



Part of 1000-Acre Master Planned Development
Bella Ranch & Bella Flora

Hilltop Ranch Property Minutes from Downtown Fort Worth

1-Acre Minimum Lot Sizes

Deed Restrictions to Protect Values

No City Taxes – Water Well & Septic Community

Aledo ISD & Fort Worth ISD

No Timeline to Build

Use Any Custom Builder

Minimum Square Footage: 2,800

BellaCrossing.com

Bella CROSSING

Location

- 1000 Acre Master Planned Community in Tarrant County
- Located in the City of Fort Worth's ETJ, resulting in no city taxes
- Entrance on Highway 377 offer quick access to Fort Worth & Aledo

Deed Restrictions

- Entire community is controlled with consistent standards to protect your investment
- Home plans or any detached structure plans must be reviewed and approved by Homeowner's Association before construction
- Examples:
 - *Fences:* iron/masonry only - no wood fences allowed
 - *Home Exterior:* at least 80% brick, stone, stucco or masonry
 - *Garages:* two-car minimum

HOA Dues (Estimated): \$700/year

2019 Tax Rates:

	<u>Aledo ISD</u>		<u>FW ISD</u>
	<u>Lots</u>		<u>Lots</u>
City of Fort Worth	-	City of Fort Worth	-
Tarrant County	0.23400	Tarrant County	0.23400
Tarrant Hospital	0.22443	Tarrant Hospital	0.22443
Tarrant College	0.13607	Tarrant College	0.13607
Tarrant ESD #1	0.08250	Tarrant ESD #1	0.08250
Aledo ISD	1.59500	Fort Worth ISD	1.35200
Total	2.272%		2.029%

**Buyer to confirm current tax rates*

School Districts

- Aledo ISD
 - Aledo High School: 10 minute drive
 - Daniel Ninth Grade Center: 15 minute drive
 - Aledo Middle School: 10 minute drive
 - Vandagriff Elementary: 10 minute drive
- Fort Worth ISD
 - Westpark Elementary: 5 minute drive, north on Hwy 377
 - Benbrook Middle-High School: 5 minute drive, north on Hwy 377
- Private Schools
 - Fort Worth Country Day School – 20 minute drive
 - All Saints Episcopal – 20 minute drive
 - Southwest Christian School – 15 minute drive

**All distance & drive times may vary subject to traffic conditions.*

Utilities

- Electrical : Tri-County Electric
- Internet/Phone/Cable: AT&T
- Water/Septic – Water Well & Septic Systems. The City of Fort Worth does not provide utilities to the property, therefore there are **no city taxes and no city water bills!**