

GENERAL NOTES:

1. Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.
2. The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements according to the GPS reference network. Distances and areas shown hereon are surface values. A grid scale factor of 0.99984462415 was used for this project.

3. Per the Walsh Ranch Economic Development Agreement (City Secretary Document No. 3225) this property is exempt from any Transportation Impact Fees.

4. According to the Flood Insurance Rate Maps for Parker County, Texas, Incorporated Areas, Panel 450 of 575, Map Number 48367C0450 E Map dated: September 26, 2008, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

5. 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

6. Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

7. A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to 1.0 acre or more of land disturbance of Lot 1, 2 and 3 of Block 2.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS
 O.P.R.P.C.T. = OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

LAND USE TABLE	
Total Gross Acreage	28.549 Ac.
Right-of-Way Dedication	4.120 Ac.
Net Acreage	24.429 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	3
Non-Residential Acreage	24.429 Ac.
Private Park Acreage	0
Public Park Acreage	0

Line Table		
Line Number	Line Bearing	Line Length
L1	N0°00'00"E	40.49
L2	N3°14'50"W	70.46
L3	N90°00'00"E	205.99
L4	N20°36'42"E	77.99
L5	N52°41'25"E	105.96
L6	S5°14'01"E	10.00
L7	N84°45'45"E	105.00
L8	N5°14'01"W	10.00
L9	S4°18'22"W	79.99
L10	S0°00'00"E	57.13
L11	S1°10'24"W	32.96
L12	S44°32'46"E	28.06
L13	N26°00'53"E	137.33
L14	N0°45'51"E	37.76
L15	N51°34'19"W	80.20
L16	N45°00'52"W	39.99
L17	N3°38'35"W	68.02

Line Table		
Line Number	Line Bearing	Line Length
L18	N17°05'55"W	86.19
L19	N47°44'27"E	52.28
L20	N11°13'28"W	56.02
L21	S78°34'44"W	159.57
L22	N17°11'34"E	130.09
L23	N20°46'47"E	66.97
L24	S50°58'16"E	53.86
L25	S37°48'35"E	45.23
L26	S53°46'59"E	52.46
L27	S17°15'07"E	31.54
L28	S2°34'46"W	108.96
L29	S57°28'07"W	74.12
L30	S15°57'11"E	91.76
L31	S51°08'28"E	85.65
L32	S19°13'18"E	51.48
L33	S0°21'06"W	176.70

Curve Table			
Curve #	Length	Radius	Delta
C1	455.68'	695.00'	3733°57'
C2	290.91'	5720.00'	2°54'50"
C3	102.35'	2012.00'	2°54'52"
C4	176.01'	5691.78'	1°46'18"
C5	475.35'	725.00'	3733°57'
C6	98.57'	612.00'	9°13'43"
C7	136.06'	988.00'	7°53'24"
C8	4.83'	755.00'	0°21'58"

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 CPA 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.

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 at any time of procuring the permission of anyone.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The amount and collection of these fees is based upon the recordation date of this plat application, based upon Schedule I of the current impact fee schedule. The fee to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

Parkway Permit

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Sidewalks

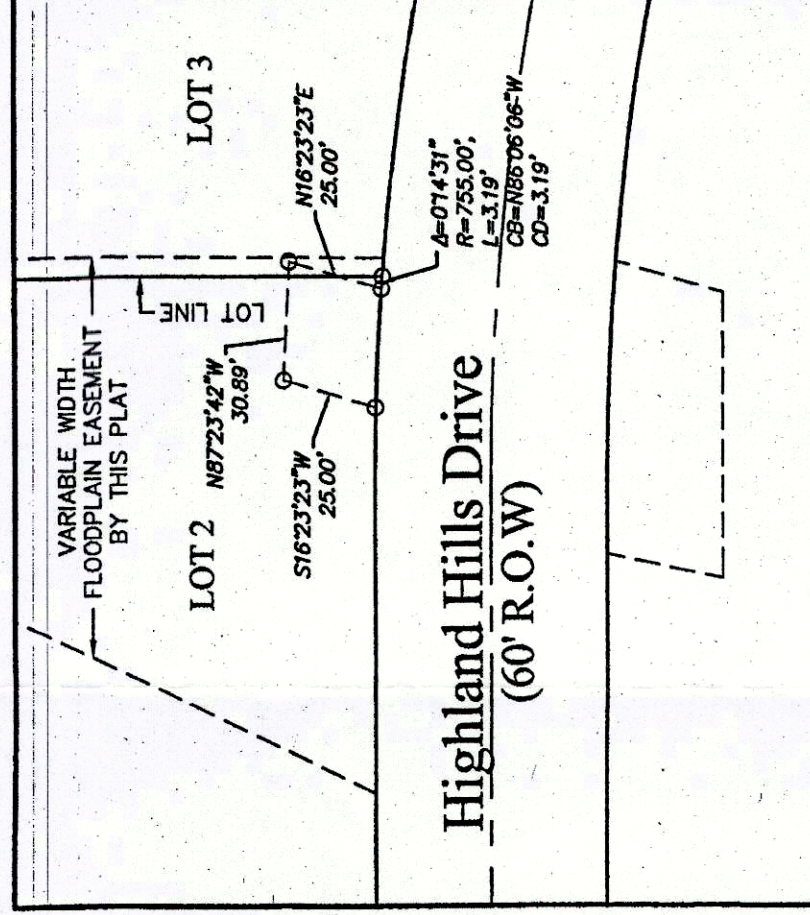
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

Building Permits

No building permit shall be issued for any lot in this Subdivision until an appropriate CPA 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.

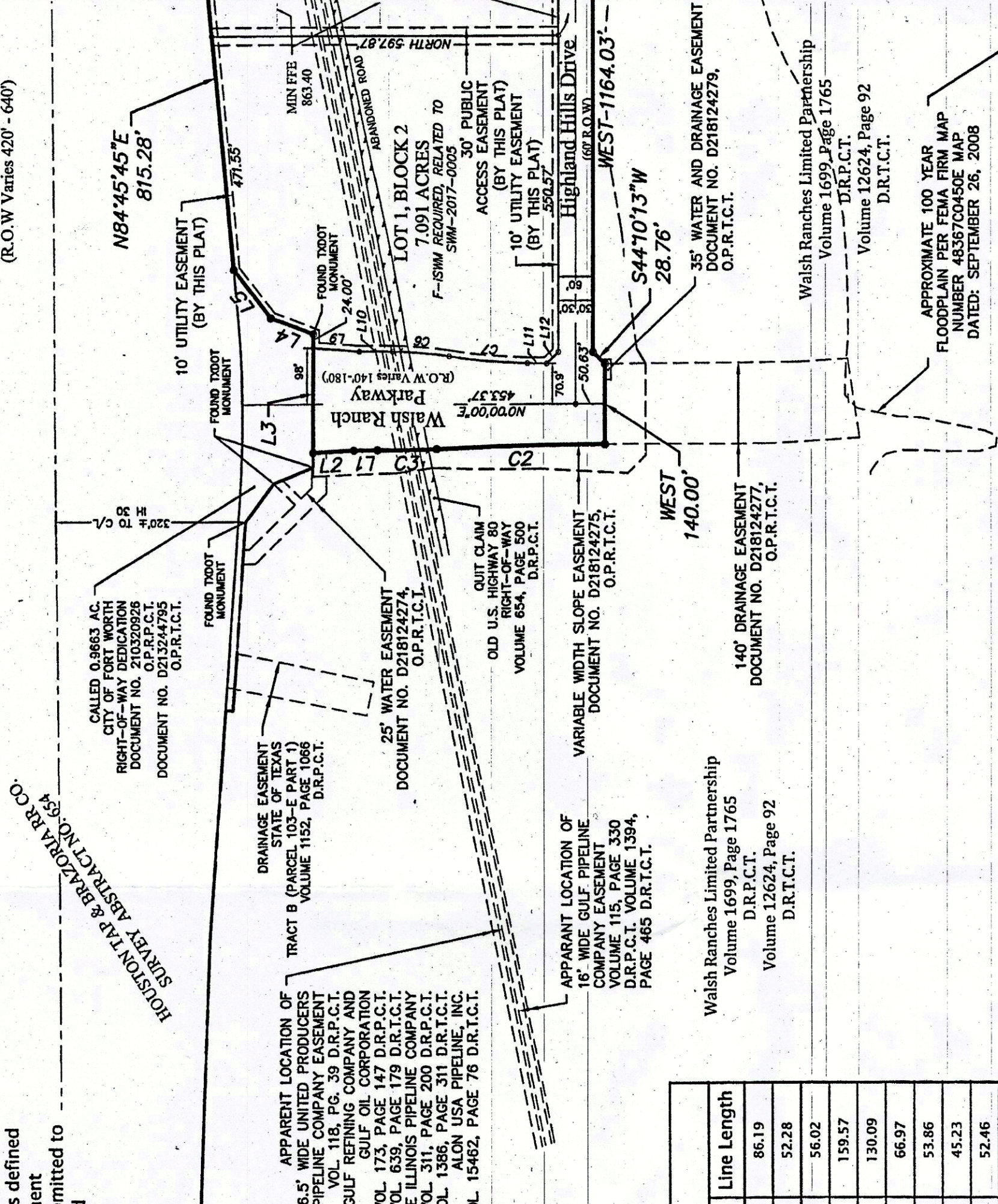
Private Maintenance Note:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

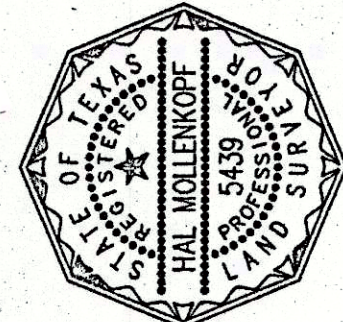


INSET
SCALE: 1" = 50'

Interstate Highway 30
(R.O.W. Varies 420' - 640')



ACCT. NO.: 00000
 SCH. DIST.: 1118
 CITY: FTW
 MAP NO.: 1118

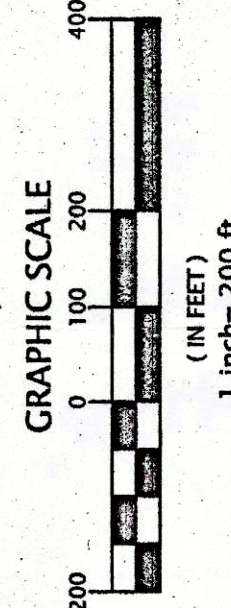


CERTIFICATION:
 I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision.

Hal Mollenkopf
 Hal Mollenkopf, R.L.S.
 Registered Professional Land Surveyor
 Texas Registration No. 5439
 Date: 11/29/18

APPROXIMATE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NUMBER 48367C0450E MAP DATED: SEPTEMBER 26, 2008

2009.001.000.00 - 29.97 acres
 2009.003.000.00 - 2.797 acres
 2009.007.000.00 - 7.455 acres
 2009.001.003.00 = 8.000 acres



Elplu
 Case #FP-17-086
 Ref. Case #PP-16-091

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: 11/30/2018

By: *Mary Ellitt* Chairman
 By: _____ Secretary