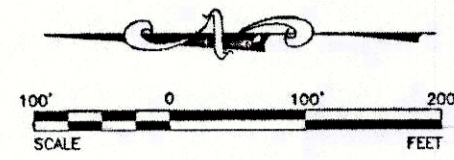
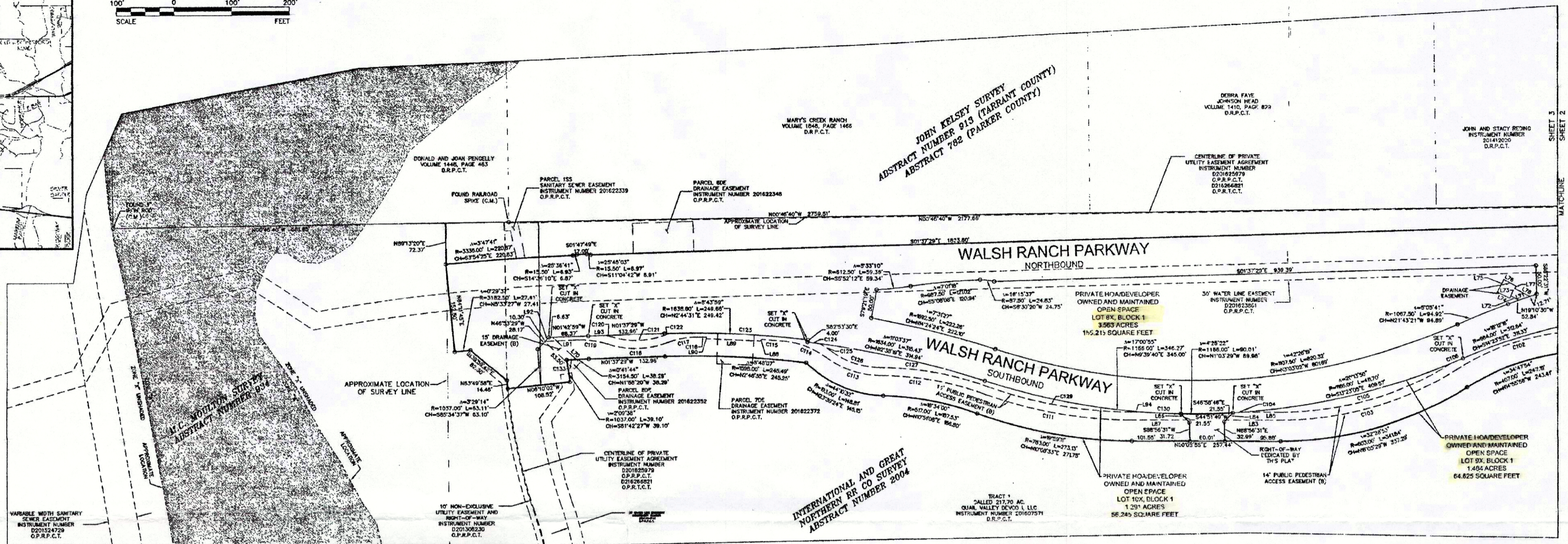


VICINITY MAP
NOT TO SCALE

LAND USE TABLE	
Total Gross Acreage	93.178 Acres
Right-of-Way Dedication	37.565 Acres
Net Acreage	55.613 Acres
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	0
Private Park Acreage	0
Private Open Space	55.613 Acres
Public Park Acreage	0



D637



GENERAL NOTES

- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
- Building lines will be per the City of Fort Worth Zoning Ordinance.
- Basis of bearings is the Texas Coordinate System of 1983 based on GPS observations using both Trimble and Leica Real Time Networks. All distances shown hereon are surface distances using a scale factor of 0.99984462415.
- According to the Flood Insurance Rate Map for Parker County, Texas, and Unincorporated Areas, Panel 450 of 575, Map Number 4836700450 E, Map Revised Date: September 26, 2008, indicates part of the property is located in Zone "A" defined as areas inundated by 100 year flood and part of the property is in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.
- All property corners are 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set unless otherwise noted.
- Refer to concept plan CP-010-001
- Refer to preliminary plat PP-010-007
- Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.
- Lots 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X and 10X, Block 1 are Private HOA/Developer Owned and Maintained open space by the Walsh Ranch Home Owners Association. No single family building permits will be issued for any portion of these lots.

PARKWAY PERMIT Parkway improvements such as curb & gutter pavement (in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.	CONSTRUCTION PROHIBITED OVER EASEMENTS No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.	FLOODPLAIN/DRAINAGE-WAY MAINTENANCE 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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners traversing their property clean and free of debris, silt 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 drainage-ways 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 occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on this plat.
WATER / WASTEWATER IMPACT FEES The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.	BUILDING PERMITS No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.	PRIVATE COMMON AREAS AND FACILITIES The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/dwelling/exercise/facilities.
TRANSPORTATION IMPACT FEES Exempt per E.D.A. City S.E.C. Contract No. 32205	SITE DRAINAGE STUDY A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.	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 party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
UTILITY EASEMENTS Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any type of procuring the permission of anyone.	UTILITY EASEMENTS Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any type of procuring the permission of anyone.	
SIDEWALKS Sidewalks are required on both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".		

LEGEND
D.R.P.C.T. = Deed Records of Parker County, Texas
D.R.T.C.T. = Deed Records of Tarrant County, Texas
O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
O.P.R.P.C.T. = Official Public Records of Parker County, Texas

Rollback 59.78 acres for
Roads & HOA Lots

20654.002.000.01 = 7.84
20934.002.000.10 = 1.86
22004.002.000.10 = 28.23
20654.004.000.10 = 21.85
59.78

FINAL PLAT
OF
LOTS 1X THRU 10X, BLOCK 1
AND
WALSH RANCH PARKWAY
RIGHT-OF-WAY
WALSH RANCH

an addition to the City of Fort Worth, Parker County, Texas, situated in the Houston Tap & Brazoria RR Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, and the M.C. Moulton Survey, Abstract Number 934

PLAT PREPARED OCTOBER, 2016
THIS PLAT FILED IN DOCUMENT NO. CP-010-001 / PP-010-007 DATE: _____ SHEET 3 OF 5

20654.002.000.00 = .804
20654.001.000.00 = .024 STATE
20654.001.002.00 = .966
20654.002.001.00 = .984
30.62
INTERSTATE ~
93.178

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 11/16/2016

By: [Signature]

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

OWNER:
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500 W. 7TH STREET, SUITE 1007
FORT WORTH, TEXAS 76102-4773
PHONE: (817) 335-3741
FAX: (817) 338-4844

ENGINEER/SURVEYOR:
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550 BAILEY AVENUE, SUITE 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
FAX: (817) 335-7437

FP-011-015