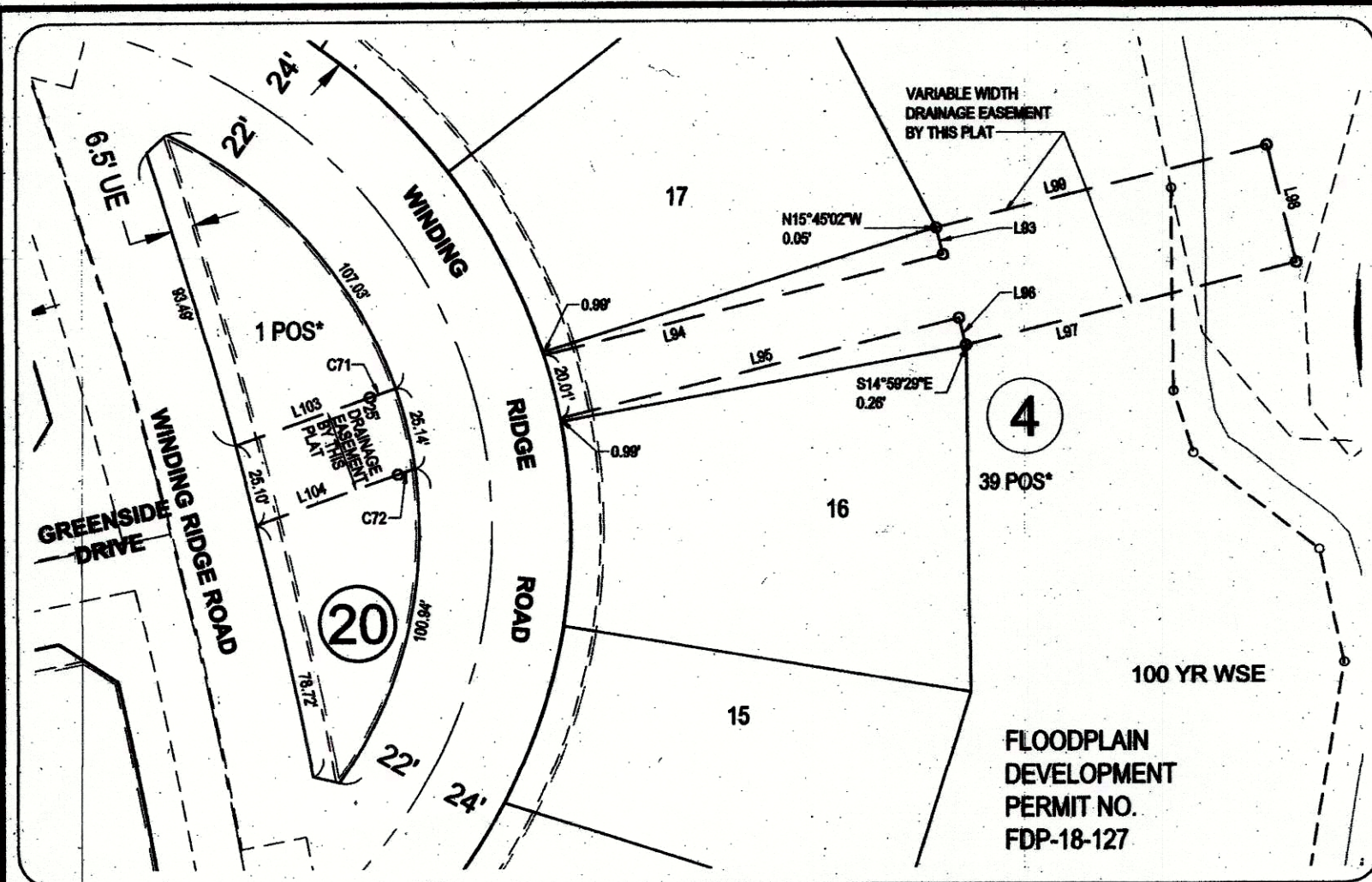
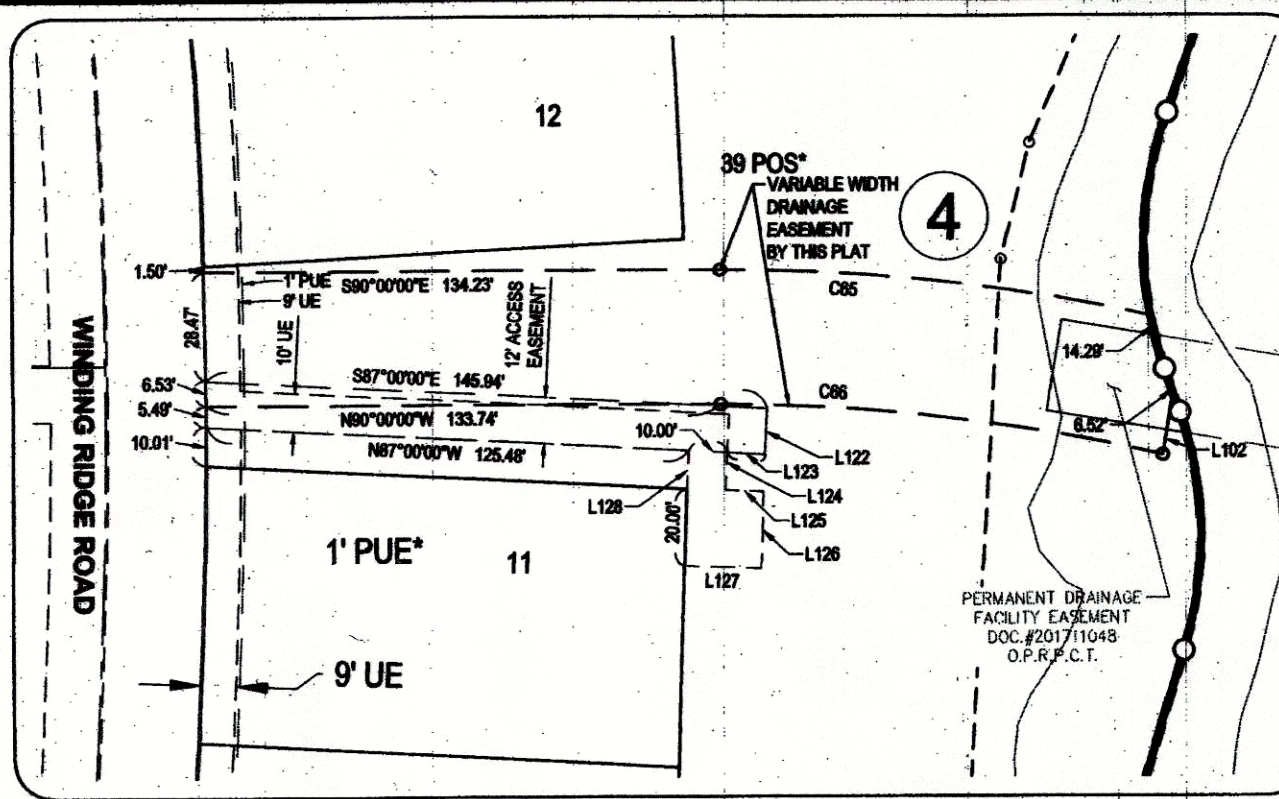


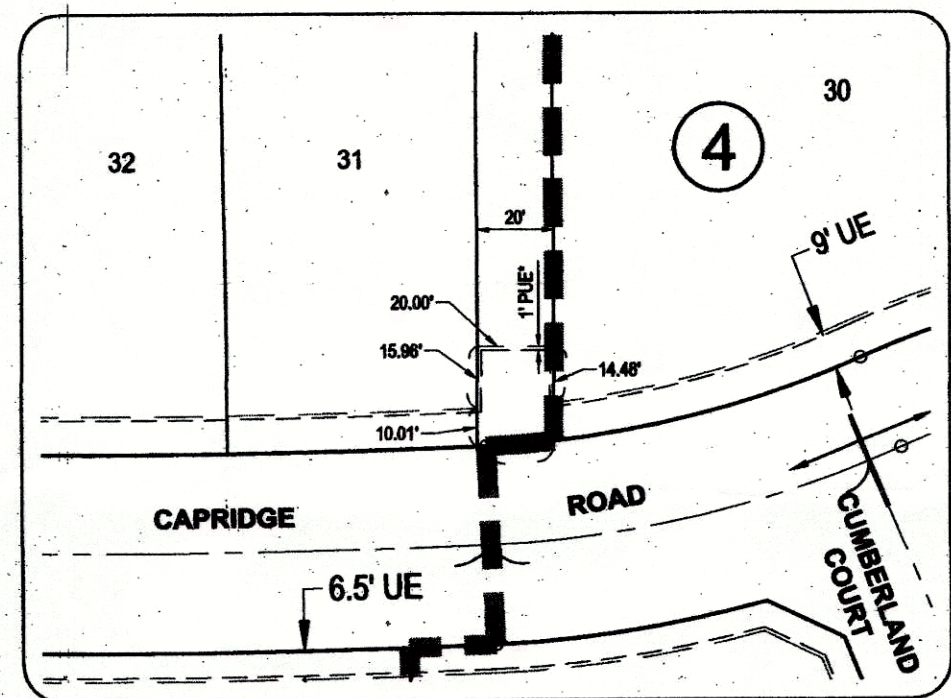
DWG: \\PZDALLAS\1\1\1\3\Survey\30306100-Walsh Ranch\02-Quail Valley\FINAL PLAT_PA-2B TRACT 1.dwg USER: lcaole
 DATE: Apr 17, 2020 2:38pm XREFS: PA 2-C_FF_BD PA 2-A_BASE EXISTING_BASE 20161217_306124_Prop_Base_Lot_Layout
 20161217_306124_Prop_Base_Lot_Layout



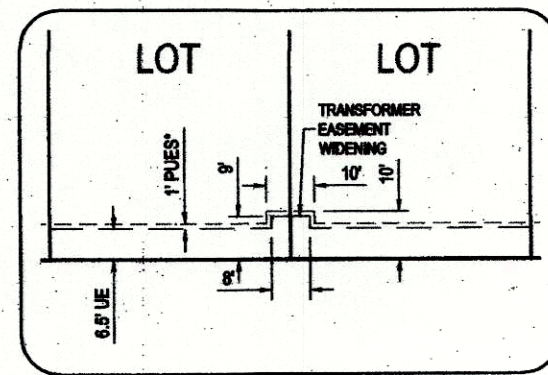
DETAIL A
1" = 50'



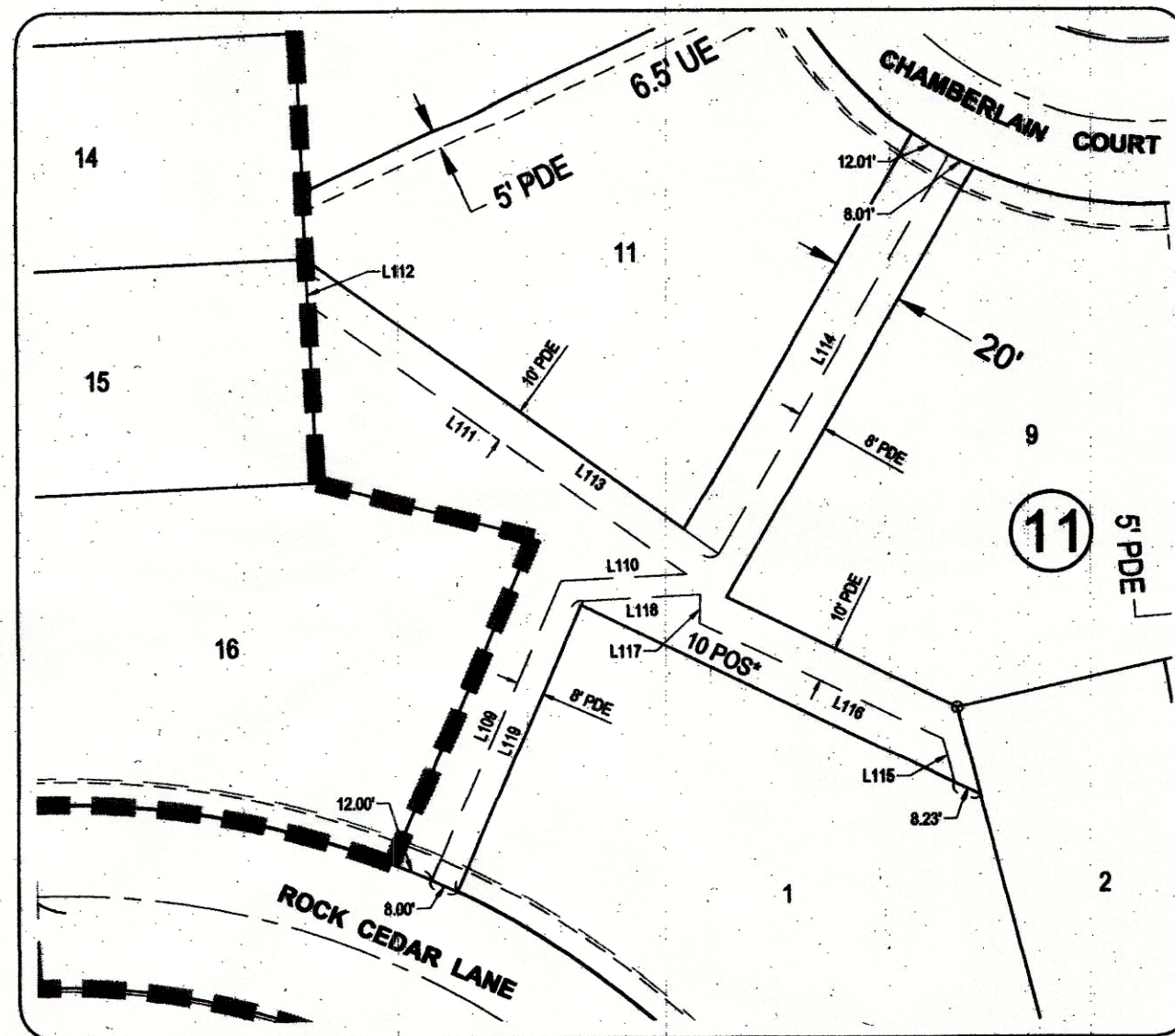
DETAIL B
1" = 50'



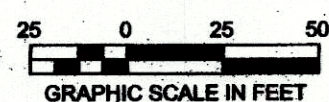
DETAIL C
1" = 50'



DETAIL D
NOT TO SCALE



DETAIL E
1" = 50'



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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 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.

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.

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 these 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 the 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 regards 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 recreation/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.

GENERAL NOTES

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367C0450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 28, 2006. The subject parcel lies within "other flood area - Zone 'X'" (Areas determined to be outside the 0.2% annual chance flood plain). Areas of local drainage are not noted on this map.
- 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.
- 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 cornerline 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.
- Parway Permit - Parway 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 parway permit.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- PUE*- Private Utility Easements are governed by that certain Quail Valley at 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. 201627211, Official Public Records, Parker County, Texas.
- Lot 39-POS*, Block 4; Lots 7-POS*, 8-POS*, & 13-POS* Block 6; Block 10; Lots 10-POS*, Block 11; Lot 3-POS*, Block 13; Lot 2-POS*, Block 15; Lot 1-POS*, Block 17; Lot 1-POS*, Block 18; Lot 1-POS*, Block 19; Lot 1-POS*, Block 20; Lot 1-POS*, Block 48; Lot 1-POS*, Block 49; are all private HOA/Developer owned and maintained open space lots

LAND USE TABLE - TRACT 1			
Gross Site Area (Acreage):	55.07 Ac.		
Right of Way (Acreage):	13.07 Ac.		
NET ACREAGE:	42.00 Ac		
Private Open Space Lots Area (Acreage):	11.36 Ac.	Private Open Space Lots (Number):	14
Commercial Lots Area (Acreage):	0 Ac.	Commercial Lots (Number):	0
Public Park (Acreage):	0 Ac.	Public Park Lots (Number):	0
Gross Non-Residential Lots (Acreage):	11.36 Ac	Non-Residential Lots (Number):	14
Gross Residential Lots (Acreage):	30.64 Ac.	Residential Lots (Number):	145

**FINAL PLAT
WALSH RANCH - QUAIL VALLEY**

- | | | |
|--------------------------|--------------------------|-----------------|
| Lots 10 thru 39, Block 4 | Lots 1 thru 16, Block 11 | Lot 1, Block 17 |
| Lots 5 thru 9, Block 5 | Lots 1 thru 10, Block 12 | Lot 1, Block 18 |
| Lots 6 thru 21, Block 6 | Lots 1 thru 3, Block 13 | Lot 1, Block 19 |
| Lots 1 thru 11, Block 7 | Lots 1 thru 5, Block 14 | Lot 1, Block 20 |
| Lots 1 thru 14, Block 8 | Lots 1 thru 8, Block 15 | Lot 1, Block 48 |
| Lots 1 thru 13, Block 9 | Lots 1 thru 2, Block 16 | Lot 1, Block 49 |
| Lots 1 thru 20, Block 10 | | |

55.07 ACRES

AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996



L.G.R. MAYES

ACCT. NO.: 20006 SCH. DIST.: PL CITY: CPW MAP NO.: 11-16	OWNER: QUAIL VALLEY DEVCO II, LLC 400 S. RECORD STREET, SUITE 1200 DALLAS, TEXAS 75202 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757
COUNTY RECORDING INFORMATION E 513	APRIL 2020 SHEET 4 OF 5