS

6001 Bridge Street, Suite 100, Fort Worth Texas 76112
Metro (817) 429-4373

LAND USE SUMMARY

LAND USE	DWELLING UNITS	ACRES	DENSITY (D.U./Ac.)
SINGLE FAMILY "A-5"	100	25	4.0
SINGLE FAMILY "A-7.5"	3150	976	3.2
SINGLE FAMILY "A-10"	1100	468	2.4
SINGLE FAMILY "A-21"	200	139	1.4
SINGLE FAMILY "A-43"	85	108	0.8
ZERO LOT LINE "R-1"	575	54	10.6
TOWNHOUSE "R-2"	425	39	10.9
MULTI-FAMILY "C"	850	54	15.7
COMMERCIAL "G"	N/A	101	N/A
OPEN SPACE/PARK	N/A	215	N/A
SCHOOL SITE	N/A	25	N/A
TOTALS	6585	2204	2.99

NOTES:

RESIDENTIAL AREAS AS SHOWN MAY BE MOVED AND/OR ALTERED
INTERVAL TO THE DEVELOPMENT. HOWEVER A MAXIMUM DENSITY
OF 3 UNITS/ACRE AVERAGE WILL BE MAINTAINED
(AS MEASURED BY GROSS ACREAGE)

WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF
FORT WORTH UPON COMPLETION OF M.O.U. AGREEMENT AND ANNEXATION

CONCEPT PLAN

FOR

BONDS RANCH

BEING

+2223.06 Acres

SITUATED IN THE

J CROFFORD SURVEY, A-333

WM MCNUTTSURVEY, A-1067

J.J. HOLTSURVEY, A-1892

M.E.P. & P. RR CO. SURVEY, A-1138

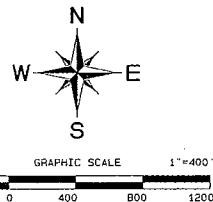
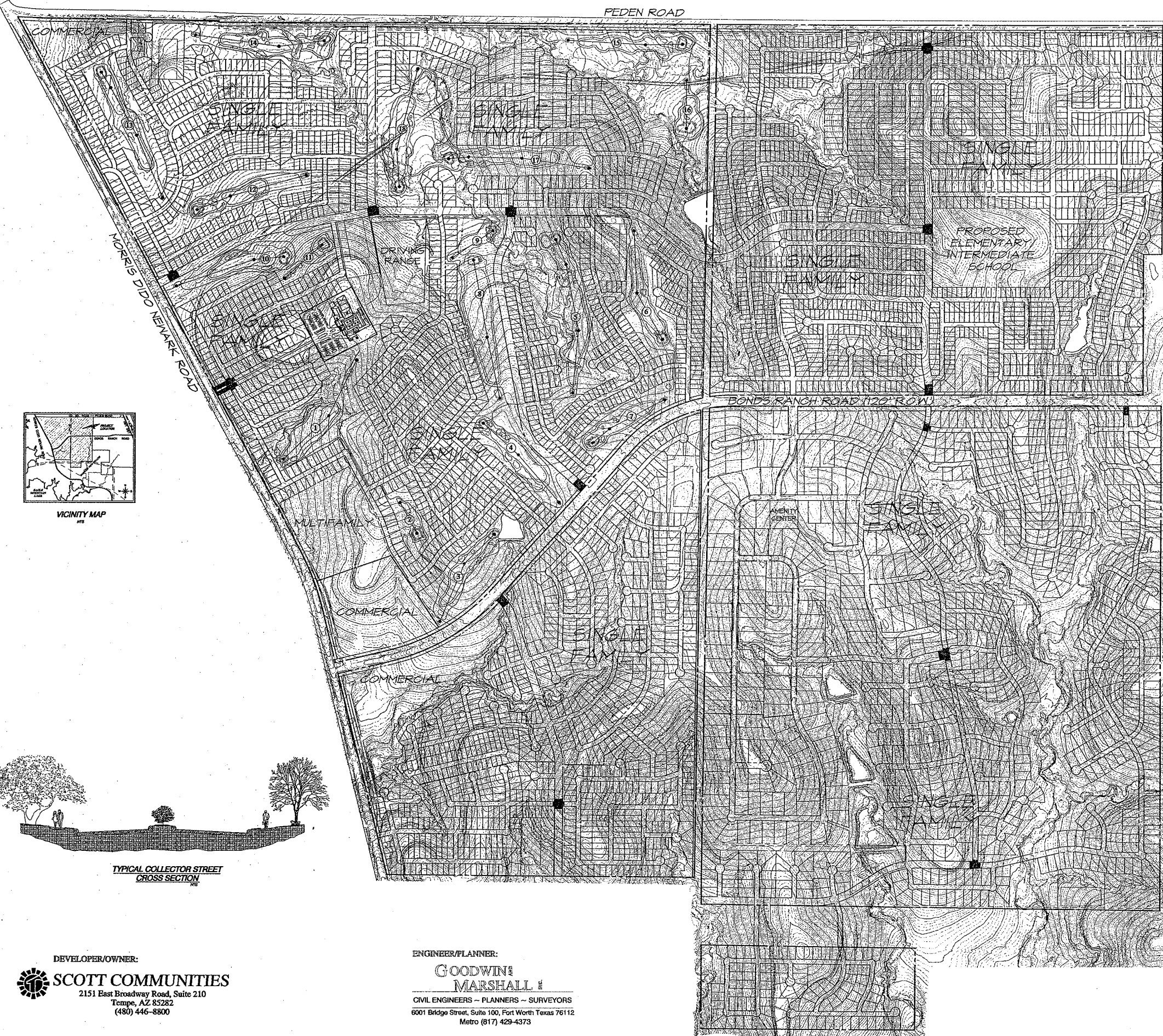
B. THOMAS SURVEY, A-1497

FORT WORTH ETJ, TARRANT COUNTY, TEXAS

MARCH 2001

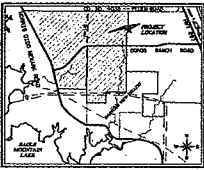
REFERENCE CASE
CP-99-003
Revised 4/16/01

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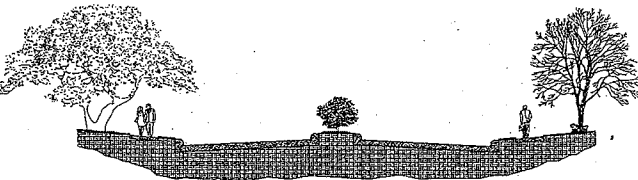


LAND USE PLAN			
LAND USE	MINIMUM LOT SIZE	DWELLING UNITS	ACREAGE
Single Family "A-43"	1 ACRE	80	84
Single Family "A-21"	1/2 ACRE	159	138
Single Family "A-10"	10,000 S.F.	897	386
Single Family "A-7.5"	7,500 S.F.	2007	534
Single Family "A-5"	5,000 S.F.	1243	247
Multifamily "C"	N/A	N/A	20
Commercial "G"	N/A	N/A	59
School Site	N/A	N/A	25
Pool/Amenity Center	N/A	N/A	2
Open Space	N/A	N/A	326
Golf Course	N/A	N/A	271
Collector Roads	N/A	N/A	65
Total		4386	2167

* AMENITIES AND OPEN SPACE SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



VICINITY MAP



TYPICAL COLLECTOR STREET CROSS SECTION

DEVELOPER/OWNER:
 **SCOTT COMMUNITIES**
2151 East Broadway Road, Suite 210
Tempe, AZ 85282
(480) 446-8800

ENGINEER/PLANNER:
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6001 Bridge Street, Suite 100, Fort Worth Texas 76112
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CITY OF FORT WORTH, TEXAS
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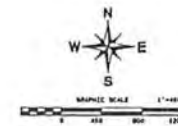
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DEVELOPER/OWNER:
SCOTT COMMUNITIES
 3121 East Broadway Road, Suite 210
 Irving, TX 75039
 (972) 442-8800

ENGINEER/SURVEYOR:
GOODWIN MARSHALL &
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 3801 Bridge Street, Suite 100, Fort Worth, Texas 76116
 Phone (817) 499-4473



VICINITY MAP

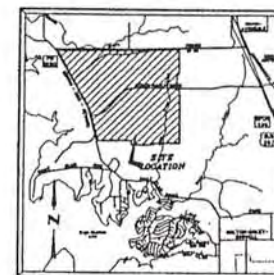
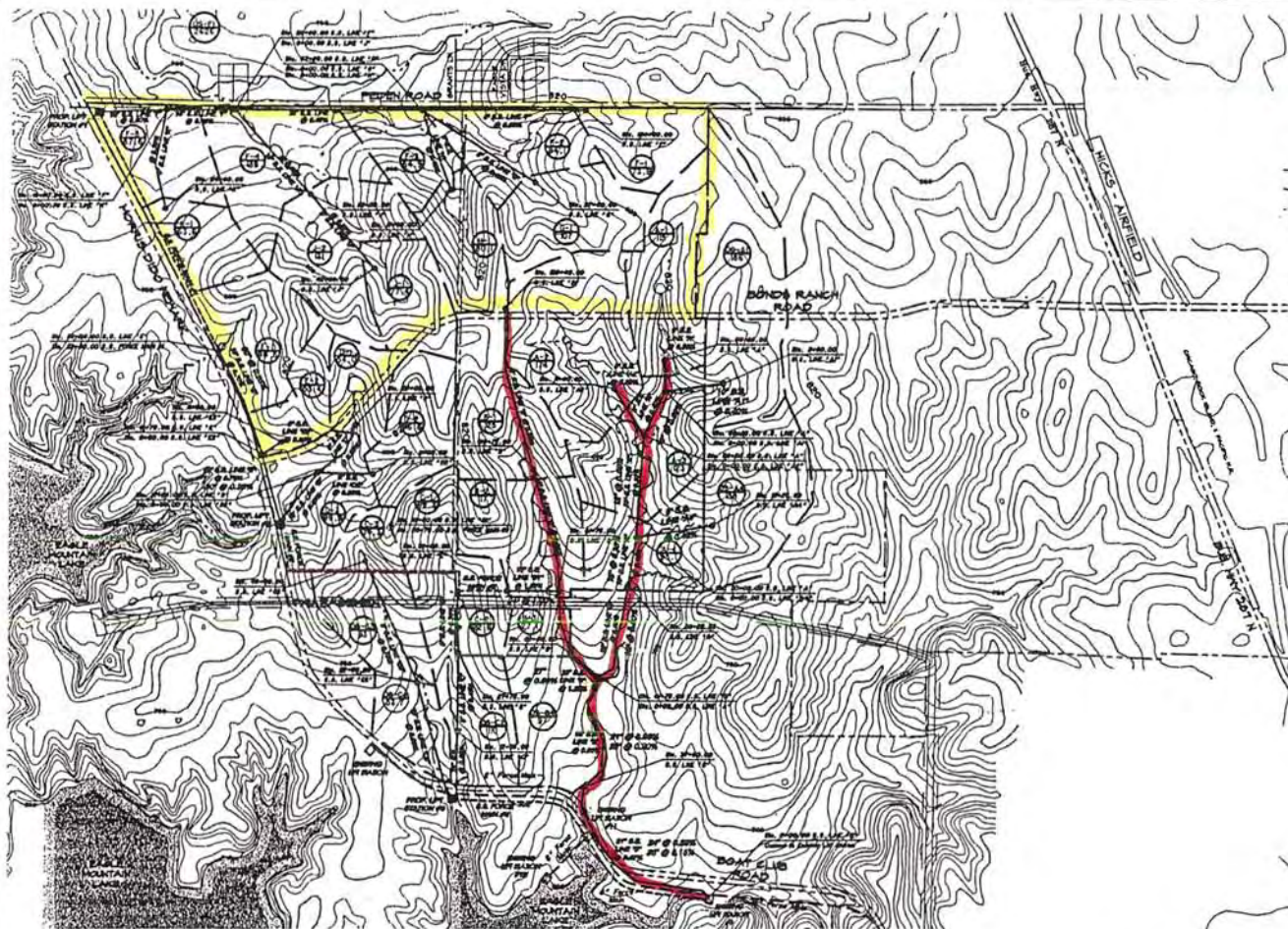


LEGEND	
	NS II WATER LINE
	NS IV WATER LINE
	EXISTING WATER LINE
	WATER LINE NODE (NS IV)
	WATER LINE NODE (NS II)
	WATER PIPE (NS IV)
	WATER PIPE (NS II)
	BOOSTER PUMP
	PUMP NODE

* ALL WATER LINES ARE 8" UNLESS OTHERWISE SPECIFIED

WATER MODEL
 FOR
BONDS RANCH
 ± 2223 Acres
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 AUGUST 2003

FIGURE 3



VICINITY MAP
NOT TO SCALE

UTILITY LEGEND

- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED FORCE MAIN
- SEWER BASIN AREA/ACREAGE
- SEWER BASIN DIVIDE

TEXT COLOR REPRESENTS PIPE SIZE AND SLOPE REQUIRED FOR BONDS RANCH DEVELOPMENT ONLY
 TEXT COLOR REPRESENTS PIPE SIZE AND SLOPE REQUIRED FOR BONDS RANCH PLUS AREAS OR-AS, OR-AL & OR-BH
 TEXT COLOR REPRESENTS PIPE SIZE AND SLOPE REQUIRED FOR BONDS RANCH PLUS ALL OFF-SITE AREAS

SANITARY SEWER LAYOUT

for
BONDS RANCH
2211.64 Acres

SITUATED IN THE
J. CROFFORD SURVEY, A-333
W. H. MCHUTTER SURVEY, A-1067
J. J. HICK SURVEY, A-1892
M. L. P. & F. R. CO. SURVEY, A-1134
B. THOMAS SURVEY, A-1497
FORT WORTH ETJ
TARRANT COUNTY, TEXAS
FEBRUARY 2001

OWNED/DEVELOPED BY:
SCOTT HOMES
2151 East Broadway Road, Suite 210
Tampa, AZ 85282
(480) 446-0800

PREPARED BY:
**GOODWIN
MARSHALL &**
CIVIL ENGINEERS - PLANNERS - SURVEYORS
8001 Bridge Street, Suite 100, Fort Worth, Texas 76116
Metro (817) 420-4278

PLATE I
Sheet 11 of 11