

STANDARD NOTES:

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 recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount 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 platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 this 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.

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.

Residential Driveway Access Limitation

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
 a. Rear entry access shall be provided from an abutting side or rear alley or
 b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

Flood Plain/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 shall keep the adjacent drainage-ways 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.

Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

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 Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the private open space easement as shown on this plat.

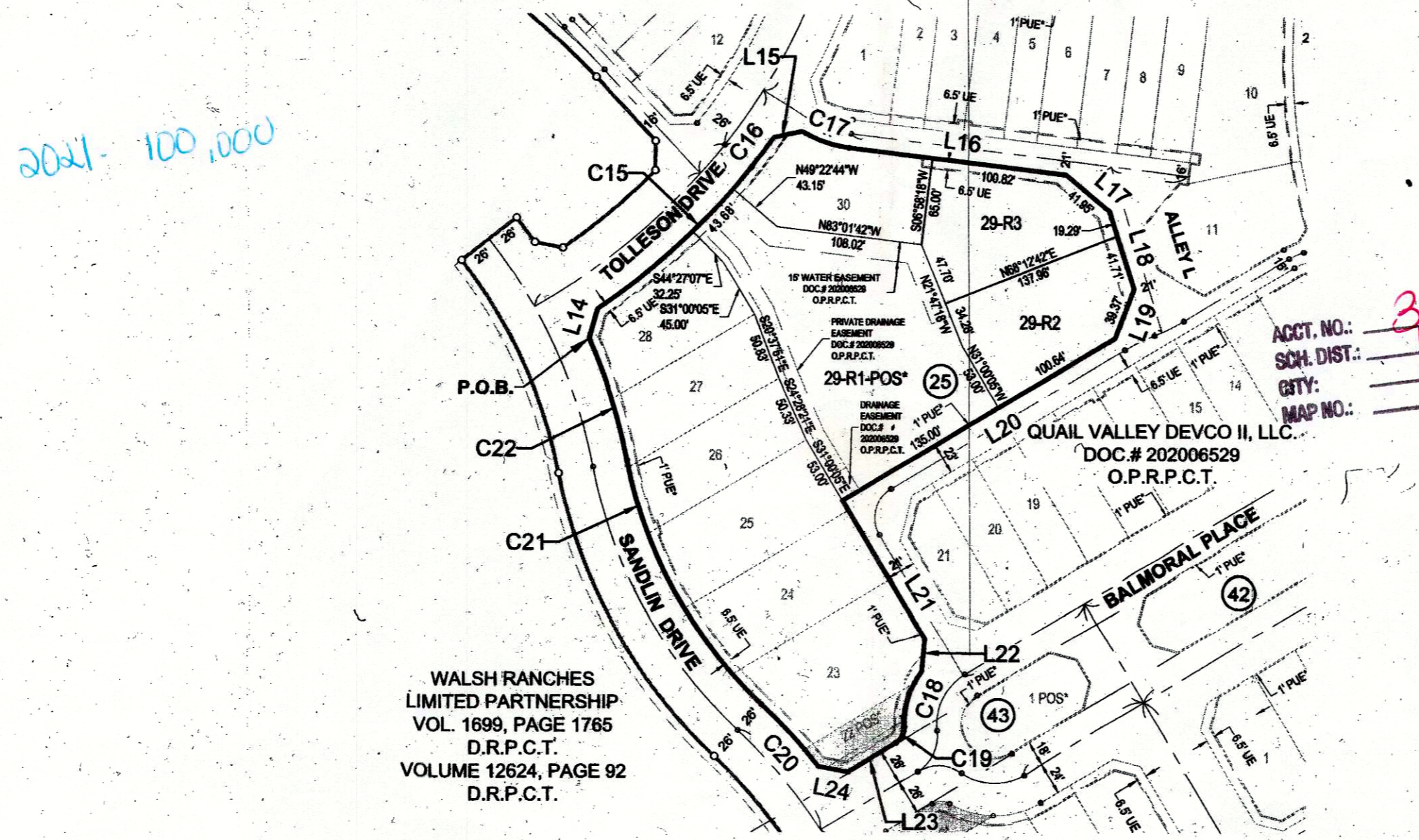
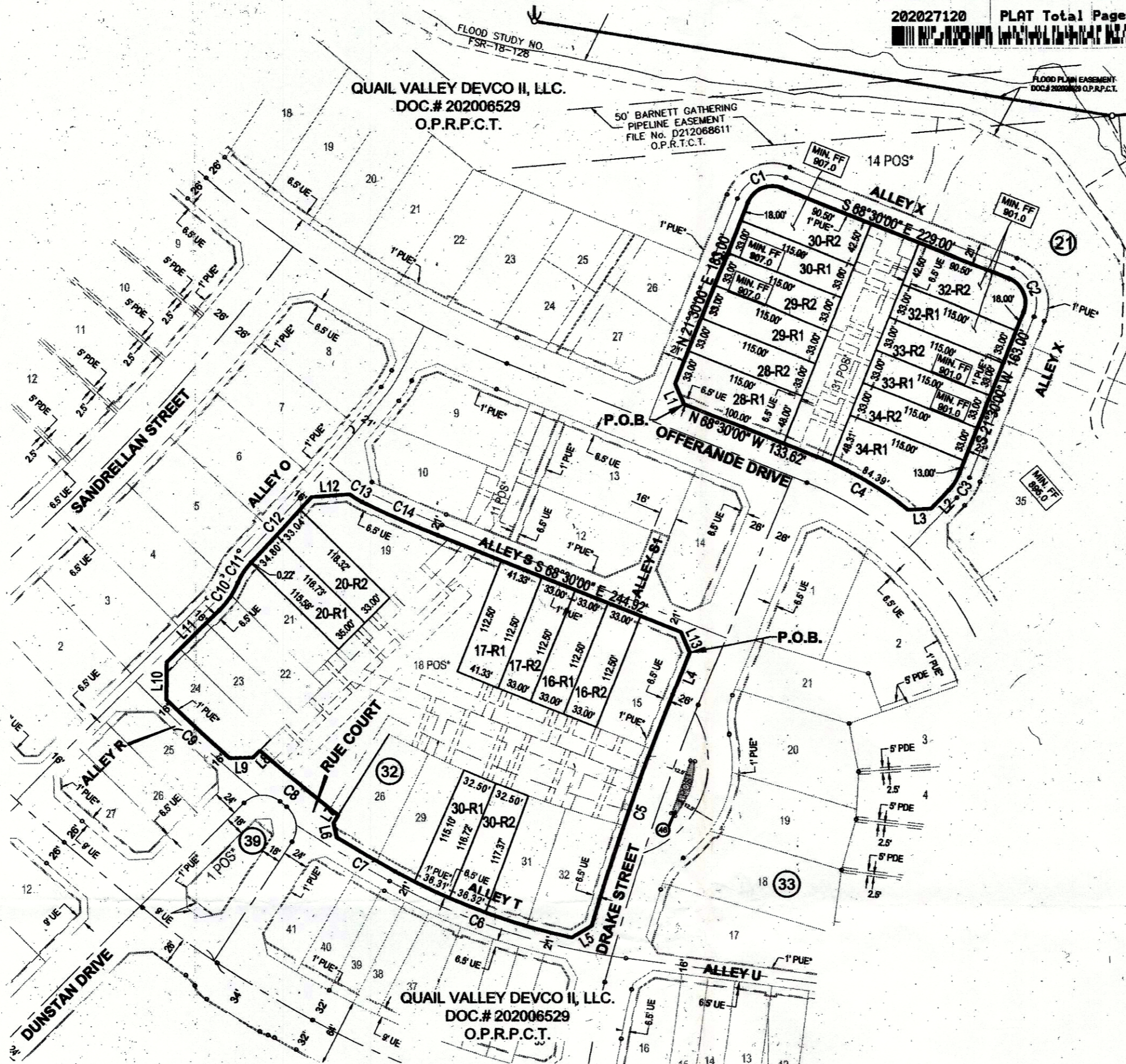
Sidewalks

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

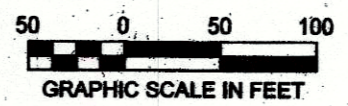
Private Common Areas and Facilities

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 recreational clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.



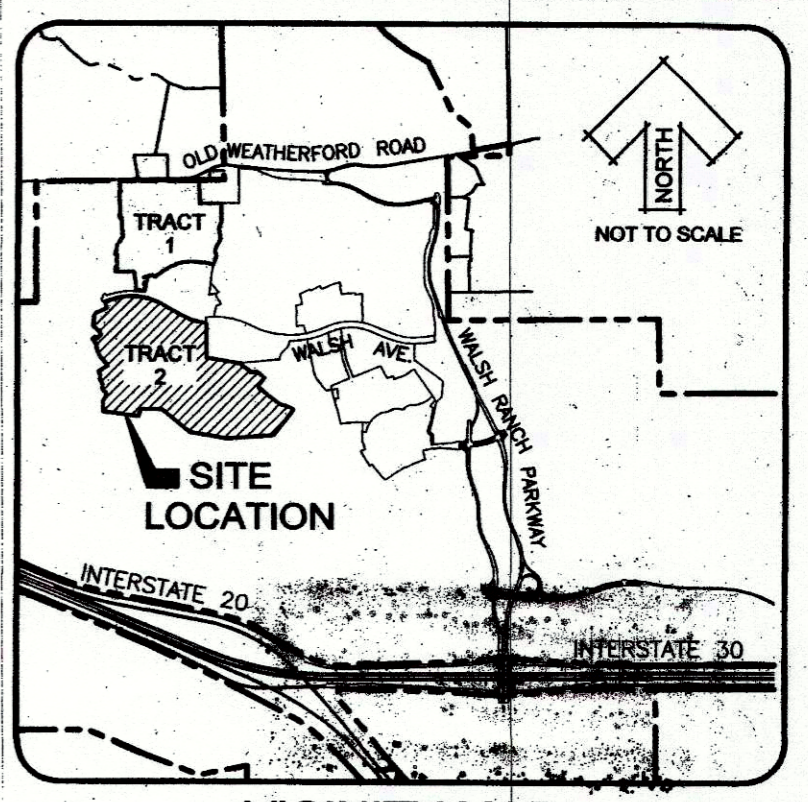
202027120 PLAT Total Pages: 2



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

LEGEND

- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE.
- HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- MIN. FF - MINIMUM FINISH FLOOR
- PDE - PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)
- UE - UTILITY EASEMENT (BY THIS PLAT)
- 1-POS* - PRIVATE HOME/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS EASEMENT (BY THIS PLAT)
- ◆ - DENOTES STREET NAME CHANGE
- D.R.P.C.T. - DEED RECORDS, PARKER COUNTY, TEXAS
- P.R.P.C.T. - PLAT RECORDS, PARKER COUNTY, TEXAS
- O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
- 1" PUE* - 1" WIDE PRIVATE UTILITY EASEMENT (BY THIS PLAT)



VICINITY MAP

GENERAL NOTES

1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367CD450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 26, 2008. The subject parcel lies within "other flood area - Zone X" (Areas determined to be outside the 1% annual chance flood plain). Areas of local drainage are not noted on this map.
3. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
4. Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped Huitt-Zollars. In areas where it is not physically possible to set rebar, a PK nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
5. Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
6. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
7. PUE* - Private Utility Easements are governed by that certain Quail Valley of Walsh Ranch Utility Easement Agreement dated November 28, 2018, by and between Quail Valley Devco I, LLC, as Grantor, and Quail Valley Community, Inc., as Grantee, recorded as Document No. 201827211, Official Public Records, Parker County, Texas.

**FINAL PLAT
WALSH RANCH - QUAIL VALLEY**

Lots 28-R1, 28-R2, 29-R1, 29-R2, 30-R1, 30-R2, 32-R1, 32-R2, 33-R1, 33-R2, 34-R1, & 34-R2, Block 21
 Lots 29-R1, 29-R2, & 29-R3, Block 25
 Lots 16-R1, 16-R2, 17-R1, 17-R2, 20-R1, 20-R2, 30-R1, & 30-R2, Block 32

BEING A REPLAT OF LOTS 28 - 30 & 32 - 34, BLOCK 21
 LOTS 16, 17, 20, & 30, BLOCK 32 + Lot 29 BIK 25
 WALSH RANCH - QUAIL VALLEY
 AN ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS

AS RECORDED IN
 INSTRUMENT NO. 202006529, P.R.R.C.T.

COUNTY RECORDING INFORMATION	30005.025.029.10	30005.021.030.00	OWNERS 30005.021.033.00
	30005.032.030.00	QUAIL VALLEY DEVCO II, LLC	
	30005.032.016.00	400 S. RECORD STREET, SUITE 1200	
	30005.032.017.00	DALLAS, TEXAS 75202	
	30005.032.020.00	PHONE: (214) 292-3410	
	30005.021.028.00	FAX: (214) 292-3411	
	30005.021.029.00	PREPARED BY:	
	E 579	HUITT-ZOLLARS	
		Huitt-Zollars, Inc. Dallas	
		1717 McKinney Avenue, Suite 1400, Dallas, TX 75202	
		Phone (214) 871-3311 Fax (214) 871-0757	
		AUGUST 2020	SHEET 1 OF 2

DWG: I:\ZDALLAS\1\disk3\Survey\303061\00-Walsh-Ranch\02-Quail-Valley\Phase-3-Planning-Area\lpl\lpl\dwg\REPLAT_PA-2B TRACT2.dwg USER: boob
 DATE: Aug 12, 2020 11:42am XREFS: PA-C-A-BASE EXISTING_BASE 20181217_Prop_Base_Lot Layout _306124_Prop_Base_Lot Layout



L.A. Adams
 08-10-20